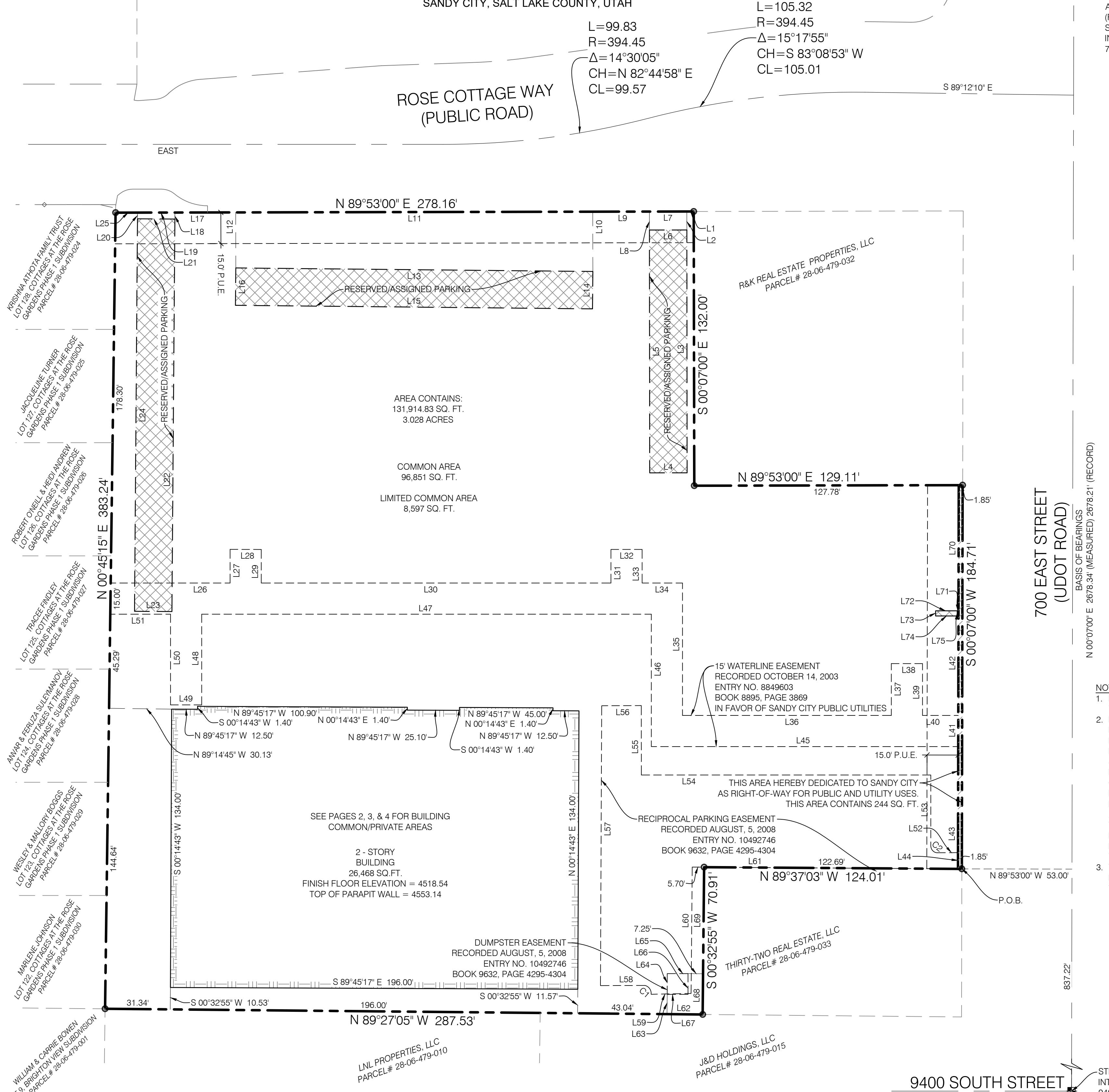


9272 OFFICE CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



SANDY PARKS & RECREATION APPROVED THIS <u>A.D. 20</u> DAY OF <u>2008</u>	COMCAST CABLE SERVICES APPROVED THIS <u>A.D. 20</u> DAY OF <u>2008</u>	CENTURYLINK APPROVED THIS <u>A.D. 20</u> DAY OF <u>2008</u>	RECORD OF SURVEY R.O.S. NO. S2024-06-0371	SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVED THIS <u>A.D. 20</u> DAY OF <u>2008</u>
DIRECTOR _____	REPRESENTATIVE _____	REPRESENTATIVE _____	REPRESENTATIVE _____	REPRESENTATIVE _____



SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS DAY OF A.D. 20

PLANNING COMMISSION
APPROVED THIS DAY OF A.D. 20

SANDY CITY PUBLIC UTILITIES
APPROVED THIS DAY OF A.D. 20

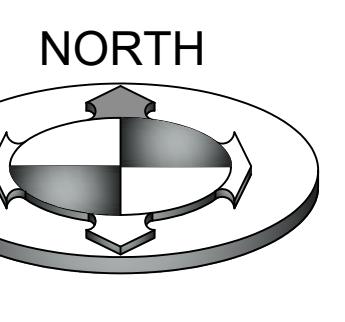
SANDY CITY ENGINEER
APPROVED THIS DAY OF A.D. 20

SANDY CITY ATTORNEY
APPROVED AS TO FORM THIS DAY OF A.D. 20

SANDY CITY MAYOR
PRESENTED TO THE MAYOR OF SANDY CITY THIS DAY OF A.D. 20 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY MAYOR _____
ATTEST: SANDY CITY RECORDER _____
RECORDER'S STAMP _____

9000 SOUTH STREET
(PUBLIC ROAD)



ENBRIDGE GAS UTAH - NOTE:
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. ENBRIDGE GAS UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-866-8532.
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH

APPROVED THIS DAY OF 20
ENBRIDGE GAS UTAH REPRESENTATIVE
SIGNED: _____
TITLE: _____

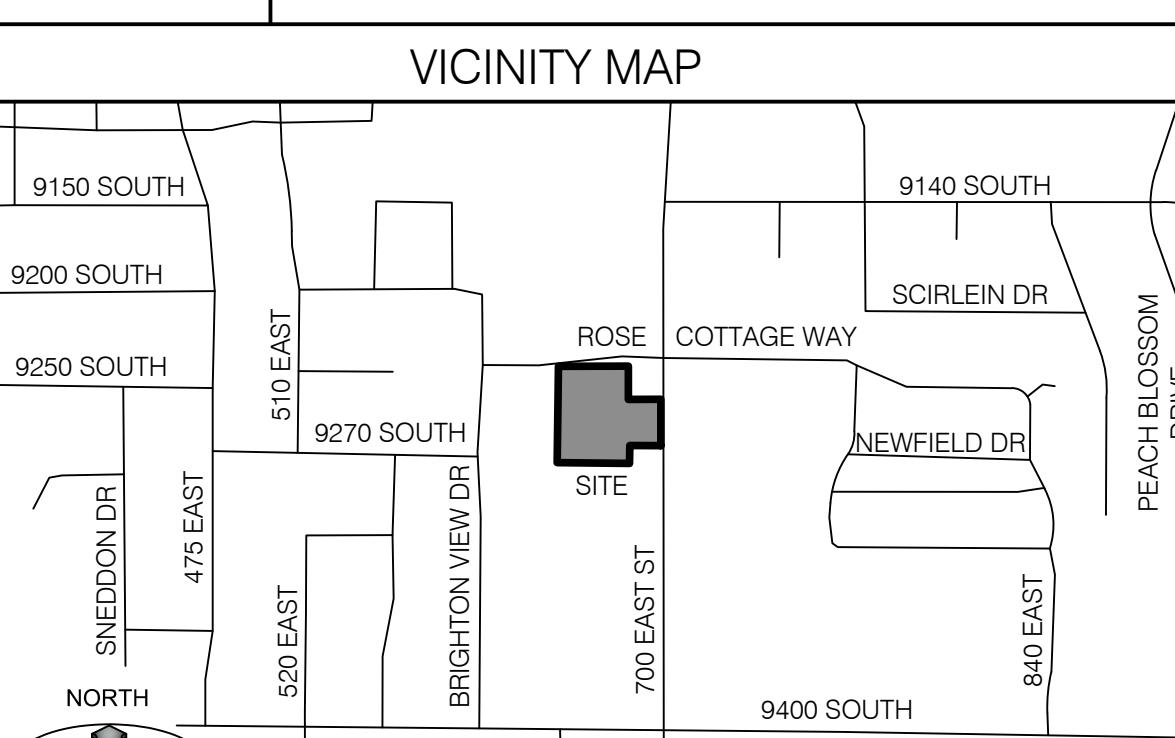
ROCKY MOUNTAIN POWER COMPANY
1. PURSUANT TO UTAH CODE ANNOTATED, §54-3-27, THIS PLAT CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANNOTATED §17-27A-603(4)(C)(i), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENTS(S) (SOMETIMES INDICATED BY "P.U.E." OR "PUE") ON THE PLAT, AS DESCRIBED OR SHOWN ON THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
A. A RECORDED EASEMENT OR RIGHT-OF-WAY,
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
D. ANY OTHER PROVISIONS OF LAW.

APPROVED THIS DAY OF 20
ROCKY MOUNTAIN POWER REPRESENTATIVE

LEGEND AND ABBREVIATIONS:

SECTION CORNER AND LINE (FOUND)	STREET MONUMENT (FOUND)
STREET MONUMENT (NOT FOUND)	STREET MONUMENT (NOT FOUND)
SET 24" X 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."	BENCHMARK STREET MONUMENT 9400 SOUTH & 700 EAST ELEVATION = 4523.43
STREET MONUMENT (TO BE SET)	BOUNDARY LINE
—	ADJACENT PROPERTY
—	STREET CENTERLINE EXISTING
—	EASEMENT
—	LOT LINE
—	PUBLIC UTILITY EASEMENT
—	DRAINAGE EASEMENT
—	COMMON
—	PRIVATE
—	LIMITED COMMON
—	MIXED COMMON / PRIVATE

NOTES:
1. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
2. PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
3. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT



SURVEYOR'S CERTIFICATE

I, KYLE M. OGILIVE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 14263454, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS CONDOMINIUM PLAT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE BUILDINGS AND PROPERTY ARE SHOWN CORRECTLY. THIS PLAT SHALL BE KNOWN AS:

9272 OFFICE CONDOMINIUMS

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANDY, SALT LAKE COUNTY, UTAH, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 700 EAST STREET, WHICH IS 44.81 FEET NORTH 29°33'10" WEST TO THE MONUMENT AT THE INTERSECTION OF 9400 SOUTH STREET AND 700 EAST STREET, 837.22 FEET NORTH 00°07'00" EAST ALONG THE CENTERLINE OF SAID 700 EAST STREET AND 53.00 FEET NORTH 89°53'00" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 6, AND RUNNING THENCE NORTH 89°37'03" WEST 124.01 FEET; THENCE SOUTH 00°32'55" WEST 187.91 FEET; THENCE NORTH 89°27'05" WEST 287.53 FEET. TO A POINT ON THE EASTERN BOUNDARY LINE OF BRIGHTON VIEW RECORDED AS ENTRY NO. 1693008 IN BOOK U AT PAGE 53 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00°45'15" EAST 383.24 FEET; THENCE NORTH 89°53'00" EAST 278.16 FEET; THENCE SOUTH 00°07'00" EAST 129.11 FEET; THENCE WEST 127.78 FEET; THENCE SOUTH 00°07'00" WEST 184.71 FEET TO THE WEST LINE OF SAID 700 EAST STREET; THENCE SOUTH 00°07'00" WEST 184.71 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS 132,159 SQ FT. OR 3.034 ACRES, MORE OR LESS



FOR REVIEW ONLY

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND SAID OWNER(S) DO/DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNER(S) HAS/HAVE CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED, AND SAID OWNER(S) DO/DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, SAID SURVEY MAP(S) TO BE HERAFTER KNOWN AS

9272 OFFICE CONDOMINIUMS

SAID OWNER(S) DOES/DO HEREBY DEDICATE TO SANDY CITY, AS RIGHT-OF-WAY FOR PERPETUAL USE, ALL ROAD AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNER(S) DOES/DO ALSO HEREBY CONVEY ALL COMMON AREAS AS PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENTS AND VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS, FOR THE USE OF THE PROPERTY OWNERS AND THEIR INVITÉS. THE UNDERSIGNED OWNER(S) DOES/DO ALSO HEREBY CONVEY ALL COMMON AREAS AS PERPETUAL, NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, AND PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) DOES/DO ALSO HEREBY CONVEY, TO ALL PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS DAY OF 20, A.D. 20.

9272 INVESTMENTS LLC

SIGNATURE

(PRINT NAME): _____

TITLE: _____

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.
ON THE DAY OF 20, A.D. 2025, PERSONALLY APPEARED BEFORE ME
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE
BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWEORN/AFFIRMED, DID SAY THAT HE IS A
MANAGING MEMBER OF 9272 INVESTMENTS LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE
OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID
SAME, ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE
SAME.

NOTARY PUBLIC'S SIGNATURE

NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH COMMISSION EXPIRATION DATE

9272 OFFICE CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

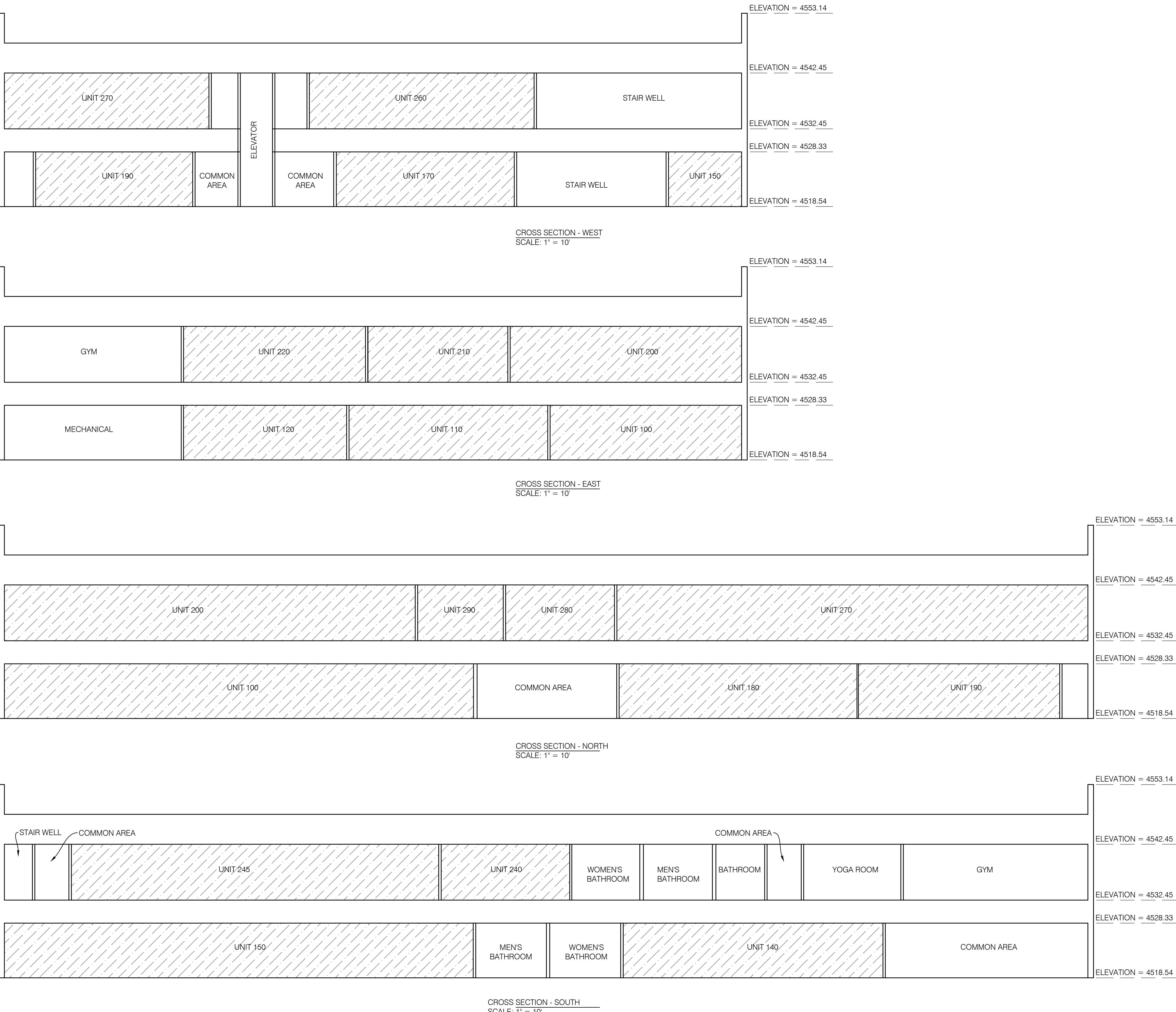
SHEET 1 OF 4

SALT LAKE COUNTY RECORDER
ENTRY NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST
OF _____ DATE _____
TIME _____ BOOK _____ PAGE _____
FEE \$ _____
DEPUTY SALT LAKE COUNTY RECORDER

240409.dwg

9272 OFFICE CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

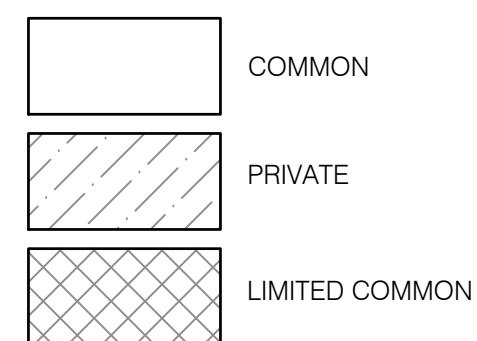
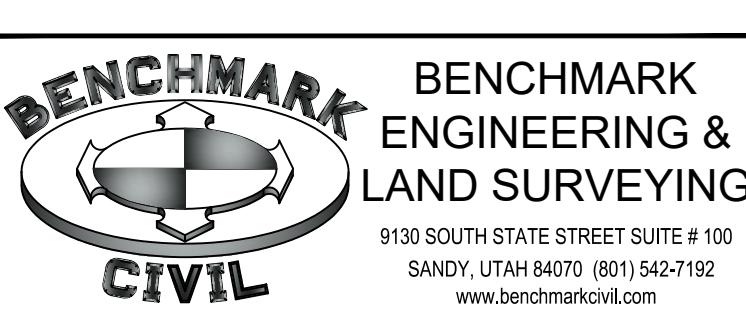


9272 OFFICE CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

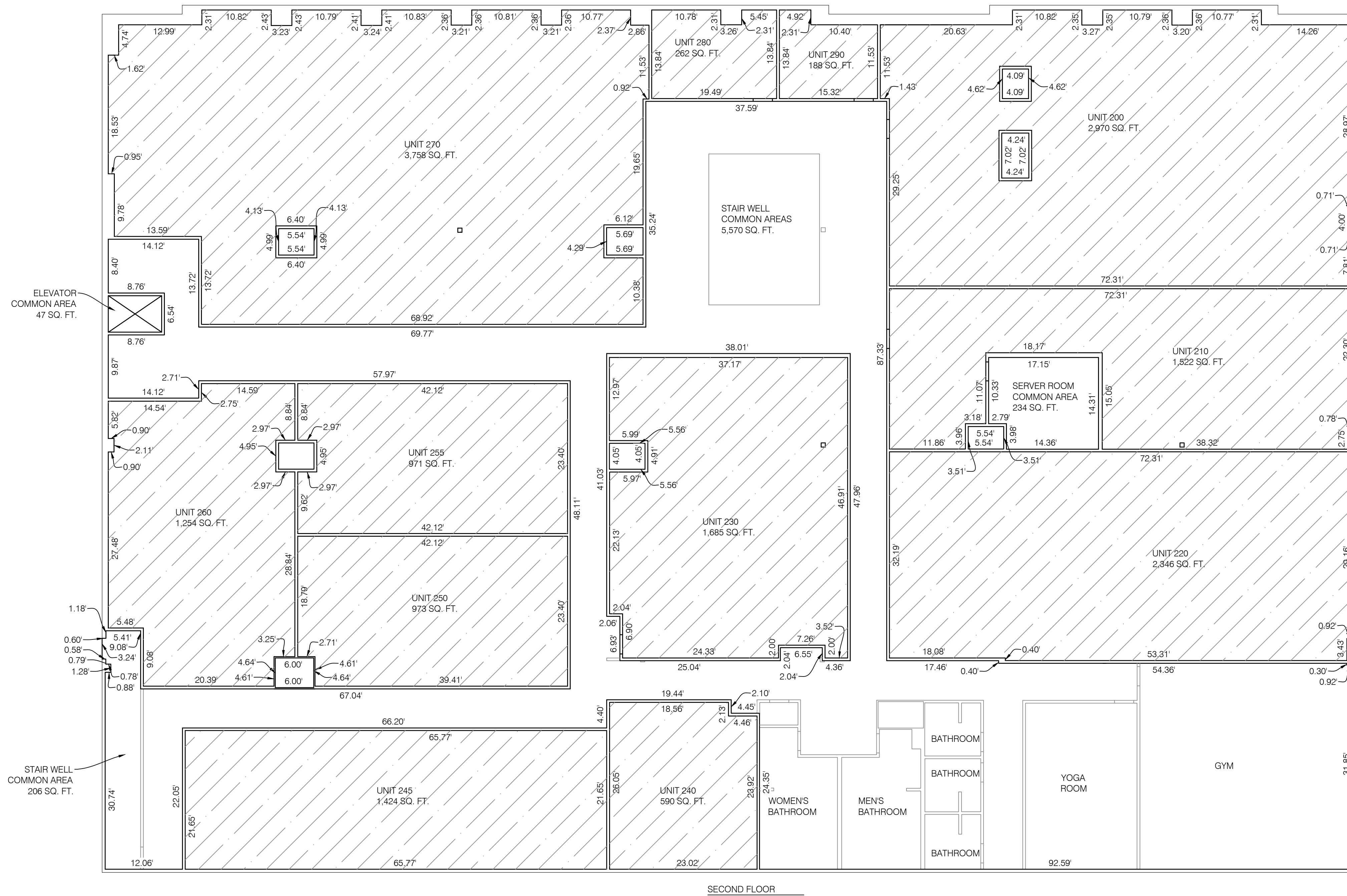


FIRST FLOOR
SCALE: 1" = 10'



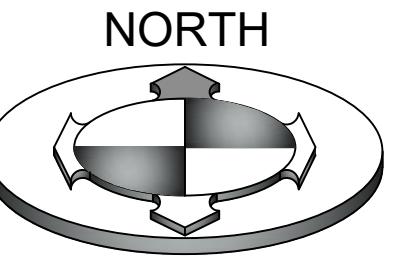
9272 OFFICE CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

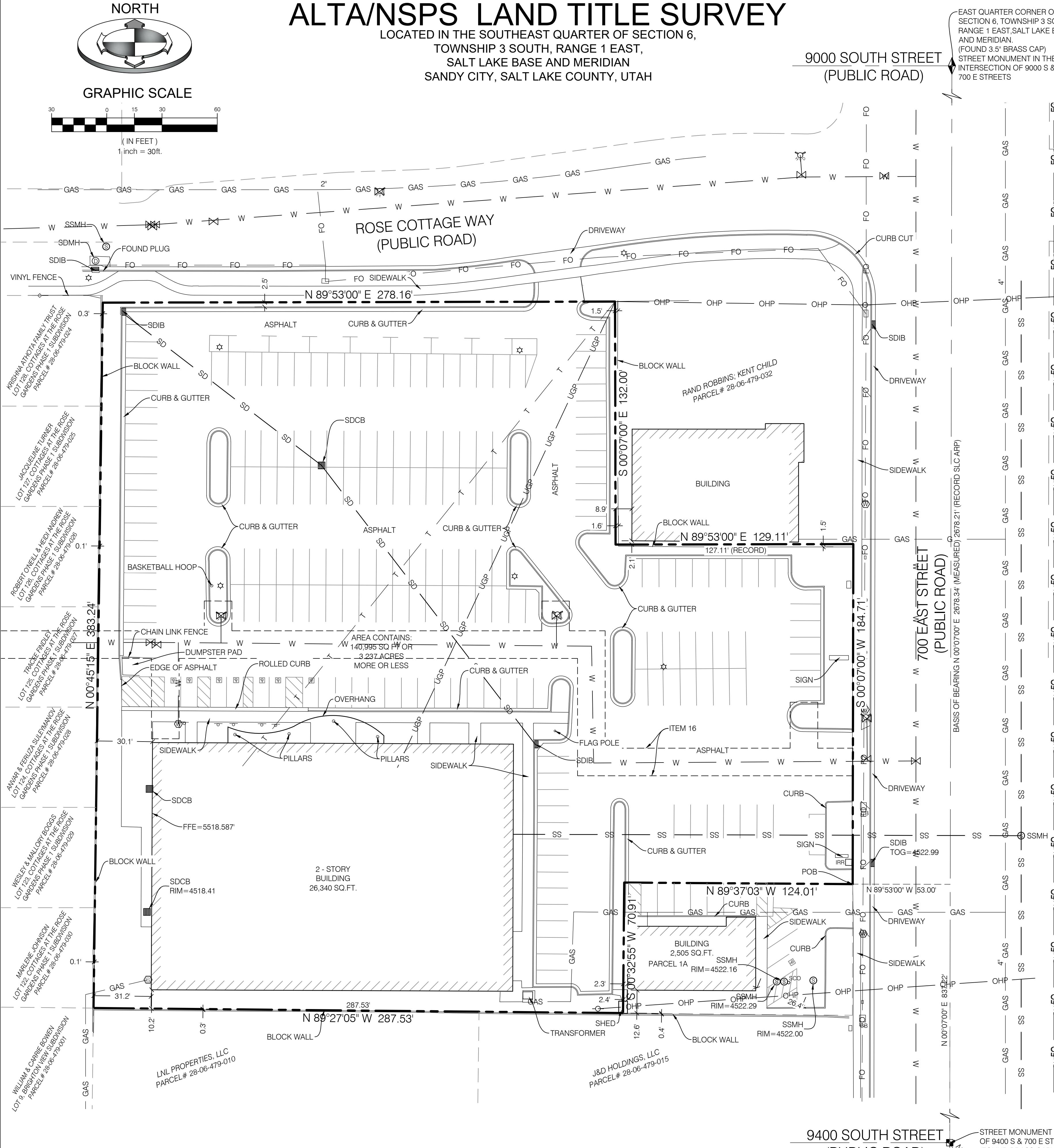


ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE GUARANTEE SETTLEMENT SERVICES
BACK DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 7, 2024.



5-23-24
7240531
BRIAN A.
LIMA
STATE OF UTAH

LEGAL DESCRIPTION PER TITLE REPORT

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANDY, SALT LAKE COUNTY, UTAH, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 700 EAST STREET, WHICH IS 44.81 FEET NORTH 29°33'10" WEST TO A MONUMENT AT THE INTERSECTION OF 9400 SOUTH STREET AND 700 EAST STREET, 837.22 FEET NORTH 00°07'00" EAST ALONG THE CENTERLINE OF SAID 700 EAST STREET, AND 53.00 FEET NORTH 89°53'00" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 6, AND RUNNING THENCE NORTH 89°37'03" WEST 124.01 FEET, THENCE SOUTH 00°32'55" WEST 70.91 FEET; THENCE NORTH 89°27'05" WEST 53.53 FEET ALONG THE NORTH LINE OF BRIGHTON VIEW SUBDIVISION, SANDY CITY, SALT LAKE COUNTY, UTAH; THENCE NORTH 00°45'15" EAST 383.24 FEET; THENCE NORTH 89°53'00" EAST 278.16 FEET; THENCE SOUTH 00°07'00" EAST 132.00 FEET; THENCE NORTH 89°53'00" EAST 127.11 FEET TO THE WEST LINE OF SAID 700 EAST STREET; THENCE SOUTH 00°07'00" WEST 184.71 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL 1A:
TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS UPON, OVER AND ACROSS: BEGINNING AT A POINT ON THE WEST LINE OF 700 EAST STREET WHICH IS NORTH 29°33'10" WEST 44.81 FEET AND NORTH 00°07'00" EAST 837.22 FEET AND NORTH 89°53'00" WEST 53.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°37'03" WEST 124.01 FEET; THENCE SOUTH 00°32'55" WEST 70.91 FEET TO A POINT ON THE NORTH LINE OF PROPERTY CONVEYED TO JAMES GARETH BURKETTE AND DIANE OLIE BURKETTE, TRUSTEES OF THE BURKETTE FAMILY REVOCABLE TRUST BY WARRANTY DEED RECORDED SEPTEMBER 27, 2005 AS ENTRY NO. 9503737 IN BOOK 9194 AT PAGE 1256 OF OFFICIAL RECORDS; THENCE SOUTH 89°27'05" EAST ALONG SAID NORTH LINE 124.55 FEET, TO THE WEST LINE OF 700 EAST STREET; THENCE NORTH 00°07'00" EAST 71.27 FEET, ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.

EXCLUDING THOSE AREAS WHERE BUILDINGS AND LANDSCAPING ARE, AS CREATED IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS RECORDED AUGUST 5, 2008 AS ENTRY NO. 10492746 IN BOOK 9632, PAGE 4295.

SITUATED IN SALT LAKE COUNTY, STATE OF UTAH.

TAX SERIAL NO. 28-06-479-031

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY BROOK HINTZE TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°07'00" EAST, AS SHOWN HEREON.

BENCHMARK

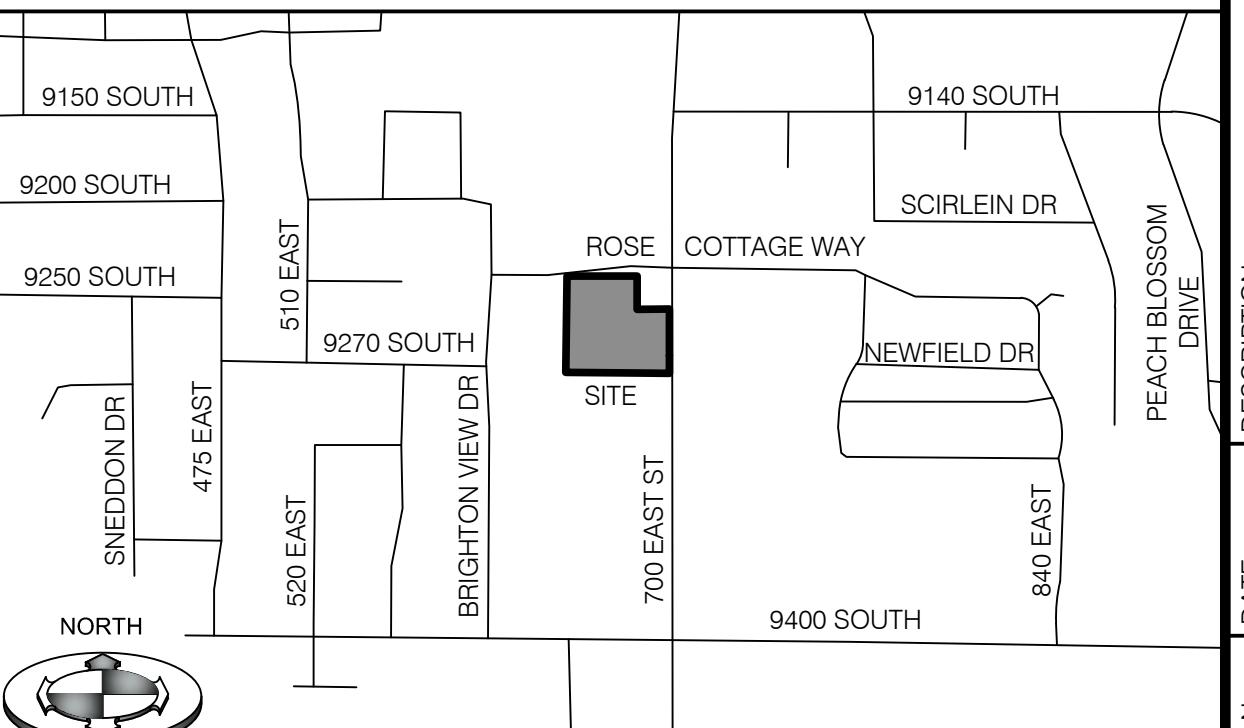
STREET MONUMENT
9400 SOUTH & 700 EAST

ELEVATION = 4523.43

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	SCO SEWER CLEANOUT
SECTION CORNER (NOT FOUND)	SD SANITARY SEWER MANHOLE & PIPE
STREET MON. (FOUND)	SS STORM DRAIN MANHOLE & PIPE
PROPERTY CORNER (PLAT NOTED)	SD CULINARY PIPE LINE
FOUND PL MARKER (PLAT NOTED)	WATER VALVE & WATER METER
ADJACENT PL or LOT LINES	IRR FIRE HYDRANT
EXISTING RIGHT-OF-WAY LINE	OHP POWER POLE & OVERHEAD POWER
CENTERLINE of ROAD	UGP UNDERGROUND POWER
EASEMENT LINE	UGP GAS LINE
CURB & GUTTER	GAS GAS GAS
EDGE OF EXISTING ASPHALT	UGP TELEPHONE LINE
FENCE, CHAIN	FO FIBER OPTIC
INDEX CONTOUR LINE	FO COMMUNICATION LINE
INTERMEDIATE CONTOUR LINE	COMM COMM COMM
SDMH STORM DRAIN MANHOLE	CB CABLE BOX
SSMH SANITARY SEWER MANHOLE	IRRIGATION BOX
SD STORM DRAIN	CATCH BASIN
CB CATCH BASIN	TOG TOP OF GRATE
TOG TOP OF GRATE	POB POINT OF BEGINNING
POB POINT OF BEGINNING	

VICINITY MAP



REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE GUARANTEE SETTLEMENT SERVICES, ORDER NO.47788-KT, EFFECTIVE DATE MARCH 14, 2023.
R2) BENCHMARK ENGINEERING & LAND SURVEYING, RECORD OF SURVEY S2023-04-0361, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
R3) PETERSON ENGINEERING, P.C. CONSULTING ENGINEERS & LAND SURVEYORS, RECORD OF SURVEY S2007-09-0784, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
R4) THE COTTAGES AT THE ROSE GARDENS PHASE 1 SUBDIVISION, RECORDED MARCH 1, 2007 IN BOOK 2011 AT PAGE 76, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
R5) THE ROSE GARDENS SUBDIVISION, RECORDED APRIL 28, 2001 IN BOOK 2011 AT PAGE 50, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE GUARANTEE SETTLEMENT SERVICES, ORDER NO.47788-KT, EFFECTIVE DATE MARCH 14, 2023.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT.

ITEM 1-11 NOT ADDRESSED IN THIS SURVEY

ITEM 12 EASEMENTS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY FOR ANY EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES NOW EXISTING OVER, UNDER OR ACROSS SUBJECT PROPERTY. (SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, NO DOCUMENTS PROVIDED, EXISTING FEATURES FOUND AS SHOWN)

ITEM 13 NOT ADDRESSED IN THIS SURVEY

ITEM 14 SUBJECT TO A GRANT OF EASEMENT AND/OR RIGHT-OF-WAY, IN FAVOR OF UTAH POWER & LIGHT COMPANY, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED OCTOBER 23, 1912, AS ENTRY NO. 301265, IN BOOK 9-L, PAGE 106, OF OFFICIAL RECORDS. (SURVEY FINDINGS: DOCUMENT NOT PROVIDED)

ITEM 15 NOT ADDRESS IN THIS SURVEY

ITEM 16 SUBJECT TO A GRANT OF EASEMENT AND/OR RIGHT-OF-WAY, IN FAVOR OF SANDY CITY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED OCTOBER 14, 2003, AS ENTRY NO. 8849603, IN BOOK 8895, PAGE 3869, IN THE OFFICIAL RECORDS. (SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, AS SHOWN)

ITEM 17 EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS, RECORDED AUGUST 5, 2008, AS ENTRY NO. 10492746, IN BOOK 9632, PAGE 4295, IN THE OFFICIAL RECORDS. (SURVEY FINDINGS: AFFECTS ALL OF SUBJECT PROPERTY, BLANKET IN NATURE)

ITEM 18 SUBJECT TO A PARKING AGREEMENT, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED AUGUST 6, 2008, AS ENTRY NO. 10493777, IN BOOK 9632, PAGE 7659, IN THE OFFICIAL RECORDS (SURVEY FINDINGS: AFFECTS ALL OF PARCEL 1A, BLANKET IN NATURE)

ITEMS 19-20 NOT ADDRESSED IN THIS SURVEY

GENERAL NOTES

- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
A - BLOCK WALL ON THE WEST PROPERTY LINE IS ON THE PROPERTY LINE.
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 3) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 700 EAST STREET AND ROSE COTTAGE LANE.
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- 6) NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.
- 7) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT ISSUED BY TITLE GUARANTEE SETTLEMENT SERVICES, ORDER NO.47788-KT, EFFECTIVE DATE MARCH 14, 2023.

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH (801) 542-7192
www.benchmarkllc.com

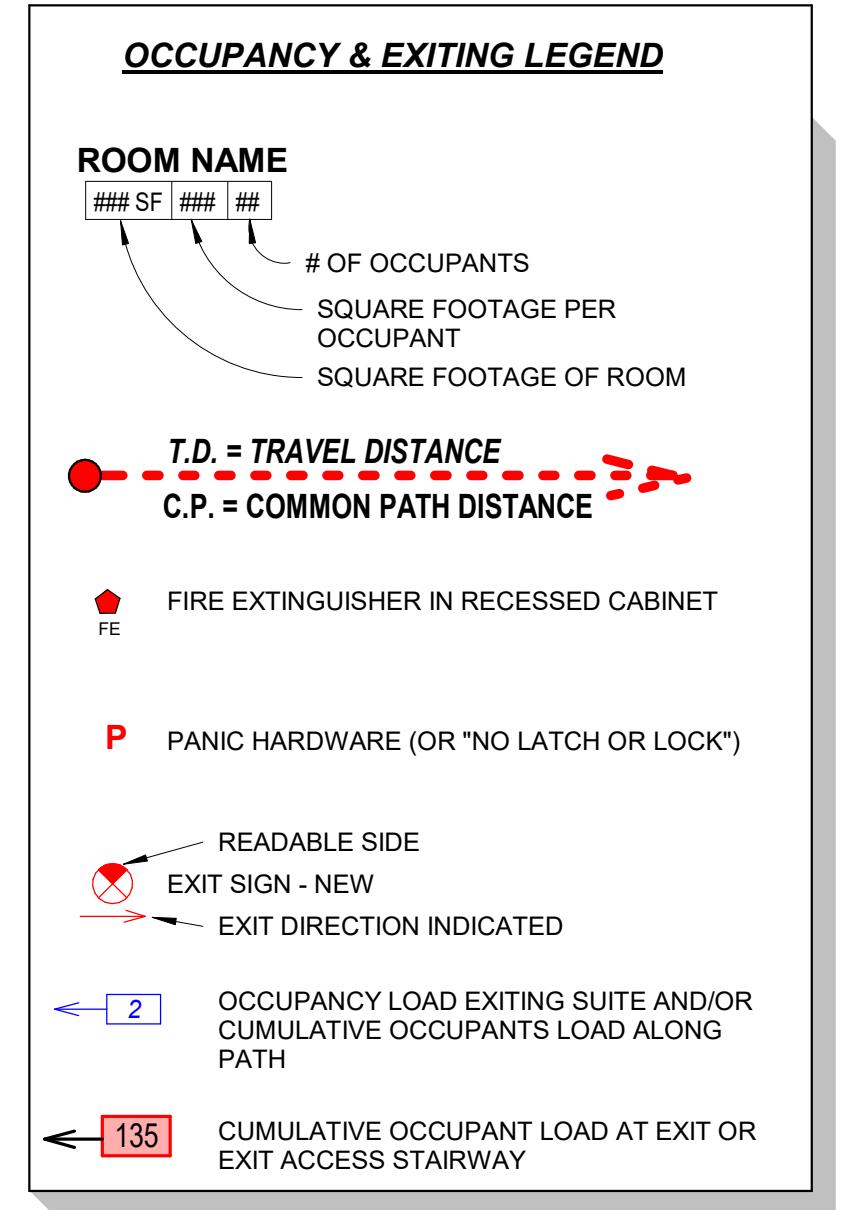
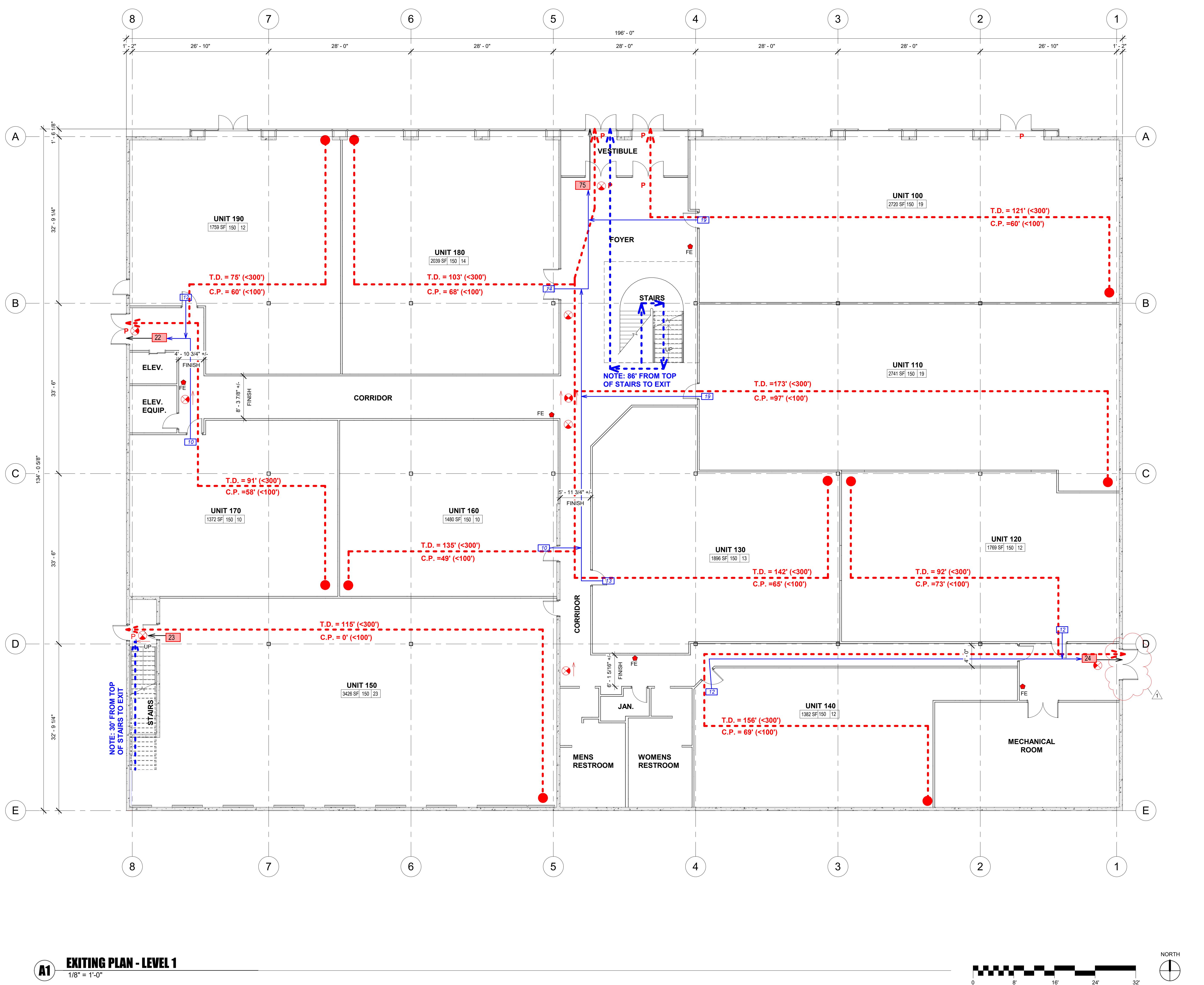
EMPORCH, LLC
9272 SOUTH 700 EAST
SANDY CITY, UTAH

PROJECT NO. 2404049
ALTA/NSPS
LAND TITLE
SURVEY
SVA.01
1 OF 1

Ranlife building

INTEREST IN GENERAL COMMON ELEMENTS		new net area	new load factor	new GSF
Location				
Suite 100		2,749	1.38292	3,802
Suite 110		2,722	1.38292	3,764
Suite 120		1,759	1.38292	2,433
Suite 130		1,872	1.38292	2,589
Suite 140		1,716	1.38292	2,373
Suite 150		3,225	1.34400	4,334
Suite 160		1,474	1.34400	1,981
Suite 170		1,374	1.34400	1,847
Suite 180		2,035	1.34400	2,735
Suite 190		1,729	1.34400	2,324
Suite 200		2,970	1.38292	4,107
Suite 210		1,522	1.38292	2,105
Suite 220		2,346	1.38292	3,244
Suite 230		1,685	1.38292	2,330
Suite 240		590	1.38292	816
Suite 250		973	1.38292	1,346
Suite 260		1,254	1.38292	1,734
Suite 270		3,785	1.38292	5,234
Suite 280		262	1.34400	352
Suite 290		188	1.34400	253
Suite 245		1,424	1.38292	1,969
Suite 255		971	1.38292	1,343

NOTE:
THE LOCATIONS OF WALLS SHOWN ON THIS PLAN ARE
BASED ON THE "9272 COMMONS CONDOMINIUMS"
PLAT "FOR REVIEW" PREPARED BY BENCHMARK
ENGINEERING AND DATED 4/21/2025. SOME WALLS AS
SHOWN ON SAID PLAT HAVE BEEN RELOCATED ON
THIS PLAN AT OWNER'S REQUEST AND/OR TO COMPLY
WITH THE EGRESS PROVISIONS OF THE 2021 IBC.



9272 COMMONS CONDOMINIUMS EXITING PLAN FOR

9272 South 700 East
Sandy, UT 84070

DATE	DESCRIPTION
0/02/24	Plan Review Comments

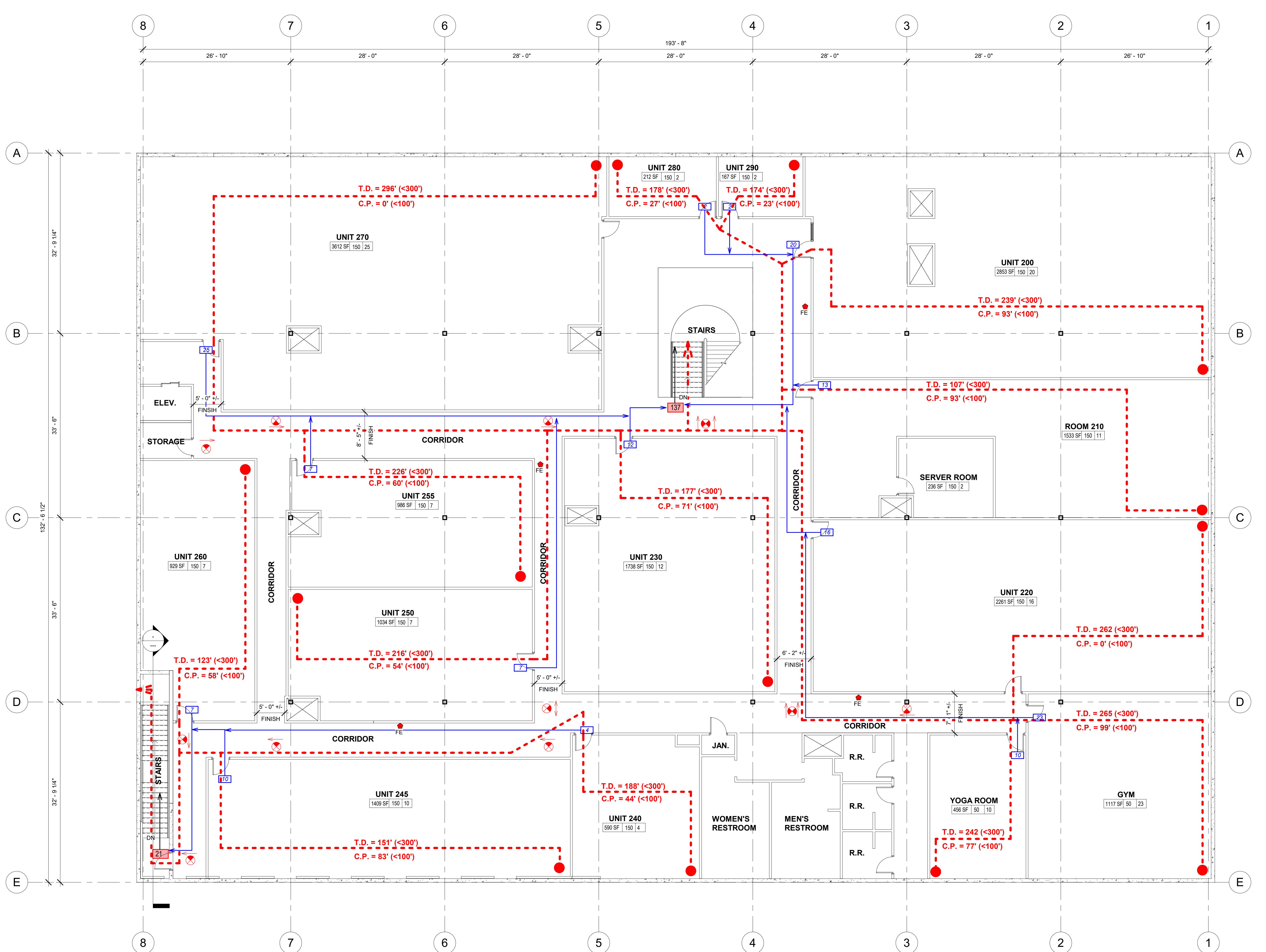
ED:	DATE	DESCRIPTION
	9/30/25	EXITING PLAN

OBJECT #:	25-09
AWN BY:	ZAM
CKED BY:	ELM
SIGNED BY:	

EXITING PLAN LEVEL 1

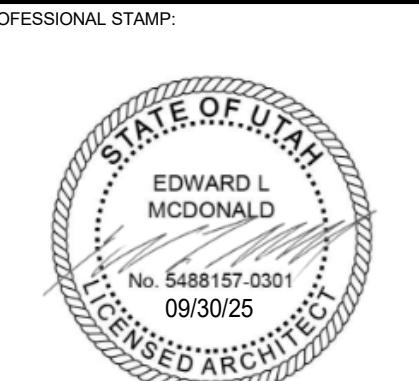
ITEM NUMBER:

GI-003



NOTE:
THE LOCATIONS OF WALLS SHOWN ON THIS PLAN ARE
BASED ON THE "9272 COMMONS CONDOMINIUMS"
PLAT "FOR REVIEW" PREPARED BY BENCHMARK
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WITH THE EGRESS PROVISIONS OF THE 2021 IBC.

675 Simpson Ave
Salt Lake City, UT 84106
(801) 450-5685
P.O. Box 1704
Holaday, UT 84117
elm@elmgroupinc.co



CONSULTANT INFORMATION

PROJECT NAME

OCCUPANCY & EXITING LEGEND	
ROOM NAME	# OF OCCUPANTS SQUARE FOOTAGE PER OCCUPANT SQUARE FOOTAGE OF ROOM
T.D. = TRAVEL DISTANCE C.P. = COMMON PATH DISTANCE	
FE	FIRE EXTINGUISHER IN RECESSED CABINET
P	PANIC HARDWARE (OR "NO LATCH OR LOCK")
READABLE SIDE	EXIT SIGN - NEW
EXIT SIGN - NEW	EXIT DIRECTION INDICATED
2	OCCUPANCY LOAD EXITING SUITE AND/OR CUMULATIVE OCCUPANTS LOAD ALONG PATH
135	CUMULATIVE OCCUPANT LOAD AT EXIT OR EXIT ACCESS STAIRWAY

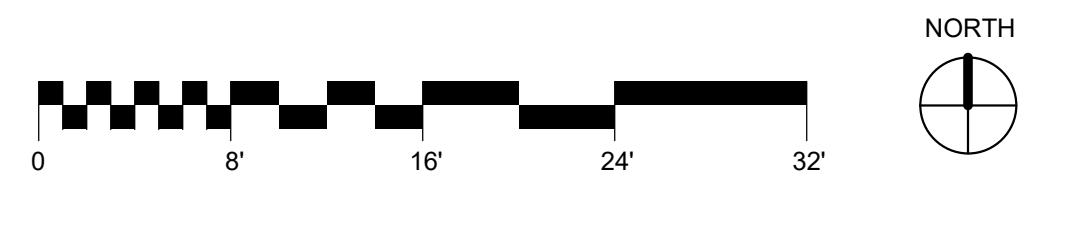
EXITING PLAN FOR 9272 COMMONS CONDOMINIUMS

9272 South 700 East
Sandy, UT 84070

ISSUED:
NO. DATE DESCRIPTION
1 09/30/25 EXITING PLAN

PROJECT #: 25-09
DRAWN BY: ZAM
CHECKED BY: ELM
DESIGNED BY:

SHEET TITLE: EXITING PLAN LEVEL 2
SHEET NUMBER: GI-004



EXHIBIT



ROSE COTTAGE WAY (PUBLIC ROAD)

700 EAST STREET (PUBLIC ROAD)

RAND ROBINS, KENT CHILD
PARCEL# 28-06-479-032

J&D HOLDINGS, LLC
PARCEL# 28-06-479-015

LNL PROPERTIES, LLC
PARCEL# 28-06-479-010

WILLIAM & CARRIE BOWEN
LOT 9, BRIGHTON VIEW SUBDIVISION
PARCEL# 28-06-479-001

15' WATERLINE EASEMENT
RECORDED OCTOBER 14, 2003
ENTRY NO. 8849603
BOOK 8895, PAGE 3869
IN FAVOR OF SANDY CITY PUBLIC UTILITIES
TO BE VACATED

KRISHNA ATHOTA FAMILY TRUST
LOT 128, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-024

JACQUELINE TURNER
LOT 127, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-025

ROBERT O'NEILL & HEIDI ANDREW
LOT 126, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-026

TRACIEE FINLEY
LOT 125, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-027

ANWAR & FERUZA SULEYMANOV
LOT 124, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-028

WESLEY & MALLOR BOGGS
LOT 123, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-029

MARLENE JOHNSON
LOT 122, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-030

DRAWN:	KO
CHECKED:	DKB
APPROVED:	DKB

EMPORCH, LLC
9272 SOUTH 700 EAST
SANDY CITY, UTAH

EXHIBIT
DWG. NO. 2404049cp.dwg
PROJECT. NO. 2404049