

**SANDY 110 SUBDIVISION**  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE & MERIDIAN  
 SALT LAKE COUNTY, UTAH

**SURVEYOR'S CERTIFICATE**

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT AND SHOWN HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID REAL PROPERTY INTO LOTS AND PARCELS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS **SANDY 110 SUBDIVISION**, HAVE OR WILL PLACE MONUMENTS AND/OR PROPERTY CORNERS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN  
 LICENSE NO. 5152657

**LEGAL DESCRIPTION**

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LIMIT OF 11000 SOUTH AND THE WESTERLY BOUNDARY OF THE SALT LAKE & JORDAN CANAL AS RETRACED. SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS NORTH 89°55'40" WEST 246.65 FEET AND SOUTH 0°04'20" WEST 57.50 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LIMITS OF 11000 SOUTH NORTH 89°55'40" WEST 277.72 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 242.50 FEET; WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°48'46" AN ARC DISTANCE OF 138.88 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE EASTERLY AND HAS A RADIUS OF 25.00 FEET; SOUTHERLY ALONG SAID CURVE LEAVING 11000 SOUTH AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LIMITS OF AUTO MALL DRIVE THROUGH A CENTRAL ANGLE OF 99°22'47" AN ARC DISTANCE OF 43.36 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 370.00 FEET; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°05'26" AN ARC DISTANCE OF 200.77 FEET TO A POINT OF TANGENCY; SOUTH 11°01'47" EAST 325.44 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 290.00 FEET; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°34'16" AN ARC DISTANCE OF 58.57 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LIMITS OF AUTO MALL DRIVE AND WESTERLY BOUNDARY OF THE SALT LAKE & JORDAN CANAL AS RETRACED; THENCE ALONG THE WESTERLY BOUNDARY OF THE SALT LAKE & JORDAN CANAL AS RETRACED NORTH 10°54'20" EAST 149.26 FEET; NORTH 29°14'20" EAST 309.79 FEET AND NORTH 17°29'20" EAST 222.12 FEET TO THE POINT OF BEGINNING.

WITH AN AREA OF 2.81 ACRES MORE OR LESS  
 ONE MIXED USE LOT, ROAD DEDICATION AND EASEMENTS

**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 DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO A LOT AND ROAD DEDICATION PARCEL TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS:

**SANDY 110 SUBDIVISION**

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT ("P.U.E." OR "P.U.E.") AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY A DRAINAGE EASEMENT ("D.E." OR "D.E.") AND 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 HERETO SET MY/OUR HAND(S) THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

BY: \_\_\_\_\_  
 PRINT NAME & TITLE: MICHAEL D. LILJENQUIST, MANAGER  
 ON BEHALF OF MicAm LLC, A UTAH LIMITED LIABILITY COMPANY

**OWNER'S ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_

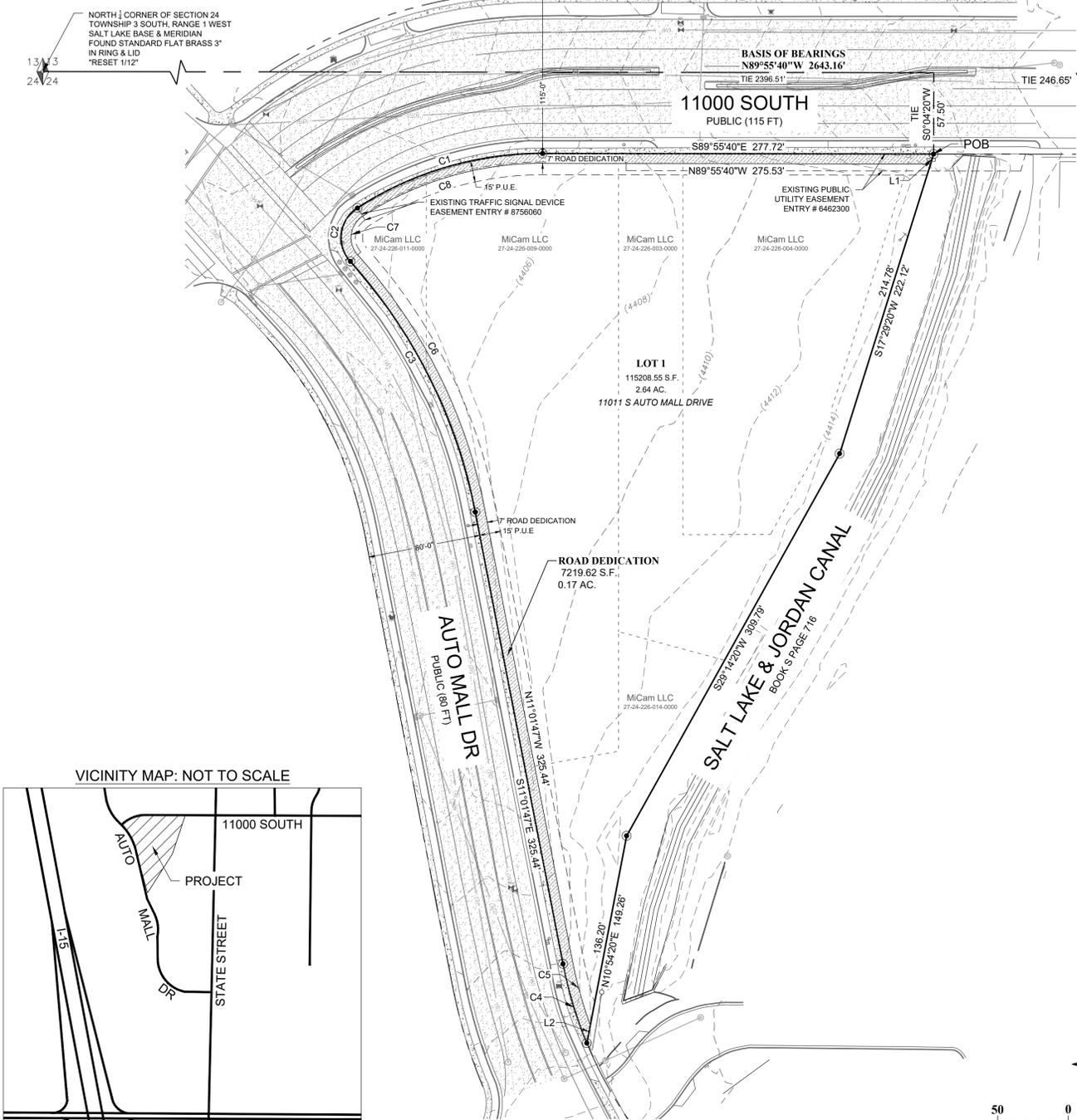
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED:

PRINT NAME: \_\_\_\_\_

PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE SANDY 110 SUBDIVISION AND WAS SIGNED BY HIM/HER/THEY AND, THEY ACKNOWLEDGE THAT HE/SHE/THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION # \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 NAME \_\_\_\_\_

A NOTARY PUBLIC IN UTAH

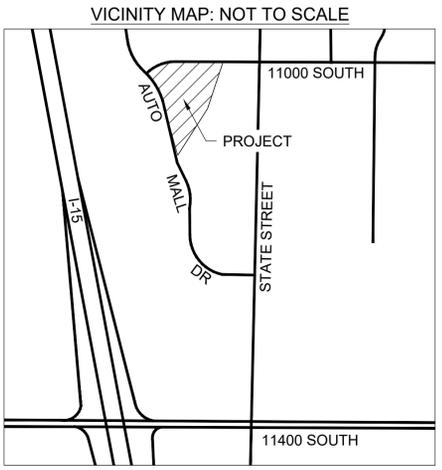
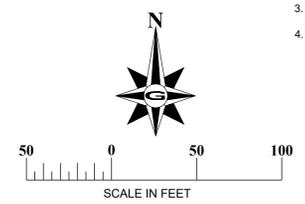


- PLAT NOTES:**
- THIS PLAT INCLUDES SALT LAKE COUNTY PARCELS:  
 27-24-226-011-0000  
 27-24-226-009-0000  
 27-24-226-004-0000  
 27-24-226-003-0000  
 27-24-226-014-0000
  - THE PURPOSE OF THIS PLAT IS TO:  
 A) CREATE A SINGLE LOT  
 B) DEDICATE P.U.E. (15' WIDE)  
 C) DEDICATE PUBLIC RIGHT OF WAY (7')  
 THE PARCEL DEPICTED HEREON AS ROAD DEDICATION AREA IS HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY FOR PUBLIC AND UTILITY USES. THIS AREA CONTAINS 7219.6 +/- S.F.
  - REFER AN ALTA/NPS LAND TITLE SURVEY FILED WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYED AS FILE # \_\_\_\_\_ FOR FURTHER INFORMATION INCLUDING EXISTING EASEMENTS AND A DESCRIPTION OF PROPERTY CORNERS RECOVERED.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.34	N17° 29' 20"E
L2	13.06	N10° 54' 20"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C1	138.88	242.50	32°48'46"	71.40	136.99	S73°39'57"W
C2	43.36	25.00	99°22'47"	29.47	38.13	S7°34'10"W
C3	200.77	370.00	31°05'26"	102.93	198.32	N26°34'30"W
C4	58.57	290.00	11°34'16"	29.38	58.47	S16°48'54"E
C5	46.26	283.00	9°21'57"	23.18	46.21	S15°42'45"E
C6	204.57	377.00	31°05'26"	104.87	202.07	N26°34'30"W
C7	31.22	18.00	99°22'47"	21.22	27.45	S7°34'10"W
C8	134.87	235.50	32°48'46"	69.34	133.03	S73°39'57"W

- NOTES:**
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
  - 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.
  - THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
  - FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.

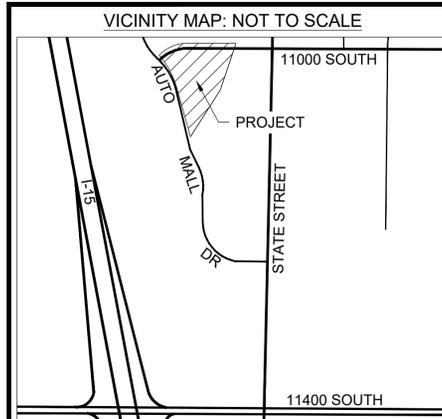


- LEGEND**
- SECTION CORNER (LOCATED)
  - SECTION CORNER (NOT-LOCATED)
  - STREET MONUMENT
  - MONUMENT, AS NOTED
  - UDOT OR BOR MONUMENT, AS NOTED
  - PROPERTY CORNER (SET)  
REBAR W/ CAP "GILSON ENG"  
NAIL & WASHER "GILSON ENG"  
LEAD PLUG
  - PROPERTY CORNER (FOUND, AS NOTED)
  - POWER POLE
  - GUY WIRE
  - ELECTRICAL BOX
  - POWER METER
  - POWER MANHOLE
  - STREET LIGHT POLE
  - STREET LIGHT BOX
  - TRAFFIC CONTROL BOX
  - FIBER OPTIC BOX
  - FIBER OPTIC PEDESTAL
  - COMMUNICATIONS BOX
  - COMMUNICATIONS PEDESTAL
  - TELEPHONE BOX
  - TELEPHONE PEDESTAL
  - SIGN
  - CATCH BASIN
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - FIRE HYDRANT
  - WATER/IRRIGATION VALVE
  - WATER METER
  - GAS METER
  - MONUMENT LINE
  - TIE LINE
  - ROW LINE
  - BOUNDARY LINE
  - CENTERLINE
  - EASEMENT/P.U.E.
  - CHAIN LINK FENCE
  - VINYL/WOOD FENCE
  - WIRE FENCE
  - BLOCK FENCE
  - CONCRETE
  - WATER LINE
  - SECONDARY WATER
  - FIBER OPTIC LINE
  - COMM. LINE
  - OVERHEAD POWER
  - UGRD POWER
  - UGRD TELEPHONE
  - GAS LINE
  - STORM DRAIN LINE
  - SEWER LINE
  - CONTOUR, MAJOR
  - CONTOUR, MINOR
  - GRAVEL ROAD
  - CONCRETE SURFACE
  - ROAD DEDICATION

<b>CENTURY LINK</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>COMCAST CABLE</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>DOMINION ENERGY</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>SALT LAKE COUNTY HEALTH DEPARTMENT</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>SANDY SUBURBAN SEWER DISTRICT</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>APPROVAL AS TO FORM</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.
REPRESENTATIVE _____	REPRESENTATIVE _____	REPRESENTATIVE _____	REPRESENTATIVE _____	REPRESENTATIVE _____	REPRESENTATIVE _____	SANDY CITY ATTORNEY _____

**SANDY 110 SUBDIVISION**  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE & MERIDIAN  
 SALT LAKE COUNTY, UTAH

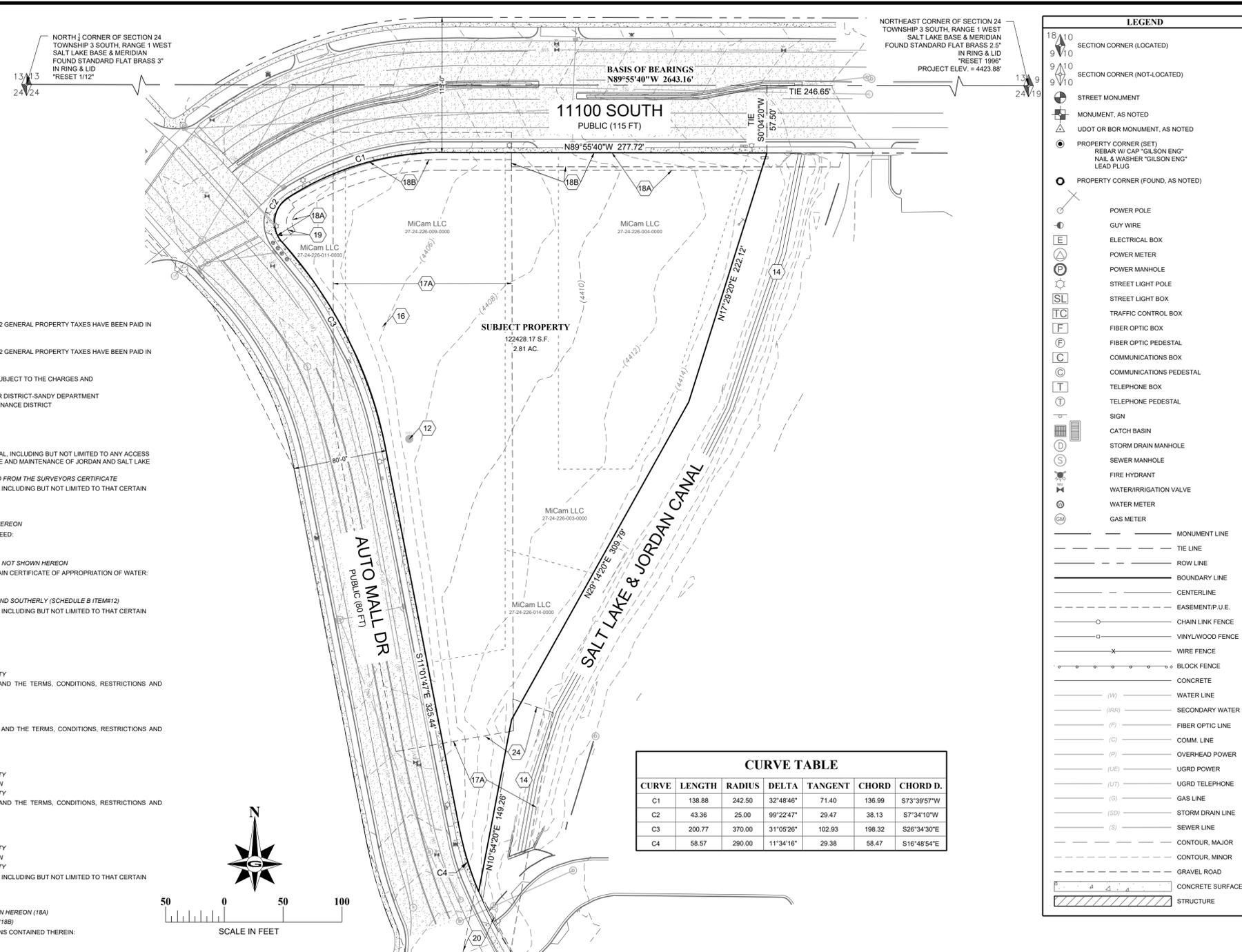
<b>PLANNING COMMISSION</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>SANDY CITY ENGINEER</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>SANDY CITY PARKS AND RECREATION</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>SANDY CITY PUBLIC UTILITIES DEPARTMENT</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>SANDY CITY MAYOR</b> PRESENTED TO SANDY CITY THIS ____ DAY OF _____, 2023, A.D. AND IS HEREBY APPROVED.	<b>CHECKED FOR ZONING COMPLIANCE</b> ZONE: _____ LOT _____ AREA: _____ LOT WIDTH: _____ FRONT YARD: _____ SIDE YARD: _____ REAR YARD: _____	<b>SANDY SUBURBAN IMPROVEMENT DISTRICT</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.	<b>SALT LAKE COUNTY RECORDER</b> RECORDED NO. _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____
REPRESENTATIVE _____	CITY ENGINEER _____	DIRECTOR _____	ENGINEERING MANAGER _____	SANDY CITY MAYOR _____ ATTEST: CITY RECORDER _____	DATE _____ SIGNATURE _____	MANAGER, SANDY SUBURBAN IMPROVEMENT DISTRICT _____	



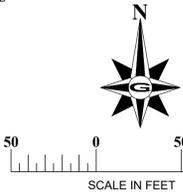
**SCHEDULE B SECTION II EXCEPTIONS**

- GENERAL EXCEPTION & STANDARD EXCEPTIONS- NOT ADDRESSED ON THE FACE OF THIS SURVEY
- 2023 GENERAL PROPERTY TAXES ARE ACCRUING AND ARE NOT YET DUE AND PAYABLE. 2022 GENERAL PROPERTY TAXES HAVE BEEN PAID IN THE AMOUNT OF \$3,627.48(TAX ID NO.: 27-24-226-014)  
SURVEYOR'S NOTE: NOTHING TO SHOW HEREON
  - 2023 GENERAL PROPERTY TAXES ARE ACCRUING AND ARE NOT YET DUE AND PAYABLE. 2022 GENERAL PROPERTY TAXES HAVE BEEN PAID IN THE AMOUNT OF \$421.36 TAX ID NO.: 27-24-226-011  
SURVEYOR'S NOTE: NOTHING TO SHOW HEREON
  - SUBJECT PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF TAX DISTRICT 36W AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. FOR STATUS OF THE ACCOUNT CONTACT:  
SANDY CITY SALT LAKE CITY METRO WATER DISTRICT-SANDY DEPARTMENT  
SOUTH VALLEY SEWER DISTRICT CRESCENT CEMETERY MAINTENANCE DISTRICT  
SURVEYOR'S NOTE: NOTHING TO SHOW HEREON
  - WATER RIGHTS, OR CLAIMS OR TITLE TO WATER.  
SURVEYOR'S NOTE: WELL AS SHOWN HEREON
  - ANY RIGHT, TITLE, OR INTEREST OF THIRD PARTIES IN AND TO JORDAN AND SALT LAKE CANAL, INCLUDING BUT NOT LIMITED TO ANY ACCESS RIGHTS OR SECONDARY EASEMENTS IN FAVOR OF THIRD PARTIES FOR THE CONTINUED USE AND MAINTENANCE OF JORDAN AND SALT LAKE CANAL.  
SURVEYOR'S NOTE: BEYOND THE SCOPE OF THIS SURVEY, SPECIFICALLY EXCLUDED FROM THE SURVEYORS CERTIFICATE EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY MESSE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN WARRANTY DEED  
RECORDED: APRIL 30, 1957 ENTRY NO.: 110594  
BOOK: SC PAGE: 240, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: REFER TO NARRATIVE FOR CANAL RETRACEMENT, AS SHOWN HEREON
  - EASEMENTS AND RESERVATIONS AS REFERENCED IN THAT CERTAIN SPECIAL WARRANTY DEED.  
RECORDED: APRIL 17, 1951 ENTRY NO.: 1772603  
BOOK: 1796 PAGE: 615, OF THE OFFICIAL RECORDS
  - SURVEYOR'S NOTE: NO LOCATION SPECIFIED, NO PHYSICAL EVIDENCE RECOVERED, NOT SHOWN HEREON  
THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN CERTIFICATE OF APPROPRIATION OF WATER:  
RECORDED: JUNE 3, 1981 ENTRY NO.: 3571307  
BOOK: 5255 PAGE: 1033, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: LOCATION PER DOCUMENT SHOWN HEREON, WELL CASING FOUND SOUTHERLY (SCHEDULE B ITEM#12)
  - EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY MESSE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN AGREEMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS.  
RECORDED: OCTOBER 5, 1995 ENTRY NO.: 8183376  
BOOK: 7243 PAGE: 411, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: PARCEL 1 AS SHOWN HEREON (17A, SOUTHERLY)  
PARCEL 2 DOES NOT PLOT ON THE SUBJECT PROPERTY.  
PARCEL 3 AS SHOWN HEREON (17A, NORTHERLY),  
PARCELS 4, 5 AND 6 DO NOT PLOT ON THE SUBJECT PROPERTY
  - FIRST AMENDMENT TO AGREEMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS AND THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS CONTAINED THEREIN:  
RECORDED: JUNE 27, 1996 ENTRY NO.: 6393767  
BOOK: 7431 PAGE: 2865, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: DOES NOT PLOT ON THE SUBJECT PROPERTY
  - SECOND AMENDMENT TO AGREEMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS AND THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS CONTAINED THEREIN:  
RECORDED: MARCH 15, 2011 ENTRY NO.: 11150344  
BOOK: 9911 PAGE: 5808, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: EXHIBIT A2 DOES NOT PLOT ON THE SUBJECT PROPERTY  
EXHIBIT A3 LOT 2 DOES NOT PLOT ON THE SUBJECT PROPERTY  
EXHIBIT A3 LOT 3 MATCHES 17A PARCEL 3 AS SHOWN HEREON  
EXHIBIT A3 LOT 4 DOES NOT PLOT ON THE SUBJECT PROPERTY
  - THIRD AMENDMENT TO AGREEMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS AND THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS CONTAINED THEREIN:  
RECORDED: JANUARY 4, 2016 ENTRY NO.: 12199562  
BOOK: 10303 PAGE: 764, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: EXHIBIT A2 DOES NOT PLOT ON THE SUBJECT PROPERTY  
EXHIBIT A3 LOT 2 DOES NOT PLOT ON THE SUBJECT PROPERTY  
EXHIBIT A3 LOT 3 MATCHES 17A PARCEL 3 AS SHOWN HEREON  
EXHIBIT A3 LOT 4 DOES NOT PLOT ON THE SUBJECT PROPERTY
  - EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY MESSE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN SPECIAL WARRANTY DEED.  
RECORDED: SEPTEMBER 24, 1996 ENTRY NO.: 6462300  
BOOK: 7495 PAGE: 1202, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: 15' PUBLIC UTILITY EASEMENT ALONG 11000 SOUTH AS SHOWN HEREON (18A)  
SLOPE AND CONSTRUCTION EASEMENT AS SHOWN HEREON (18B)
  - GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:  
IN FAVOR OF: SANDY CITY  
RECORDED: AUGUST 1, 2003 ENTRY NO.: 8756060  
BOOK: 8854 PAGE: 4541, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: AS SHOWN HEREON
  - THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN MEMORANDUM OF UTILITY PERMIT:  
RECORDED: FEBRUARY 6, 2008 ENTRY NO.: 10341642  
BOOK: 9567 PAGE: 2085, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: PLOTS OFF THE SUBJECT PROPERTY, AS SHOWN HEREON
  - THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN NOTICE OF ADOPTION OF THE 114TH SOUTH COMMUNITY DEVELOPMENT PLAN:  
RECORDED: NOVEMBER 5, 2010 ENTRY NO.: 11067568  
BOOK: 9875 PAGE: 1757, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: NOT SHOWN HEREON, BEYOND THE SCOPE OF THIS SURVEY AND SPECIFICALLY EXCLUDED FROM THE SURVEYORS CERTIFICATE
  - THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN AGREEMENT REGARDING FUTURE GRANT OF EASEMENT:  
RECORDED: MARCH 1, 2018 ENTRY NO.: 12764732  
BOOK: 10670 PAGE: 7135, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: DOES NOT PLOT ON SUBJECT PROPERTY
  - NOT WITHSTANDING THOSE ITEMS DESCRIBED HEREIN ABOVE, THE LAND IS ALSO SUBJECT TO, ANY ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA SURVEY (MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS), MAY DISCLOSE  
SURVEYOR'S NOTE: REFER TO THIS SURVEY
  - THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN ABSTRACT OF OPTION:  
RECORDED: NOVEMBER 21, 1994 ENTRY NO.: 5970510  
BOOK: 7058 PAGE: 2092, OF THE OFFICIAL RECORDS  
SURVEYOR'S NOTE: AS SHOWN HEREON
  - NOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD UNDER THE CURRENT OWNER(S). IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.  
SURVEYOR'S NOTE: BEYOND THE SCOPE OF THIS SURVEY, SPECIFICALLY EXCLUDED FROM THE SURVEYORS CERTIFICATE

**GILSON ENGINEERING**  
Consulting Engineers & Surveyors  
13401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020  
PHONE: (801) 971-9414 FAX: (801) 971-9449



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C1	138.88	242.50	32°48'46"	71.40	136.99	S73°59'57"W
C2	43.36	25.00	99°22'47"	29.47	38.13	S7°34'10"W
C3	200.77	370.00	31°05'26"	102.93	198.32	S26°34'30"E
C4	58.57	290.00	11°34'16"	29.38	58.47	S16°48'54"E



**TABLE A: OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS**

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.  
RECOVERED AS NOTED HEREON, NONE SET AS PART OF THIS SURVEY
- THE SURVEYED PROPERTY ADDRESS IS:  
PARCEL 1-5: 109 WEST 11000 SOUTH
- FLOOD ZONE CLASSIFICATION: AS SCALED FROM FIRM PANEL 49035C042G REVISED NOVEMBER 25, 2009, SAID PANELS DEPICT THE PROJECT AREA AS ZONE X (DEFINED ON SAID PANEL AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN")
- GROSS LAND AREA: 2.81 +/- ACRES
- VERTICAL RELIEF SHOWN ON THIS SURVEY HAS BEEN COMPILED FROM GROUND, SATELLITE, AND AERIAL SOURCES. THE PROJECT BENCHMARK IS AS SHOWN ON THIS SURVEY.
- THE SUBJECT PROPERTY IS ZONED:  
AS SCALED FROM THE SANDY CITY ZONING MAP, THE SUBJECT PROPERTY IS SHOWN AS:  
CBD- CENTRAL BUSINESS DISTRICT  
NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR
- BUILDINGS
  - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL- NOT APPLICABLE/NOTHING TO SHOW HEREON
  - SQUARE FOOTAGE OF BUILDINGS- NOT APPLICABLE/NOTHING TO SHOW HEREON
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK  
AS DEPICTED HEREON  
PER CLIENT REQUEST TREES AND VEGETATION ARE NOT DEPICTED
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.  
NOT APPLICABLE/NOTHING TO SHOW HEREON
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES  
NOT APPLICABLE/NOTHING TO SHOW HEREON

- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
  - PLANS AND/OR REPORTS PROVIDED BY CLIENT- NONE PROVIDED
  - MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST
- SURVEYOR'S NOTE: NO UTILITY "BLUE STAKES" MARKINGS WERE REQUESTED AT THE TIME OF FIELD WORK. UTILITIES SHOWN ARE BASED ON VISUAL OBSERVATION OF STRUCTURES IN CONJUNCTION WITH AGENCY SUPPLIED MAPS AND RECOVERED BLUE STAKES MARKINGS OF UNKNOWN ORIGIN. UTILITIES DEPICTED ARE FOR GRAPHICAL INFORMATION ONLY. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL ABOVE GROUND OR BURIED UTILITIES OR STRUCTURES MAY EXIST THAT ARE NOT SHOWN HEREON. NOTIFY BLUE STAKES PRIOR TO ANY EXCAVATION.
- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENTS DESIGNATED REPRESENTATIVE.  
NOTHING PROVIDED BY CLIENT. NOT APPLICABLE. NOTHING TO SHOW HEREON
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL".  
AS DEPICTED HEREON
- AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET  
AS GRAPHICALLY DEPICTED HEREON
- RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR MUST (A) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND (B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA.  
A DJI M300 RTK UAV WITH PHOTOGRAMMETRY AND LIDAR SENSORS HAS BEEN UTILIZED TO MAP PORTIONS THE SUBJECT PROPERTY
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
NONE NOTED AT THE TIME OF FIELD WORK
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
NONE NOTED AT THE TIME OF FIELD WORK
- PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR  
AS NOTED HEREON
- PROFESSIONAL LIABILITY INSURANCE IS NOT ADDRESSED ON THE FACE OF THIS SURVEY

**LEGEND**

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- STREET MONUMENT
- MONUMENT, AS NOTED
- UDOT OR BOR MONUMENT, AS NOTED
- PROPERTY CORNER (SET) REBAR W/ CAP "GILSON ENG" NAIL & WASHER "GILSON ENG" LEAD PLUG
- PROPERTY CORNER (FOUND, AS NOTED)
- POWER POLE
- GUY WIRE
- ELECTRICAL BOX
- POWER METER
- POWER MANHOLE
- STREET LIGHT POLE
- STREET LIGHT BOX
- TRAFFIC CONTROL BOX
- FIBER OPTIC BOX
- FIBER OPTIC PEDESTAL
- COMMUNICATIONS BOX
- COMMUNICATIONS PEDESTAL
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- SIGN
- CATCH BASIN
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER/IRRIGATION VALVE
- WATER METER
- GAS METER
- MONUMENT LINE
- TIE LINE
- ROW LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT/P.U.E.
- CHAIN LINK FENCE
- VINYLUOOD FENCE
- WIRE FENCE
- BLOCK FENCE
- CONCRETE
- WATER LINE
- SECONDARY WATER
- FIBER OPTIC LINE
- COMM. LINE
- OVERHEAD POWER
- UGRD POWER
- UGRD TELEPHONE
- GAS LINE
- STORM DRAIN LINE
- SEWER LINE
- CONTOUR, MAJOR
- CONTOUR, MINOR
- GRAVEL ROAD
- CONCRETE SURFACE
- STRUCTURE

**ALTA/NSPS LAND TITLE SURVEY**  
PREPARED FOR  
**MicAm LLC**  
A UTAH LIMITED LIABILITY COMPANY  
109 WEST 11000 SOUTH, SANDY, UTAH  
SALT LAKE COUNTY PARCELS 27-24-226-003, 27-24-226-004,  
27-24-226-009, 27-24-226-014 & 27-24-226-011  
LOCATED IN THE NORTHEAST ¼ OF SECTION 24,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN

**SURVEYOR'S CERTIFICATE**  
TO:  
MicAm LLC  
GLEN PETTIT  
BON-CO REAL ESTATE, LLC AS TO PARCEL 2  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
11820 SOUTH STATE STREET, SUITE 330  
DRAPER, UT 84020  
ALTA REGISTRY ID: 1163247  
FILE NUMBER: 2157881CM  
COMMITMENT DATE: MARCH 3, 2023 AT 8:00 AM  
AMENDED DATE: MARCH 17, 2023 AT 12:52 PM  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 1-19 OF TABLE A THEREIN AS QUALIFIED HEREON. THE FIELD WORK WAS COMPLETED ON JULY 11, 2022. THE DRAWING WAS COMPLETED ON MARCH 29, 2023

**BASIS OF BEARING:**  
THE BASIS OF BEARING IS NORTH 89°55'40" WEST FROM THE NORTHEAST CORNER AND NORTH ¼ CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.  
**NARRATIVE:**  
AN ALTA/NSPS LAND TITLE SURVEY WAS REQUESTED BY AIMTEC INC. BEHALF OF MicAm LLC AND INCLUDES TABLE A ITEMS 1-19 AS QUALIFIED HEREON  
THE FIELD SURVEY WAS COMPLETED ON JULY 11, 2022 AND AN ALTA/NSPS LAND TITLE SURVEY WAS COMPLETED ON MARCH 29, 2023 PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 2157881CM DATED MARCH 3, 2023 AT 8:00 AM AND AMENDED MARCH 17, 2023 AT 12:52 PM.  
PROJECT CONTROL WAS ESTABLISHED USING THE UTAH AGRC "T.U.R.N." NETWORK. HORIZONTAL CONTROL HAS BEEN SCALED TO GROUND AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. THE PROJECT VERTICAL DATUM IS BASED ON NAVD83 (COMPUTED UTILIZING GEOID12A) PER VRS RTK OBSERVATION.  
BENCHMARK ELEVATION=4423.88' ON THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.  
NO NEW PROPERTY CORNERS SET DURING THE COURSE OF THIS SURVEY  
THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE BEEN RETRACED PER REFERENCE DOCUMENTS AND A PREDECESSOR SURVEY OF THE SAME PROPERTY (REF. #1). THE SALT LAKE & JORDAN CANAL IS BASED ON THE RECORD DESCRIPTION IN BOOK S PAGE 716 UTILIZING THE GEOMETRY DEPICTED IN REF #2 EXTENDED AND OFFSET. A ROTATION OF 1423' HAS BEEN APPLIED TO REF #2 TO MATCH THE BEARING BASE OF REF. #1.  
SUFFICIENT TITLE DOCUMENTS WERE NOT PROVIDED FOR THE PREDECESSOR SURVEY (REF.#1) RESULTING IN A CANAL LOCATION AND DEPICTION THAT DIFFERS FROM THAT SHOWN HEREON.  
MINOR DISCREPANCIES BELIEVED TO BE RESULTING FROM ROUNDING ERRORS IN CURVE DATA ARE NOTED IN THE RECORD DESCRIPTIONS OF 11000 SOUTH WIDENING AND AUTO MALL ROAD. FOR THE PURPOSE OF MATHEMATICAL CLOSURE COURSES, DISTANCES AND CURVE DATA SHOWN HEREON INCORPORATE SLIGHT MODIFICATIONS FROM RECORD.

**REFERENCE DOCUMENTS:**

- SALT LAKE COUNTY SURVEYOR FILE #S2020-12-1036
- SALT LAKE COUNTY SURVEYOR FILE #S2018-11-0700
- SALT LAKE COUNTY SURVEYOR FILE #S2016-02-0205
- SALT LAKE COUNTY SURVEYOR FILE #S89-04-0127
- SALT LAKE COUNTY SURVEYOR FILE #S98-01-0115
- SALT LAKE COUNTY SURVEYOR FILE #S96-07-0330
- SALT LAKE COUNTY SURVEYOR FILE #S2009-01-0084

**LEGAL DESCRIPTION:**  
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LIMIT OF 11000 SOUTH AND THE WESTERLY BOUNDARY OF THE SALT LAKE & JORDAN CANAL AS RETRACED. SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS NORTH 89°55'40" WEST 246.65 FEET AND SOUTH 0°04'20" WEST 57.50 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.  
THENCE ALONG THE SOUTHERLY RIGHT OF WAY LIMITS OF 11000 SOUTH NORTH 89°55'40" WEST 277.72 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 242.50 FEET; WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°48'46" AN ARC DISTANCE OF 138.88 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE EASTERLY AND HAS A RADIUS OF 25.00 FEET; SOUTHERLY ALONG SAID CURVE LEAVING 11000 SOUTH AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LIMITS OF AUTO MALL DRIVE THROUGH A CENTRAL ANGLE OF 99°22'47" AN ARC DISTANCE OF 43.36 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 370.00 FEET; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°05'26" AN ARC DISTANCE OF 200.77 FEET TO A POINT OF TANGENCY; SOUTH 11°01'47" EAST 325.44 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 290.00 FEET; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°34'16" AN ARC DISTANCE OF 58.57 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LIMITS OF AUTO MALL DRIVE AND WESTERLY BOUNDARY OF THE SALT LAKE & JORDAN CANAL AS RETRACED; THENCE ALONG THE WESTERLY BOUNDARY OF THE SALT LAKE & JORDAN CANAL AS RETRACED NORTH 10°54'20" EAST 149.28 FEET; NORTH 29°14'20" EAST 309.79 FEET AND NORTH 17°29'20" EAST 222.12 FEET TO THE POINT OF BEGINNING.

**PROFESSIONAL LAND SURVEYOR**  
JOSH F. MADSEN  
No. 6152957  
STATE OF UTAH

DATE: MARCH 29, 2023  
PROJECT FILE: AIM.056.23  
FIELD: BCJ/B DRAFTED: JBK/M  
CHECKED: JB APPROVED: JFM