

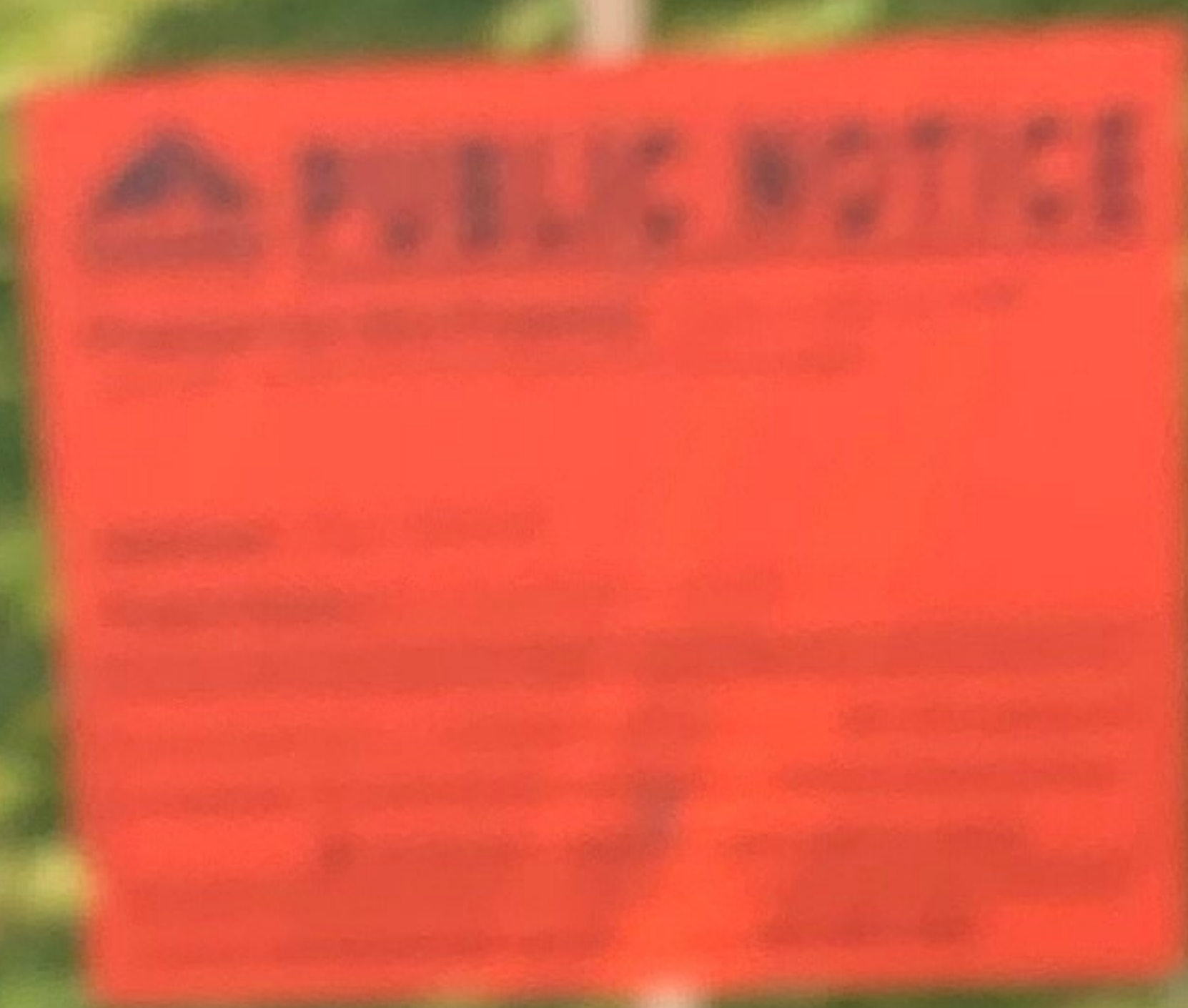
Subject Property



SUB07202021-006108
Subdivision Amendment
10315 S. 1300 E.

PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT





Alta View Commercial Plat Amended

Amending Lots 3 and 4

A Part of the Northwest Quarter of Section 16, T3S, R1E, SLB&M, U.S. Survey
Sandy City, Salt Lake County, Utah
2020

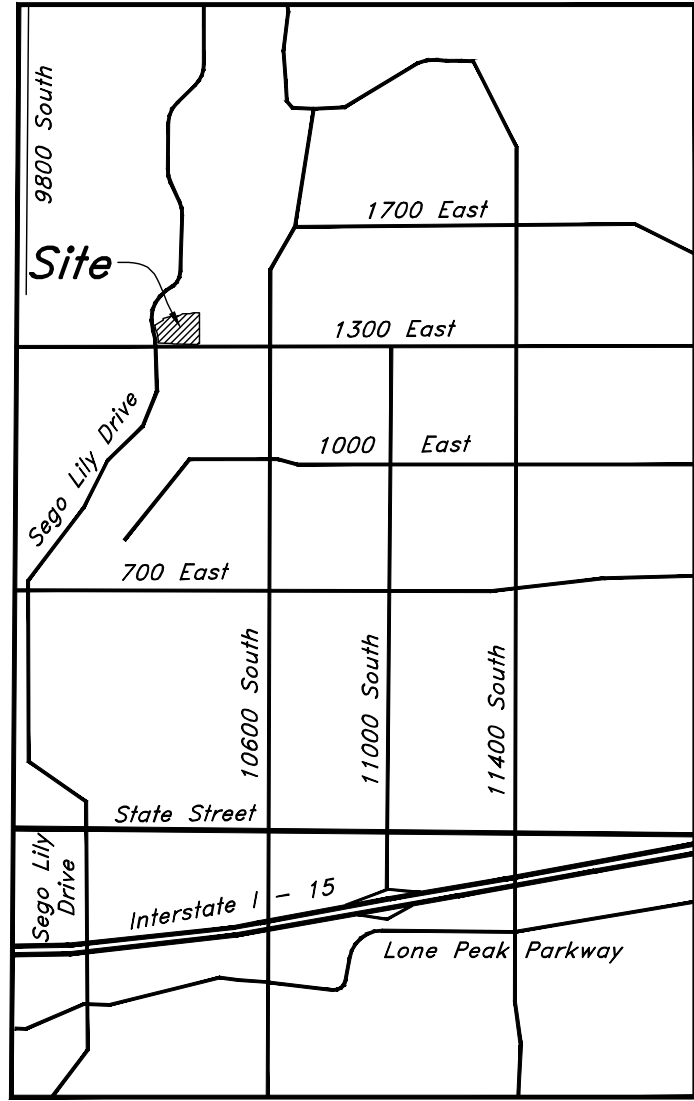
Sandy City General Plat Notes

- Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
- Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
- Certain measures are required to control blowing soil and sand during construction on a lot.
- In accordance with Utah Code, Section 54-3-27(2b), use of the public utility easements as shown hereon will require, at each utility provider's sole cost and expense, the repair of any facilities or surface improvements damaged or displaced by the utility provider, public or private, from the exercise of the easement rights and/or use of any such public utility easements. Except as and to the extent any utility components need to be above ground in order for any utilities to function, all utility improvements, facilities and components (including any existing utility improvements, facilities and components improved, modified, replaced or relocated) shall be located underground. Further, Jordan Commons Funding, LLC, or its designees, successors or assigns, shall have the right to relocate any public utility easements as shown hereon, including any related or affected utility improvements, facilities and components, subject to the applicable requirements and procedure of Sandy City.
- No trees shall be planted in public park strips less than 8 feet wide. Centerline of tree(s) shall be planted a minimum 4 feet away from back of curb and either side of sidewalk.
- No driveways shall be constructed so as to slope toward any structures without written permission from Sand City Engineer.
- Evidence that the contractor has a Sandy City permit to work in the public way shall be presented to the Building Division prior to issuance of building permit. contact the Public Works Department for more information.
- For storm water maintenance refer to the recorded post construction agreement.
- Recorded CC&RS impact property.

The requirements and conditions set forth in notes 1-4 above are detailed in the Sandy City Community Development and Engineering files (known as SUB-3-20-5834) as such files exist as of the date of the recording of the plat, then Conditions Approval imposed by the Sandy City Planning Commission, the Sandy City Standard Specifications for Municipal Improvements, the Streets and Public Improvements chapters of the Revised Ordinances of Sandy City, the Sandy City Building Code, and the Sandy City Land Development Code. Requirements may be imposed as required by the applicable Sandy City Ordinances at the time of additional development applications and approvals relating to the subject property.

Easement Notes

- An Easement or rights in favor of The Bell Canyon Irrigation Company for Water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the land as disclosed by mesne documents of record, including that certain Conveyance of Property and Easement recorded June 11, 1953 as Entry No. 1332945 in Book 1013 at Page 1013 at Page 348 of Official Records. (blanket in nature)
- An Easement or rights in favor of The Bell Canyon Irrigation Company and the North Dry Creek Irrigation Company for a Water Distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the land as disclosed by mesne documents of record, including that certain Agreement recorded August 25, 1959 as Entry No. 1671840 in Book 1643 at Page 205 of Official Records. (blanket in nature)




Vicinity Map
Not to Scale

Narrative

This Survey and Subdivision requested by CCA to Amend Lots 3 and 4 and create 2 more lots.

This Survey retraces and honors the underlying subdivision of record as rotated onto State Plan Datum.

A line between monuments found for Northwest Corner and the West Quarter Corner of Section 16 was assigned the VRS bearing of South 0°53'02" West as the Basis of Bearings to place the Subdivision on State Plane Basis.

Alta View Commercial Plat bearings must be rotated 0°14'59" clockwise to match the State Plane datum (VRS).

Surveyor's Certificate

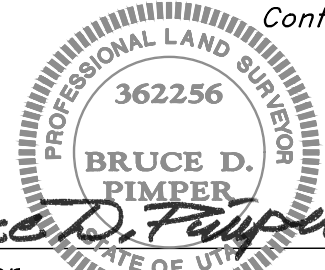
I, Bruce D. Pimper, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Alta View Commercial Plat Amended

Description

All of Lots 3 and 4 of Alta View Commercial Plat recorded as Entry No. 13232201 in Book 2020P at Page 73, a subdivision lying within the Northwest Quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Sandy City, Salt Lake County, Utah:

Beginning at a jog in the Westerly Line of Lot 1 of said subdivision on the East Line of 1300 East Street as dedicated located 213.12 feet South 0°53'02" West along the Section Line; 72.01 feet South 89°06'58" East to said East Line of 1300 East Street; and 32.55 feet South 2°06'59" East along said East Line from the Brass Cap Monument found marking the Northwest Corner of said Section 16; and running thence South 89°45'01" East 60.28 feet along the Lot Line to the Northwest Corner of Lot 2 of said subdivision; thence South 0°14'59" West 241.09 feet along the West Line of said Lot 2 and Lot 1 to the Southwest Corner of said Lot 1; thence along the Southerly Line of said Lot 1 the following three courses: South 89°45'01" East 270.58 feet; South 0°14'59" West 12.56 feet; and South 89°45'01" East 234.06 feet to the Southwest Corner of said Lot 1; thence North 18°05'01" West along the Westerly Line of said Lot 1 to the Northeast Corner thereof on the South Line of Segoe Lily Drive; thence Westerly along the arc of a 660.00 foot Radius curve to right a distance of 42.68 feet (Center bears South 8°32'02" East, Central Angle equals 3°42'17" and Long Chord bears North 83°19'07" East 42.67 feet); thence South 31°45'01" East 422.60 feet to an angle point in the Lot Line of Lot 5 of said Subdivision; thence along the boundary Lines said Lot 5 the following six courses: South 0°14'59" West 462.28 feet; North 89°45'01" West 374.00 feet; South 0°14'59" West 132.19 feet; North 89°45'01" West 118.20 feet; South 0°14'59" West 215.00 feet; and North 89°45'01" West 223.69 feet to the West Line of 1300 East Street as dedicated; thence along said West Line the following five courses: North 48°41'31" West 24.60 feet; North 0°53'02" East 564.04 feet; North 2°06'59" East 99.25 feet; North 38°08'01" East 14.48 feet; and North 2°06'59" East 344.41 feet to the point of beginning.

Contains 472296 sq ft
or 10.842 acres



10 Mar, 2021

Date

Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

Know all men by these presents that I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat and name said plat Alta View Commercial Plat Amended, and do hereby dedicate, grant and convey to Salt Lake City, Utah those certain public utility easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage.

In witness whereby I Have hereunto set my hand This _____ Day of AD, 20____.

Alta View Shopping Center LLC

by:

its:

Acknowledgment

State of

County of

On this _____ day of _____, 2021 personally appeared before me, _____ the signer of the foregoing Instrument, who duly acknowledged to me that he is the _____ of Alta View Shopping Center LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Alta View Commercial Plat Amended

Amending Lots 3 and 4

A part of the Northwest Quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base & Meridian U.S. Survey, Sandy City, Salt Lake County, Utah.

Recorded

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Salt Lake County Recorder



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWaengineering.net

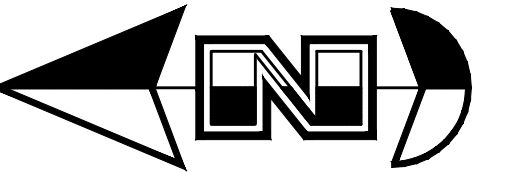
<div>Salt Lake County Surveyor</div> <div>ROS No. _____.</div> <div>County Reviewer _____ Date _____</div>		<div>Comcast Cable</div> <div>Approved this _____ Day of _____, A.D., 20__.</div> <div>Comcast Cable Representative _____</div>		<div>CenturyLink</div> <div>Approved this _____ Day of _____, A.D. 20__.</div> <div>Centurylink Representative _____</div>		<div>Salt Lake County Health Department</div> <div>Approved this _____ Day of _____, A.D. 20__.</div> <div>Director S.L. Co. Health Department _____</div>		<div>Sandy City Mayor</div> <div>Presented to the Sandy City Mayor this _____ Day of _____, A.D. 20__, at which time this subdivision was approved and accepted.</div> <div>Attest: City Recorder _____ Sandy City Mayor _____</div>	
<div>Sandy City Engineer</div> <div>Approved this _____ Day of _____, A.D. 20__.</div> <div>Sandy City Engineer _____</div>		<div>Parks and Recreation</div> <div>Approved this _____ Day of _____, A.D. 20__.</div> <div>Sandy City Parks And Recreation Director _____</div>		<div>Sandy City Attorney</div> <div>Approved as to Form this _____ Day of _____, A.D. 20__.</div> <div>Sandy City Attorney _____</div>		<div>Planning Commission</div> <div>Approved this _____ Day of _____, A.D. 20__.</div> <div>Chairman, Sandy City Planning Commission _____</div>		<div>Sandy City Public Utilities</div> <div>Approved this _____ Day of _____, A.D.-20__.</div> <div>Engineering Manager _____</div>	

Alta View Commercial Plat Amended

Amending Lots 3 and 4

A Part of the Northwest Quarter of Section 16, T3S, R1E, SLB&M, U.S. Survey
Sandy City, Salt Lake County, Utah
2021

Hearthstone Subdivision Amended



Scale: 1" = 50'



Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Centerline Monument
- 30% or greater slope area, no grading, cutting, filling or construction of any kind is allowed except as approved by Sandy City Engineer
- Set 5/8 rebar with plastic cap or nail with brass tag stamped AWA.

$\Delta = 3^{\circ}42'17''$
 $R = 660.00'$
 $L = 42.68'$
 $LC = 42.67'$
 $N 83^{\circ}19'07'' E$

16' Gas Easement recorded Entry No. 1101804 in Book 573 at Page 412 partial release recorded Entry No. 13097351 in Book 10844 at Page 5355

Northwest Corner Section 16, T3S, R1E, SLB&M, U.S. Survey (found brass cap monument)

9
16
17

S 0°53'02" W VRS (Basis of Bearings)

Lot 2
Not A Part

Lot 1
Not A Part

Lot 3
359,227 sq. ft.
or 8.247 acres

Lot 4
33,200 sq. ft.
or 0.762 acre

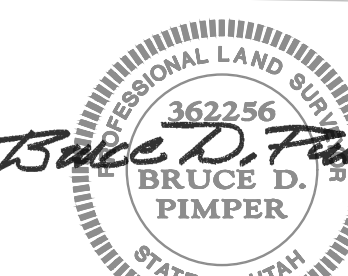
Lot 6
51,714 sq. ft.
or 1.187 acres

Lot 7
28,155 sq. ft.
or 0.646 acre

Lot 5
Not A Part

1300 East Street

(Paved Public Street)



10 Mar, 2021

AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Recorded

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

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