LOCATED IN THE NORTHEAST QUARTER OF SECTION 13.

**TOWNSHIP 3 SOUTH, RANGE 1 WEST,** 

& IN THE NORTHWEST QUARTER OF SECTION 18,

TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

SANDY CITY, SALT LAKE COUNTY, UTAH

Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more

AMENDING LOTS 1 & 3 OF AMENDED LOT 1 SOUTH TOWNE CENTER MALL SUBDIVISION

**BOUNDARY DESCRIPTION** A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in

Beginning at a point on the Westerly Right-of-Way of State Street, said point being South 0°54'36" West 649.82 feet along the East Section line and East 52.94 feet from the Northeast Corner of Section 13, Township 3

South, Range 1 West, Salt Lake Base and Meridian; and running

the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more

thence along the Westerly Right-of-Way of said State Street the following forty-three (43) courses: 1) South 00°50'41" East 3.70 feet; 2) North 61°30'58" West 14.80 feet; 3) South 00°01'50" East 53.29 feet; 4) Southwesterly 26.03 feet along the arc of a 23.50 foot radius curve to the right (center bears North 63°22'25" West and the chord bears South 58°21'38" West 24.72 feet with a central angle of 63°28'06"); 5) North 89°55'02" West 11.00 feet; 6) South 00°04'58" West 6.40 feet; 7) South 89°58'51" East 25.50 feet; 8) South 00°01'50" East 20.39 feet; 9) South 56°26'50" East 7.88 feet: 10) North 00°01'50" West 0.51 feet: 11) North 89°58'10" East 0.50 feet: 12) South 00°01'50" East 538.43 feet: 13) South 44°31'19" West 34.21 feet: 14) South 00°01'50" East 10.35 feet: 15) South 89°59'00" Fast 5.98 feet: 16) Northeasterly 32.20 feet along the arc of a 25.00 foot radius curve to the left (center bears North 00°01'22" East and the chord bears North 53°07'27" East 30.02 feet with a central angle of 73°47'50"): 17) South 00°01'50" East 92.08 feet: 18) Northwesterly 32.24 feet along the arc of a 25.00 foot radius curve to the left (center bears South 73°54'42" West and the chord bears North 53°02'05" West 30.05 feet with a central angle of 73°53'34"): 19) North 89°59'00" West 6.00 feet: 20) South 00°01'50" East 7.34 feet: 21) South 45°00'25" East 33.96 feet: 22) South 00°01'50" East 202.48 feet: 23) South 02°40'57" West 48.06 feet: 24) South 89°58'10" West 6.81 feet; 25) South 69°04'28" West 6.00 feet; 26) South 14°57'53" East 40.57 feet; 27) South 02°40'57" West 45.45 feet; 28) South 29°05'50" West 11.42 feet; 29) South 58°47'02" East 5.78 feet; 30) South 00°01'50" East 69.41 feet; 31) South 64°21'57" West 3.79 feet; 32) South 04°02'07" West 37.41 feet; 33) North 89°58'10" East 6.07 feet: 34) South 00°01'50" East 5.02 feet: 35) East 6.50 feet: 36) South 00°01'27" East 65.20 feet: 37) Northwesterly 25.90 feet along the arc of a 31.00 foot radius curve to the left (center bears South 47°51'53" West and the chord bears North 66°04'01" West 25.15 feet with a central angle of 47°51'47"); 38) West 11.00 feet; 39) South 6.90 feet; 40) South 84°46'58" East 12.95 feet; 41) Southeasterly 27.26 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" East 25.69 feet with a central angle of 67°54'04"); 42) North 89°58'10" East 1.05 feet; 43) South 00°01'50" East 39.80 feet; thence South 89°30'10" West 83.03 feet: thence South 70°00'10" West 35.00 feet: thence South 89°05'10" West 204.08 feet: thence South 00°01'50" East 63.87 feet: thence North 89°01'10" East 319.62 feet to a point on the Westerly Right-of-Way of said State Street: thence along the Westerly Right-of-Way of said State Street the following fifteen (15) courses: 1) South 02°14'55" West 23.26 feet: 2) South 18°19'01" West 18.35 feet: 3) South 67°40'20" East 5 63 feet: 4) South 00°05'00" Fast 258 65 feet: 5) South 71°14'13" West 2 63 feet: 6) South 18°33'01" Fast 7 84 feet: 7) South 00°07'55" Fast 18 66 feet: 8) South 15°29'11" West 8 18 feet: 9) South 65°12'28" Fast 2 41 feet: 10) South 00°05'10" East 104.20 feet: 11) South 71°03'18" West 3.38 feet: 12) South 00°01'50" East 7.62 feet: 13) South 45°11'14" West 26.79 feet; 14) North 89°34'02" West 7.46 feet; 15) South 10°35'08" West 6.19 feet to a point on the Northerly Right-of-Way of 10600 South Street; thence along the Northerly Right-of-Way of 10600 South Street the following six (6) courses: 1) Westerly 373.61 feet along the arc of a 7,610.00 foot radius curve to the right (center bears North 00°28'02" East and the chord bears North 88°07'34" West 373.58 feet with a central angle of 02°48'47"); 2) Westerly 386.59 feet along the arc of a 7,735.00 foot radius curve to the left (center bears South 03°16'49" West and the chord bears North 88°09'05" West 386.55 feet with a central angle of 02°51'49"); 3) North 89°35'00" West 215.84 feet: 4) North 76°40'15" West 153.77 feet: 5) North 76°58'27" West 37.64 feet: 6) North 89°35'00" West 198.00 feet to the Easterly Right-of-Way of Interstate 15; thence along the Easterly Right-of-Way of said Interstate 15 the following three (3) courses: 1) Northwesterly 209.75 feet along the arc of a 205.63 foot radius curve to the right (center bears North 00°25'00" East and the chord bears North 60°21'42" West 200.77 feet with a central angle of 58°26'36"); 2) North 34°54'34" West 176.52 feet; 3) Northerly 151.88 feet along the arc of a 944.00 foot radius curve to the left (center bears South 79°14'46" West and the chord bears North 15°21'47" West 151.72 feet with a central angle of 09°13'06") to the intersection of the Easterly Right-of-Way of Interstate 15 and the Easterly Right-of-Way of Monroe Street; thence along the Easterly Right-of-Way of said Monroe Street the following twelve (12) courses: 1) North 53°29'28" East 68.89 feet; 2) Northwesterly 178.05 feet along the arc of a 1,151.00 foot radius curve to the right (center bears North 54°54'11" East and the chord bears North 30°39'56" West 177.87 feet with a central angle of 08°51'47"); 3) Northwesterly 122.60 feet along the arc of a 1.147.00 foot radius curve to the right (center bears North 62°38'51" East and the chord bears North 24°17'26" West 122.54 feet with a central angle of 06°07'27"); 4) North 21°13'42" West 113.34 feet; 5) Northerly 208.00 feet along the arc of a 326.50 foot radius curve to the right (center bears North 68°20'02" East and the chord bears North 03°24'58" West 204.50 feet with a central angle of 36°30'02"); 6) Northerly 105.29 feet along the arc of a 540.50 foot radius curve to the left (center bears North 74°30'05" West and the chord bears North 09°55'05" East 105.12 feet with a central angle of 11°09'39"); 7) North 00°26'04" East 72.27 feet; 8) North 177.93 feet; 9) Northerly 111.89 feet along the arc of a 474.50 foot radius curve to the right (center bears North 89°45'25" East and the chord bears North 06°30'44" Eas 111.63 feet with a central angle of 13°30'38"); 10) North 13°16'03" East 246.56 feet; 11) Northerly 115.37 feet along the arc of a 545.50 foot radius curve to the left (center bears North 76°43'57" West and the chord bears North 07°12'30" East 115.16 feet with a central angle of 12°07'06"); 12) Northeasterly 54.12 feet along the arc of a 35.00 foot radius curve to the right (center bears South 88°50'53" East and the chord bears North 45°27'11" East 48.89 feet with a central angle of 88°36'08") to a point on the Southerly Right-of-Way of Mall Ring Road; thence along the Southerly Right-of-Way of said Mall Ring Road the following six (6) courses: 1) North 89°45'25" East 93.63 feet; 2) Easterly 86.10 feet along the arc of a 944.00 foot radius curve to the left (center bears North 00°14'35" West and the chord bears North 87°08'39" East 86.07 feet with a central angle of 05°13'33"); 3) South 00°42'21" West 0.18 feet; 4) Easterly 229.83 feet along the arc of a 944.00 foot radius curve to the left (center bears North 05°26'51" West and the chord bears North 77°34'40" Fast 229 26 feet with a central angle of 13°56'57"): 5) Fasterly 252 80 feet along the arc of a 714.00 foot radius curve to the right (center bears South 19°22'33" East and the chord bears

Beginning at a point on the North Section line, said point being North 89°49'53" West 2,135.64 feet along the North Section line from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southerly 151.18 feet along the arc of a 34,179.50 foot radius curve to the left (center bears North 84°14'35" East and the chord bears South 05°53'01" East 151.18 feet with a central angle of 0°15'12"); thence South 07°18'09" East 307.23 feet; thence South 89°49'53" East 252.66 feet to a point on the Westerly Right-of-Way of Monroe Street; thence along the Westerly Right-of-Way of said Monroe Street the owing fourteen (14) courses: 1) South 00°10'07" West 5 00 feet: 2) South 70°55'18" Fast 28 51 feet: 3) Southerly 53.00 feet along the arc of a 461.50 foot radius curve to the right (center bears South 83°10'37" Wes and the chord bears South 03°31'59" East 52.97 feet with a central angle of 06°34'48"); 4) South 00°14'35" East 55.43 feet; 5) South 89°49'48" East 13.00 feet; 6) South 00°14'35" East 54.26 feet; 7) Southerly 111.89 feet along the arc of a 474.50 foot radius curve to the right (center bears South 89°45'17" West and the chord bears South 06°30'36" West 111.63 feet with a central angle of 13°30'38"); 8) South 13°16'03" West 246.56 feet: 9) Southerly 128 63 feet along the arc of a 545 50 foot radius curve to the left (center bears South 76°43'58" Fast and the chord bears South 06°30'44" West 128.33 feet with a central angle of 13°30'37"); 10) South 40.99 feet; 11) Southerly 179.59 feet along the arc of a 504.00 foot radius curve to the right (center bears West and the chord bears South 10°12'29" West 178.64 feet with a central angle of 20°24'57"); 12) Southerly 270.62 feet along the arc of a 363.00 foot radius curve to the left (center bears South 69°35'03" East and the chord bears South 00°56'29" East 264.40 feet with a central angle of 42°42'52"); 13) Southerly 91.37 feet along the arc of a 367.00 foot radius curve to the left (center bears South 80°54'24" East and the chord bears South 01°57'39" West 91.13 feet with a central angle of 14°15'53"); 14) South 84°49'43" West 42.87 feet to a point at the intersection of the Westerly Right-of-Way of Monroe Street and the Easterly Right-of-Way of Interstate 15; thence Northerly 356.39 feet along the arc of a 1,740.85 foot radius curve to the right (center bears North 70°15'36" East and the chord bears North 13°52'31" West 355.77 feet with a central angle of 11°43'47") along the Easterly Right-of-Way of said Interstate 15; thence North 07°18'09" West 1,353.04 feet along the Easterly Right-of-Way of said Interstate 15 to a point on the North

Together With (Parcel A) Beginning at a point on the Westerly Right-of-Way of the North bound Centennial Parkway, said point being South 00°54'36" West 451.13 feet and West 1.313.15 feet from the Northeast Corner of Section 13. Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 68.52 feet along the said Westerly Right-of-Way of said Centennial Parkway to the intersection of said Westerly Right-of-Way and the Northerly Right-of-Way of Mall Ring Road; thence Westerly 269.48 feet along the arc of a 900.00 foot radius curve to the right center bears North 17°23'54" West and the chord bears South 81°10'46" West 268 47 feet with a central angle of 17°09'19") along the Northerly Right-of-Way of Mall Ring Road: thence South 89°45'25" West 93.46 feet along the Northerly Right-of-Way of Mall Ring Road to the intersection of said Northerly Right-of-Way and the Easterly Right-of-Way of Monroe Street; thence along the Easterly Right-of-Way of said Monroe Street the following six (6) courses: 1) North 00°14'35" West 13.00 feet: 2) Northwesterly 34.55 feet along the arc of a 22.00 foot radius curve to the right (center bears North 00°14'17" West and the chord bears North 45°14'35" West 31.11 feet with a central angle of 89°59'24"); 3) North 00°14'35" West 9.89 feet; 4) North 01°12'41" West 18.88 feet; 5) Easterly 24.00 feet along the arc of a 558.50 foot radius curve to the left (center bears North 00°56'56" West and the chord bears North 87°49'12" East 24.00 feet with a central angle of 02°27'44"); 6) North 00°57'40" West 46.56 feet; thence South

89°49'53" East 358.14 feet to the point of beginning.

Contains 3,480,048 Square Feet, 79.891 Acres, or 19 Lots

Section line of said Section 13; thence South 89°49'53" East 63.36 feet along the North Section line of said Section

All of Lot 2. SOUTH TOWNE CENTER MALL SUBDIVSION, being more particularly described as follows: Commencing South 00°54'36" West 690.59 feet along the East Section line and West 953.78 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 75°00'00" East 39.93 feet; thence Southerly 6.61 feet along the arc of a 315.48 foot radius curve to the right (center bears North 76°13'23" West and the chord bears South 14°22'38" West 6.61 feet with a central angle of 01°12'02"); thence South 15°00'00" West 113.39 feet: thence South 83°05'00" East 19.20 feet: thence Southerly 17.74 feet along the arc of a 147.50 foot radius curve to the left (center bears South 83°05'00" East and the chord bears South 03°28'18" West 17 73 feet with a central angle of 06°53'25"); thence South 00°01'35" West 184.00 feet; thence South 89°59'52" West 263.49 feet; thence North 00°01'35" East 10.30 feet; thence Northerly 35.99 feet along the arc of a 49.50 foot radius curve to the right (center bears South 89°58'25" East and the chord bears North 20°51'16" East 35.20 feet with a central angle of 41°39'23"); thence Northerly 36.72 feet along the arc of a 50.50 foot radius curve to the left (center bears North 48°19'02" West and the chord bears North 20°51'16" East 35.91 feet with a central angle of 41°39'23"); thence North 00°01'35" East 128.85 feet; thence Northeasterly 22.78 feet along the arc of a 14.50 foot radius curve to the right (center bears South 89°58'25" East and the chord pears North 45<sup>5</sup>01'35" East 20.51 feet with a central angle of 90°00'00"); thence South 89°58'25" East 103.56 feet thence Northeasterly 69.60 feet along the arc of a 75.50 foot radius curve to the left (center bears North 00°01'35" East and the chord bears North 63°37'07" East 67.16 feet with a central angle of 52°48'57"); thence North

All of Lot 4, AMENDED LOT 1 SOUTH TOWNE CENTER MALL SUBDIVSION, being more particularly Commencing South 00°54'36" West 1,735.01 feet along the East Section line and West 619.13 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 122.40 feet: thence East 5.10 feet: thence South 72.10 feet: thence West 5.10 feet: thence South 24.22 feet: thence East 23.10 feet: thence South 44°54'24" East 33.61 feet: thence South 74.08 feet: thence West 169 00 feet: thence South 5 10 feet: thence West 72 00 feet: thence North 5 10 feet: thence West 122 43 feet: thence North 122.30 feet; thence West 5.10 feet; thence North 72.00 feet; thence East 5.10 feet; thence North 122.30 feet: thence East 316.60 feet to the point of beginning

ENTRY NO. 5777492 IN BOOK 6904 AT PAGE 708 OF OFFICIAL RECORDS.

37°12'38" East 32.85 feet; thence North 15°00'00" East 56.14 feet to the point of beginning.

## **EASEMENT NOTES**

5, 1917 AS ENTRY NO. 384843 IN BOOK 2-W OF LIENS AND LEASES AT PAGE 452 OF OFFICIAL AN EASEMENT IN FAVOR OF ARLENE P. STEVENS RECORDED MAY 8, 1948 AS ENTRY NO. 1120238 IN BOOK 607 AT PAGE 410 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH RECORDED OCTOBER

AN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED JUNE 29, 1965 AS ENTRY NO. 2082707 IN BOOK 2345 AT PAGE 305 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF ZIONS FIRST NATIONAL BANK RECORDED JULY 13, 1977 AS ENTRY NO. 2969079 IN BOOK 4517 AT PAGE 441 OF OFFICIAL RECORDS.

North 80°46'02" East 251.48 feet with a central angle of 20°17'10"); 6) North 44.00 feet; thence Easterly 348.51

feet along the arc of a 758.00 foot radius curve to the right (center bears South 00°54'37" West and the chord bears

South 75°55'05" East 345.45 feet with a central angle of 26°20'35"); thence North 30°00'00" East 23.44 feet to a

point South Boundary line of NEFF'S GROVE; thence along the South Boundary line of said NEFF'S GROVE the

following (16) sixteen courses: 1) South 63°20'16" East 36.94 feet; 2) South 53°19'05" East 68.09 feet; 3) South

55°51'09" East 51.92 feet; 4) South 54°37'35" East 36.59 feet; 5) South 62°25'53" East 44.51 feet; 6) South

75°03'27" East 42.70 feet; 7) South 84°18'58" East 53.81 feet; 8) South 87°26'41" East 103.98 feet; 9) North

88°52'31" East 26.90 feet: 10) North 83°38'40" East 40.99 feet: 11) South 84°05'25" East 56.86 feet: 12) North

89°55'55" East 99.46 feet: 13) North 76°58'16" East 45.34 feet: 14) North 58°10'14" East 20.20 feet: 15) North

35°57'05" East 26.35 feet; 16) North 03°38'46" West 1.76 feet; thence South 61°30'58" East 27.59 feet to the poir

- AN EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 27. 1982 AS ENTRY NO. 3706186 IN BOOK 5405 AT PAGE 1246 OF OFFICIAL RECORDS: RECORDED AUGUST 27, 1982 AS ENTRY NO. 3706187 IN BOOK 5405 AT PAGE 1248 OF OFFICIAL RECORDS; RECORDED AUGUST 27, 1982 AS ENTRY NO. 3706188 IN BOOK 5405 AT PAGE 1250 OF OFFICIAL RECORDS: RECORDED AUGUST 27, 1982 AS ENTRY NO. 3706189 IN BOOK 5405 AT PAGE 1252 OF OFFICIAL
- RECORDS: RECORDED SEPTEMBER 23, 1982 AS ENTRY NO. 3713772 IN BOOK 5409 AT PAGE 2892 OF OFFICIAL RECORDS; RECORDED SEPTEMBER 23, 1982 AS ENTRY NO. 3713774 IN BOOK 5409 AT PAGE 2895 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED DECEMBER 4, 1985 AS ENTRY NO. 4171554 IN BOOK 5714 AT PAGE 2205 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED DECEMBER 4, 1985 AS
- ENTRY NO. 4171567 IN BOOK 5714 AT PAGE 2225 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED FEBRUARY 27, 1986 AS ENTRY NO. 4207308 IN BOOK 5738 AT PAGE 2276 OF OFFICIAL RECORDS; AND RECORDED FEBRUARY
- 27. 1986 AS ENTRY NO. 4207309 IN BOOK 5739 AT PAGE 2278 OF OFFICIAL RECORDS AN EASEMENT IN FAVOR OF SALT LAKE COUNTY SEWER IMPROVEMENT DISTRICT RECORDED MARCH 7. 1986 AS ENTRY NO. 4211899 IN BOOK 5742 AT PAGE 2849 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF SALT LAKE COUNTY SEWER IMPROVEMENT DISTRICT RECORDED MARCH 7, 1986 AS ENTRY NO. 4211900 IN BOOK 5742 AT PAGE 2850 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED APRIL 2, 1986 AS ENTRY NO. 4223912 IN BOOK 5751 AT PAGE 1894 OF OFFICIAL RECORDS.
- 5775 AT PAGE 2179 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED AUGUST 13, 1986 AS ENTRY NO. 4294288 IN BOOK 5802 AT PAGE 1040 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF SANDY CITY RECORDED JUNE 6, 1986 AS ENTRY NO 4257245 IN BOOK

- AN EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED. NOVEMBER 5, 1986 AS ENTRY NO. 4344224 IN BOOK 5836 AT PAGE 2054 OF OFFICIAL RECORDS.
- AN FASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED NOVEMBER 12, 1986 AS ENTRY NO. 4347899 IN BOOK 5839 AT PAGE 435 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED JUNE 5, 1990 AS ENTRY NO. 4925190 IN BOOK 6226 AT PAGE 839 OF OFFICIAL RECORDS.

BLANKET EASEMENT NOTES

ENTRY NO. 4042059 RECORDED JANUARY 23, 1985 IN BOOK 5624 AT PAGE 914 OF OFFICIAL RECORDS.

ENTRY NO. 4157033 RECORDED OCTOBER 30, 1985 IN BOOK 5704 AT PAGE 2119 OF OFFICIAL RECORDS.

ENTRY NO. 5634889 RECORDED OCTOBER 21, 1993 IN BOOK 6781 AT PAGE 761 OF OFFICIAL RECORDS.

ENTRY NO. 6644162 RECORDED MAY 14, 1997 IN BOOK 97-5P AT PAGE 152 OF OFFICIAL RECORDS.

ENTRY NO. 12623950 RECORDED SEPTEMBER 26, 2017 IN BOOK 10602 AT PAGE 4411 OF OFFICIAL RECORDS.

ENTRY NO. 6175088 RECORDED SEPTEMBER 26, 1995 IN BOOK 7235 AT PAGE 1011 OF OFFICIAL RECORDS.

ENTRY NO. 11272452 RECORDED NOVEMBER 2, 2011 IN BOOK 9664 AT PAGE 4058 OF OFFICIAL RECORDS.

ENTRY NO. 12874405 RECORDED OCTOBER 25, 2018 IN BOOK 10724 AT PAGE 7903 OF OFFICIAL RECORDS.

- AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED DECEMBER 4. 1990 AS ENTRY NO. 4996998 IN BOOK 6273 AT PAGE 805 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED MARCH 29, 1994 AS
- AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED JUNE 3, 1994 AS ENTRY NO. 5845171 IN BOOK 6957 AT PAGE 2337 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF SANDY CITY RECORDED MARCH 27, 1989 AS ENTRY NO. 4750508 IN BOOK 6112 AT PAGE 2716 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF SOUTH VALLEY SEWER DISTRICT RECORDED JUNE 16, 2004 AS ENTRY NO. 9092394 IN BOOK 9001 AT PAGE 8495 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF QUESTAR GAS COMPANY RECORDED NOVEMBER 21, 2006 AS ENTRY NO.
- 9916398 IN BOOK 9383 AT PAGE 8830 OF OFFICIAL RECORDS. AN EASEMENT GRANTED BY THAT CERTAIN FINAL JUDGEMENT OF CONDEMNATION RECORDED AUGUST 27, 2008 AS ENTRY NO. 10508774 IN BOOK 9664 AT PAGE 4058 OF OFFICIAL RECORDS.
- RIGHT OF ENTRY AND OCCUPANCY AGREEMENT RECORDED MARCH 24, 2016 AS ENTRY NO. 12246063 IN BOOK 10414 AT PAGE 2640 OF OFFICIAL RECORDS AN EASEMENT IN FAVOR OF SANDY CITY RECORDED SEPTEMBER 22, 2016 AS ENTRY NO. 12370885 IN
- BOOK 10478 AT PAGE 8936 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION RECORDED SEPTEMBER 26. 2017 AS ENTRY NO. 12623936 IN BOOK 10602 AT PAGE 4329 OF OFFICIAL RECORDS. RIGHT OF ENTRY AND OCCUPANCY AGREEMENT RECORDED MAY 14, 2018 AS ENTRY NO. 12771137 IN
- BOOK 10674 AT PAGE 579 OF OFFICIAL RECORDS. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE OFFICIAL PLAT RECORDED AUGUST 15, 2005 AS ENTRY NO. 9461246 IN BOOK 2005P AT PAGE 250 OF OFFICIAL RECORDS.

EASEMENT IDENTIFIED AS PARCEL NO. 0089:21B:E IN THAT CERTAIN DOCUMENT RECORDED

- DECEMBER 11, 2008 AS ENTRY NO. 10577205 IN BOOK 9664 AT PAGE 4058 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF PACIFICORP RECORDED MARCH 16, 2016 AS ENTRY NO. 12240985 IN BOOK 10411 AT PAGE 7157 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF SANDY CITY RECORDED SEPTEMBER 26, 2017 AS ENTRY NO. 12623939 IN
- BOOK 10602 AT PAGE 4339 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF QUESTAR GAS COMPANY RECORDED OCTOBER 24, 2018 AS ENTRY NO. 12873452 IN BOOK 10724 AT PAGE 7903 OF OFFICIAL RECORDS. AN EASEMENT IN FAVOR OF PACIFICORP RECORDED FEBRUARY 12, 2019 AS ENTRY NO. 12933119 IN
- BOOK 10752 AT PAGE 3283 OF OFFICIAL RECORDS AN EASEMENT IN FAVOR OF SANDY CITY RECORDED JANUARY 11, 2021 AS ENTRY NO. 13530251 IN BOOK 11096 AT PAGE 9295 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF MERVYN'S, A CALIFORNIA CORPORATION RECORDED OCTOBER 21, 1993 AS ENTRY NO. 5634888 IN BOOK 6781 AT PAGE 764 OF OFFICIAL RECORDS

LOT DESCRIPTIONS A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the

. Beginning at a point on the Westerly Right-of-Way of State Street, said point being South 00°54'36" West 649.82 feet along the East Section line and East 52.94 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence along said Westerly Right-of-Way line the following twenty-one (21) courses: (1) South 00°50'41" East 3.70 feet; (2) North 61°30'58" West 14.80 feet; (3) South 00°01'50" East 53.29 feet; (4) Southwesterly 26.03 feet along the arc of a 23.50 foot radius curve to the right (center bears North 63°22'25" West and the chord bears South 58°21'38" West 24.72 feet with a central angle of 63°28'06"): (5) North 89°55'02" West 11.00 feet: (6) South 00°04'58" West 6.40 feet: (7) South 89°58'51" East 25.50 feet: (8) South 00°01'50" East 20.39 feet: (9) South 56°26'50" East 7.88 feet: (10) North 00°01'50" West 0.51 feet: (11) North 89°58'10" Fast 0.50 feet: (12) South 00°01'50" Fast 538 43 feet: (13) South 44°31'19" West 34 21 feet: (14) South 00°01'50" East 10.35 feet; (15) South 89°59'00" East 5.98 feet; (16) Northeasterly 32.20 feet along the arc of a 25.00 foot radius curve to the left (center bears North 00°01'22" East and the chord bears North 53°07'27" East 30.02 feet with a central angle of 73°47'50"): (17) South 00°01'50" East 92.08 feet; (18) Northwesterly 32.24 feet along the arc of a 25.00 foot radius curve to the left (center bears South 73°54'42" West and the chord bears North 53°02'05" West 30.05 feet with a central angle of 73°53'34"); (19) North 89°59'00" West 6.00 feet; (20) South 00°01'50" East 7.34 feet; (21) South 45°00'25" East 17.30 feet; thence North 89°57'07" West 183.73 feet; thence South 00°02'40" West 222.88 feet; thence South 89°52'54" East 49.55 feet; thence South 00°01'56" West 157.48 feet; thence South 89°58'04" East 139.42 feet to the Westerly Right-of-Way line of State Street; thence along said Westerly Right-of-Way line the following twenty-four (24) courses: (1) South 00°01'50" East 51.01 feet; (2) South 64°21'57" West 3.79 feet: (3) South 04°02'07" West 37.41 feet: (4) North 89°58'10" East 6.07 feet: (5) South 00°01'50" East 5.02 feet; (6) East 6.50 feet; (7) South 00°01'27" East 65.20 feet; (8) Northwesterly 25.90 feet along the arc of a 31.00 foot radius curve to the left (center bears South 47°51'53" West and the chord bears North 66°04'01" West 25.15 feet with a central angle of 47°51'47"); (9) West 11.00 feet; (10) South 6.90 feet; (11) South 84°46'58" East 12.95 feet: (12) Southeasterly 27.26 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" Fast 25 69 feet with a central angle of 67°54'04"): (13) North 89°58'10" East 1.05 feet: (14) South 00°01'50" East 39.80 feet: (15) South 89°30'10" West 83.03 feet: (16) South 70°00'10" West 35 00 feet: (17) South 89°05'10" West 204 08 feet: (18) South 00°01'50" Fast 63 87 feet: (19) North 89°01'10" East 319.62 feet: (21) South 02°14'55" West 23.26 feet: (22) South 18°19'01" West 18.35 feet: (23) South 67°40'20" East 5.63 feet: (24) South 00°05'00" East 228.19 feet: thence South 89°58'10" West 360.55 feet: thence South 00°00'34" West 180.75 feet: thence Southerly 14.20 feet along the arc of a 24.00 foot radius curve to the left (center bears South 88°13'19" East and the chord bears South 15°10'12" East 13.99 feet with a central angle of 33°53'46") to the Northerly Right-of-Way line of 10600 South Street; thence along said Northerly Right-of-Way line the following six (6) courses: (1) Northwesterly 47.08 feet along the arc of a 7,610.00 foot radius curve to the right (center bears North 02°55'33" East and the chord bears North 86°53'49" West 47.08 feet with a central angle of 00°21'16"); (2) Northwesterly 386.59 feet along the arc of a 7,735.00 foot radius curve to the left (center bears South 03°16'49" West and the chord bears North 88°09'05" West 386.55 feet with a central angle of 02°51'49"); (3) North 89°35'00" West 215.84 feet; (4) North 76°40'15" West 153.77 feet; (5) North 76°58'27" West 37.64 feet; (6) North 89°35'00" West 198.00 feet to the Easterly Right-of-Way line of Interstate 15; thence along said Easterly Right-of-Way line the following two (2) courses: (1) Northwesterly 209.75 feet along the arc of a 205.63 foot radius curve to the right (center bears North 00°25'00" East and the chord bears North 60°21'42" West 200.77 feet with a central angle of 58°26'36"); (2) thence North 34°54'34" West 176.52 feet; thence Northerly 151.88 feet along the arc of a 944.00 foot radius curve to the left (center bears South 79°14'46" West and the chord bears North 15°21'47" West 151.72 feet with a central angle of 09°13'06"); thence North 53°29'28" East 68.89 feet to the Easterly Right-of-Way line of Monroe Street: thence along said Easterly Right-of-Way line the following four (4) courses: (1) Northwesterly 178.05 feet along the arc of a 1.151.00 foot radius curve to the right (center bears North 54°54'11' East and the chord bears North 30°39'56" West 177.87 feet with a central angle of 08°51'47"); (2) Northwesterly 122.60 feet along the arc of a 1,147.00 foot radius curve to the right (center bears North 62°38'51" East and the chord bears North 24°17'26" West 122.54 feet with a central angle of 06°07'27"); (3) North 21°13'42" West 113.34 feet; (4) Northwesterly 28.19 feet along the arc of a 326.50 foot radius curve to the right (center bears North 68°20'02" East and the chord bears North 19°11'33" West 28.18 feet with a central angle of 04°56'50"); thence East 260.90 feet; thence North 45°00'05" East 421.59 feet; thence North 355.31 feet; thence East 60.25 feet; thence North 44°58'25" West 324.58 feet; thence North 45°01'35" East 29.75 feet; thence North 44°58'25" West 147.00 feet; thence Northeasterly 8.32 feet along the arc of a 758.00 foot radius curve to the right (center bears South 38°02'11" East and the chord bears North 52°16'40" East 8.32 feet with a central angle of 00°37'43"); thence North 00°42'21" East 22.07 feet to the Southerly Right-of-Way line of Mall Ring Road; thence along said Southerly Right-of-Way line the following two (2) courses: (1) Northeasterly 229.83 feet along the arc of a 944.00 foot radius curve to the left (center bears North 05°26'51" West and the chord bears North 77°34'40" East 229.26 feet with a central angle of 13°56'57"); (2) Northeasterly 252.80 feet along the arc of a 714.00 foot radius curve to the right (center bears South 19°22'33" East and the chord bears North 80°46'02" East 251.48 feet with a central angle of 20°17'10"): thence North 44.00 feet to the Northerly Right-of-Way line of Mall Ring Road; thence Southeasterly 348.51 feet along the arc of a 758.00 foot radius curve to the right (center bears South 00°54'37" West and the chord bears South 75°55'05" East 345.45 feet with a central angle of 26°20'35") along said Northerly Right-of-Way line; thence South 61°30'58" East 27.59 feet to the point of beginning.

thence North 30°00'00" Fast 23 44 feet: thence South 63°20'16" Fast 36 94 feet: thence South 53°19'05" Fast 68 09 feet: thence South 55°51'09" Fast 51 92 feet: thence South 54°37'35" Fast 36 59 feet: thence South 62°25'53" Fast 44.51 feet: thence South 75°03'27" Fast 42.70 feet: thence South 84°18'58" Fast 53.81 feet: thence South 87°26'41" East 103.98 feet: thence North 88°52'31" East 26.90 feet: thence North 83°38'40" East 40.99 feet: thence South 84°05'25" East 56.86 feet: thence North 89°55'55" East 99.46 feet: thence North 76°58'16" East 45.34 feet: thence North 58°10'14" East 20.20 feet; thence North 35°57'05" East 26.35 feet; thence North 03°38'46" West 1.76 feet; Less and Excepting Lot 2 of South Towne Center Mall Subdivision recorded May 14, 1997 as Entry No. 6644162 in Book 97-5P at Page 152 of Official Records.

Also Less and Excepting Lot 4 of Amended Lot 1 South Towne Center Mall Subdivision recorded August 15, 2005 as Entry No. 9461246 in Book 2005P at Page 250 of Official Records. Also Less and Excepting Lots 105 and 108 of South Towne Center Mall Subdivision Amended recorded as Entry No. \_ \_\_ in Book \_\_\_\_\_ at Page \_\_\_\_ of Official Records. Net Parcel Contains 2,519,715 Square Feet or 57.845 Acres.

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more

particularly described as follows: Beginning at a point on the Southerly Right-of-Way of Mall Ring Road, said point being South 00°54'36" West 600.71 feet along the East Section line and West 1489.89 feet from the Northeast Corner of Section 13. Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running, thence South 00°42'21" West 22.25 feet: thence Southwesterly 8.32 feet along the arc of a 758.00 foot radius curve to the left (center bears South 37°24'28" East and the chord bears South 52°16'40" West 8.32 feet with a central angle of 00°37'43"); thence South 44°58'25" Fast 147 00 feet: thence South 45°01'35" West 29 75 feet: thence South 44°58'25" Fast 324 58 feet: thence West 60.25 feet; thence South 355.31 feet; thence South 45°00'05" West 421.59 feet; thence West 260.90 feet to the Easterly Right-of-Way line of Monroe Street; thence along said Easterly Right-of-Way line the following eight (8) courses: (1) Northwesterly 179.81 feet along the arc of a 326.50 foot radius curve to the right (center bears North 73°16'51" East and the chord bears North 00°56'33" West 177.54 feet with a central angle of 31°33'12"); (2) Northerly 105.29 feet along the arc of a 540.50 foot radius curve to the left (center bears North 74°30'05" West and the chord bears North 09°55'05" East 105.12 feet with a central angle of 11°09'39"); (3) North 00°26'04" East 72.27 feet; (4) North 177.93 feet; (5) Northeasterly 111.89 feet along the arc of a 474.50 foot radius curve to the right (center bears North 89°45'25" East and the chord bears North 06°30'44" East 111.63 feet with a central angle of 13°30'38"); (6) North 13°16'03" East 246.56 feet; (7) Northeasterly 115.37 feet along the arc of a 545.50 foot radius curve to the left (center bears North 76°43'57" West and the chord bears North 07°12'30" East 115.16 feet with a central angle of 12°07'06"); (8) Northeasterly 54.12 feet along the arc of a 35.00 foot radius curve to the right (center bears South 88°50'53" East and the chord bears North 45°27'11" East 48.89 feet with a central angle of 88°36'08") to the Southerly Right-of-Way line of Mall Ring Road; thence along said Southerly Right-of-Way line the following two (2) courses: (1) North 89°45'25" East 93.63 feet: (2) Northeasterly 86.10 feet along the arc of a 944.00 foot radius curve to the left (center bears North 00°14'35" West and the chord bears North 87°08'39" East 86.07 feet with a

central angle of 05°13'33") to the point of beginning.

Contains 456,453 Square Feet or 10.479 Acres.

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows: Beginning at a point on the North section line of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point being North 89°49'53" West 2,135.64 feet along said North section line from the Northeast Corner of said Section 13, and running; thence Southeasterly 151.18 feet along the arc of a 34,179.50 foot radius curve to the left (center bears North 84°14'35" East and the chord bears South 05°53'01" East 151.18 feet with a central angle of 00°15'12"); thence South 07°18'09" East 307.23 feet; thence South 89°49'53" East 10.19 feet; thence South 00°12'15" West 250.09 feet; thence North 89°45'30" East 234.82 feet; thence North 00°14'30" West 248.42 feet; thence South 89°49'53" East 9.59 feet to the Westerly Right-of-Way line of Monroe Street; thence along said Westerly Right-of-Way the following fourteen (14) courses: (1) South 00°10'07" West 5.00 feet; (2) South 70°55'18" East 28.51 feet; (3) Southeasterly 53.00 feet along the arc of a 461.50 foot radius curve to the right (center bears South 83°10'37" West and the chord bears South 03°31'59" East 52.97 feet with a central angle of 06°34'48"); (4) South 00°14'35" East 55.43 feet: (5) South 89°49'48" East 13.00 feet: (6) South 00°14'35" East 54.26 feet: (7) Southwesterly 111.89 feet along the arc of a 474.50 foot radius curve to the right (center bears South 89°45'17" West and the chord bears South 06°30'36" West 111.63 feet with a central angle of 13°30'38"); (8) South 13°16'03" West 246.56 feet; (9) Southwesterly 128.63 feet along the arc of a 545.50 foot radius curve to the left (center bears South 76°43'58" East and the chord bears South 06°30'44" West 128.33 feet with a central angle of 13°30'37"); (10) South 40.99 feet; (12) Southwesterly 179.59 feet along the arc of a 504.00 foot radius curve to the right (center bears West and the chord bears South 10°12'29" West 178.64 feet with a central angle of 20°24'57"); (13) Southeasterly 270.62 feet along the arc of a 363.00 foot radius curve to the left (center bears South 69°35'03" East and the chord bears South 00°56'29" East 264.40 feet with a central angle of 42°42'52"); (14) Southwesterly 91.37 feet along the

arc of a 367.00 foot radius curve to the left (center bears South 80°54'24" East and the chord bears South 01°57'39" West 91.13 feet with a central angle of 14°15'53"); thence South 84°49'43" West 42.87 feet to the Easterly Right-of-Way line of Interstate 15; thence along said Easterly Right-of-Way line the following two (2) courses: (1) orthwesterly 356.39 feet along the arc of a 1,740.85 foot radius curve to the right (center bears North 70°15'36" East and the chord bears North 13°52'31" West 355.77 feet with a central angle of 11°43'47"); (2) North 07°18'09" West 1,353.04 feet to the North line of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°49'53" East 63.36 feet along said North line to the point of beginning. Contains 217.560 Square Feet or 4.994 Acres.

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows: Commencing South 00°54'36" West 449.60 feet along the East section line and West 1,830.87 feet from the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running: thence South 00°14'30" East 248.42 feet: thence South 89°45'30" West 234.82 feet: thence North 00°12'15" East 250.09 feet: thence South 89°49'53" East 232.88 feet to the point of beginning. Contains 58,286 Square Feet or 1.338 Acres.

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more Beginning at a point on the East section line of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point being South 00°54'30" West 1,083.24 feet along the said East section line from the Northeast Corner of said Section 13, and running; thence North 89°50'39" East 26.96 feet; thence South 00°14'30" East 194.40 feet; thence North 89°55'50" West 182.76 feet; thence North 00°01'00" East 193.68 feet; thence North 89°50'39" East 154.92 feet to the point of beginning. Contains 35,377 Square Feet or 0.812 Acres.

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows: Beginning at a point on the Westerly Right-of-Way of State Street, said point being South 00°54'36" West 1.392.14 feet along the East Section line and South 89°57'07" East 40.90 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence along the Westerly Right-of-Way of said State Street the following (3) three courses: 1) South 45°00'25" East 16.66 feet; 2) South 00°01'50" East 202.48 feet: 3) South 02°40'57" West 8.88 feet: thence North 89°52'54" West 195.38 feet: thence North 00°02'40" East 222.88 feet; thence South 89°57'07" East 183.73 feet to the point of beginning. Contains 43,560 Square Feet or 1.000 Acres.

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more Beginning at a point on the East section line of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point being South 00°54'30" West 1,615.22 feet along the said East section line from the Northeast Corner of said Section 13, and running; thence South 89°52'54" East 55.92 feet to the Westerly Right-of-Way of State Street: thence along said Westerly Right-of-Way the following eight (8) courses: (1) South 02°40'57" West 39.19 feet: (2) South 89°58'10" West 6.81 feet: (3) South 69°04'28" West 6.00 feet: (4) South 14°57'53" East 40.57 feet: (5) South 02°40'57" West 45.45 feet: (6) South 29°05'50" West 11.42 feet: (7) South 58°47'02" East 5.78 feet: (8) South 00°01'50" East 18.39 feet: thence North 89°58'04" West 139.42 feet: thence North 00°01'56" East 157.48 feet: thence South 89°52'54" East 89.90 feet to the point of beginning. Contains 22.089 Square Feet or 0.507 Acres.

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more Beginning at a point on the East section line of Section 13, Township 3 South, Range 1 West, Salt Lake Base and

Meridian, said point being South 00°54'30" West 2,137.11 feet along the said East section line from the Northeast Corner of said Section 13, and running; thence North 89°01'10" East 55.76 feet; thence South 00°03'50" East 134.89 feet; thence South 89°46'18" West 136.29 feet; thence North 00°02'07" East 133.10 feet; thence North 89°01'10" Contains 18,246 Square Feet or 0.419 Acres

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows

Beginning at a point on the Westerly Right-of-Way of State Street, said point being South 00°54'36" West .331.96 feet along the East section line and North 89°58'10" East 65.92 feet from the Northeast Corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence along the Westerly Right-of-Way of said State Street the following (12) twelve courses: 1) South 00°05'00" East 30.46 feet; 2) South 71°14'13" West 2.63 feet; 3) South 18°33'01" East 7.84 feet; 4) South 00°07'55" East 18.66 feet; 5) South 15°29'11" West 8.18 feet; 6) South 65°12'28" East 2.41 feet; 7) South 00°05'10" East 104.20 feet; 8) South 71°03'18" West 3.38 feet; 9) South 00°01'50" East 7.62 feet; 10) South 45°11'14" West 26.79 feet; 11) North 89°34'02" West 7.46 feet; 12) South 10°35'08" West 6.19 feet to a point on the Northerly Right-of-Way of 11400 South Street; thence Westerly 326.54 feet along the arc of a 7,610.00 foot radius curve to the right (center bears North 00°28'02" East and the chord bears North 88°18'12" West 326.51 feet with a central angle of 02°27'31") along the Northerly Right-of-Way of said street; thence Northerly 14.20 feet along the arc of a 24.00 foot radius curve to the right (center bears North 57°52'54" East and the chord bears North 15°10'12" West 13.99 feet with a central angle of 33°53'46"); thence North 00°00'34" East 180.75 feet; thence North 89°58'10" East 360.55 feet to the point of beginning. Contains 71,876 Square Feet or 1.650 Acres.

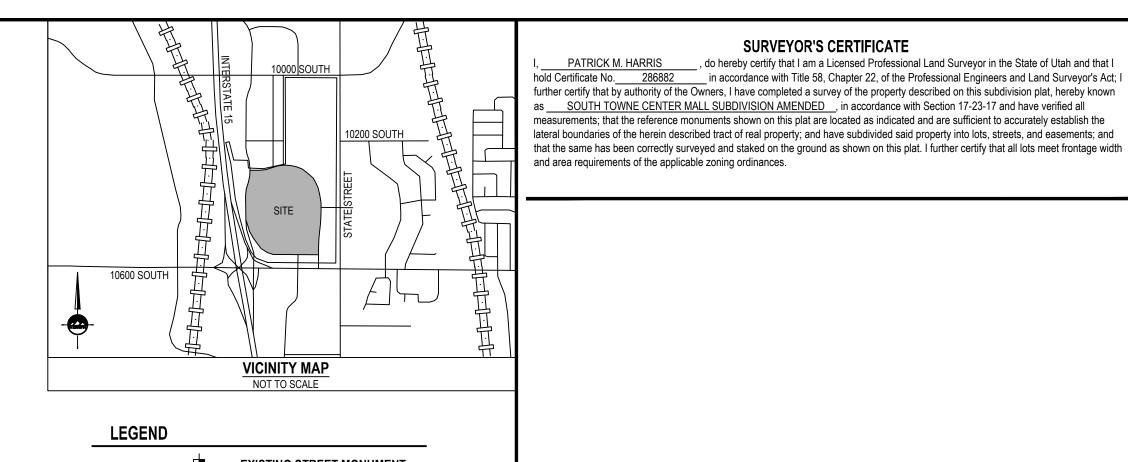
Dominion Energy Utah - Note: Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or 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 grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

ROCKY MOUNTAIN POWER NOTES: 1. PURSUANT TO UTAH CODE ANN. § 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 ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN 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:

2.1. A RECORDED EASEMENT OR RIGHT-OF WAY THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR 2.4. ANY OTHER PROVISION OF LAW.



### EXISTING STREET MONUMENT PROPOSED STREET MONUMENT **SECTION CORNER SET 5/8" REBAR WITH YELLOW PLASTIC CAP** OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." **BOUNDARY LINE** —— — — SECTION LINE

#### PLAT NOTES

——— — CENTER LINE

— — — — EASEMENT LINE

- 1. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE
- STORM DRAINAGE DETENTION BASINS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. SUBDIVISION PROPERTY IS SUBJECT TO A COVENANTS RESTRICTIONS & CONDITION RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT. . FOR LOT ADDRESSING SEE SHEET 2 OF PLAT.
- 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
- 3. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT 9. NO BUILDING WITHIN 10 FEET OF PROPERTY LINE OR MALL RING ROAD. 10. ALL WATERLINE EASEMENTS SHOWN ON THE RECORDED 2005 PLAT SHALL BE VACATED WITH THIS PLAT WHEN IT IS RECORDED. PROPERTY OWNER SHALL MAINTAIN ALL EXISTING WATERLINES, FIRE LINES. AND FIRE HYDRANTS IN GOOD WORKING CONDITIONS. SANDY CITY WILL MAINTAIN THE WATER METER AND SERVICE LATERAL FROM THE WATER METER TO THE WATER MAIN, AND METER VAULT.

1. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE

- PROPERTY IN THIS DEVELOPMENT 12. 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. 13. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFER TO THE RECORDED POST CONSTRUCTION AGREEMENT.

# 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. 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. 5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.

6. 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 A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.")

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY

COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-2-17-5198) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY 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 RELATED TO THE

## MONROE STREET NOTE

Owner is showing the "dedication" of what is labeled as "New Monroe Street" in the general area and at the approximate dimension that it vaguely appears to be on Sandy City's currently adopted Transportation Master Plan. Owner has been informed that Sandy City does not believe that this alignment or dimension is what Sandy City actually intends to build now or ever. However, Owner is showing New Monroe Street as it is on the proposed plat so that Owner will be in strict compliance with Sandy City's Code including, but not limited to Sections 21-30-3, 21-30-10 and 21-30-12. Owner is also showing on the plat the standard "dedication" block for New Monroe. With this language on the proposed plat Sandy City has no ability to pretend that the application is somehow "incomplete" and, therefore, Sandy City will have to process the proposed plat to the Planning Commission for immediate approval.

Owner has no intention of actually dedicating New Monroe Street to the City (much less actually building it) on the location as shown on the proposed plat (or anywhere else) for free as the word "dedication" implies by its literal dictionary definition and as is required by Sandy City's Code and as is required by Sandy City's required "dedication" block on the plat. Owner is certain that such a required free "dedication" would violate the Fifth Amendment to the Constitution of the United States of America and Article 1, Section 22 of the Constitution on their face (and/or as applied to the facts here where the proposed subdivision has precisely 0.00 impact on any need for New Monroe Street at this time) and as interpreted by, respectively, Nollan/Dolan, BAM and, literally, every other case in America that has considered this issue in the last 50 years. Sandy City has never even tried to argue to the contrary. Sandy City knows that its required "dedication" is unconstitutional under these facts.

Further. anv required dedication of New Monroe Street as a condition of approval of the plat would violate Section 21-6-7 of the Sandy City Code as such a dedication would in inconsistent with Utah State Code regarding exactions as well as being inconsistent, as noted above, with the Fifth Amendment to the Constitution of the United States of America and Article 1, Section 22 of the Constitution as

CITY PARKS & RECREATION APPROVAL

If, in approving the proposed plat, Sandy City insists on the "dedication" Owner will file suit and seek appropriate damages.

SHEET 1 OF 2

PROJECT NUMBER: 6426L

MANAGER : P.HARRIS

Phone:801.547.11

SURVEYOR'S CERTIFICATE PATRICK M. HARRIS , do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the

# SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

b hereby dedicate for perpetual use of the public all parcels tended for Public use. Owner(s) hereby agree to warrant a noumbrance on a dedicated street which will interfere with t	nd defend and save the City h	narmless against any easements or other
witness whereof I / we have hereunto set our hand (s) this	day of	A.D., 20

In witness whereof I / we h	ave hereunto set our h	and (s) this	day of	A.D., 20
Ву:				
Ву:			<u>-</u>	
	CORF	ORATE AC	KNOWLEDGMENT	
STATE OF UTAH County of Salt Lake	}S.S.			
On the day of			, personally appeared b	efore me t, who duly acknowledged to me
he/she is the		, of		
a Utah Corporation, and is	authorized to execute the	ne foregoing Agreen	nent in its behalf and that he/she	e executed it in such capacity.

ISSION EXPIRES:_			

	RESIDING IN	COUNT
NOTARY PUBLIC		

	LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
UTAH	}S.S.

ocamity of	our zuno		
On the	day of	A.D., 20	, personally appeared before me
		, the signer	of the foregoing instrument, who duly acknowledged to me that
he/she is a		, of	
Utah limited	liability company, and	is authorized to execute the foregoing Ag	reement in its behalf and that he/she executed it in such capacity

MY COMMISSION EXPIRES: RESIDING IN

SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

AMENDING LOTS 1 & 3 OF AMENDED LOT 1 SOUTH TOWNE CENTER MALL SUBDIVISION

9. ENTRY NO. 12874406 RECORDED OCTOBER 25, 2018 IN BOOK 10724 AT PAGE 7911 OF OFFICIAL RECORDS.  10. ENTRY NO. 12877624 RECORDED OCTOBER 31, 2018 IN BOOK 10726 AT PAGE 5117 OF OFFICIAL RECORDS.  11. ENTRY NO. 12933118 RECORDED FEBRUARY 12, 2019 IN BOOK 10752 AT PAGE 3276 OF OFFICIAL RECORDS.  12. ENTRY NO. 13402510 RECORDED SEPTEMBER 23, 2020 IN BOOK 11024 AT PAGE 3816 OF OFFICIAL RECORDS.					10450 SO	ST. MALL OWNERS LLC 10450 SOUTH STATE STREET, SUITE 2320 SANDY, UTAH 84070		MANAGER: P.HARRIS DRAWN BY: S. LEWIS CHECKED BY: P.HARRIS DATE: 2/22/2023	APPROVED THIS DAY OF, 20, BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.  SANDY CITY PARKS & RECREATION DEPARTMENT	LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, & IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH
EASEME	NT APPROVAL	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL	PLANNING COMMISSION APPROVAL	SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVA	L CITY ENGINEER APPROVAL	PUBLIC UTILITIES DEPARTMENT APP	ROVAL SANDY CITY MAYOR APPROVAL	_	CITY ATTORNEY'S APPROVAL	SALT LAKE COUNTY RECORDER RECORDED #
CENTURYLINK  ROCKY MOUNTAIN POWER	DATE DATE	APPROVED THIS DAY OF, 20			APPROVED THIS DAY OF, 20		20, APPROVED THIS DAY OF, A.D. 20	<del></del>	APPROVED THISDAY OF, 20, BY THE SANDY CITY ATTORNEY.	STATE OF LITALL COLINITY OF SALT LAVE DECODED AND FILED AT THE
DOMINION ENERGY UTAH	DATE									DATE: TIME: BOOK: PAGE:
COMCAST	DATE	SALT LAKE COUNTY HEALTH DEPARTMENT	CHAIR, SANDY CITY PLANNING COMMISSION	SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER	SANDY CITY ENGINEER	SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINE	RING MANAGER MAYOR ATTEST: CITY RECORDER		SANDY CITY ATTORNEY	FEE\$ DEPUTY SALT LAKE COUNTY RECORDER

**DEVELOPER** 

