### SOUTH TOWNE CENTER MALL SUBDIVISION 2ND AMENDED

AMENDING A PORTION OF LOT 101 OF SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

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

### **BOUNDARY DESCRIPTION**

- 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 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 thence along said Westerly Right-of-Way line the following twelve (12) courses: (1) South 00°50'41" Fast 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 339.71 feet; thence South 89°50'39" West 202.53 feet
- thence South 00°01'00" West 193 68 feet thence South 89°55'50" East 202.69 feet to the Westerly Right-of-Way line of State Street; thence along said Westerly Right-of-Way line the following eleven (11) courses:
- (1) South 00°01'50" Fast 4.24 feet: (2) South 44°31'19" West 34.21 fee (3) South 00°01'50" East 10.35 fee
- (4) South 89°59'00" East 5.98 feet (5) 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");
- 7) 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");
- (8) North 89°59'00" West 6.00 feet; (9) South 00°01'50" East 7.34 feet; (10) South 45°00'25" East 17.30 feet
- (11) South 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 fee thence South 89°58'04" Fast 139.42 feet:
- thence South 00°01'50" East 51.01 feet to the Westerly Right-of-Way line of State Street; thence along said Westerly Right-of-Way line the following twenty-two (22) courses:
- (1) South 64°21'57" West 3.79 feet: (2) South 04°02'07" West 37.41 feet
- (3) North 89°58'10" East 6.07 feet; (4) South 00°01'50" East 5.02 feet;
- 7) 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");
- (11) 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"); (12) 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 fee
- (16) South 70°00'10" West 35.00 feet (16) South 89°05'10" West 204 08 fee
- (17) South 00°01'50" East 63.87 feet (18) North 89°01'10" East 319.62 fee
- (19) South 02°14'55" West 23 26 feet (20) South 18°19'01" West 18.35 fee
- (22) South 00°05'00" East 32.32 feet
- thence 89°01'10" West 142.86 feet; thence South 00°02'07" West 133.10 feet
- thence North 89°46'18" East 143.12 feet to the Westerly Right-of-Way line of State Street;
- thence South 00°05'00" East 60.89 feet along said Westerly Right-of-Way line; 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) Westerly 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) 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

Dominion Energy Utah - Note:

(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 six (6) courses:

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

subject to numerous restrictions appearing on the recorded right-of-way and easement

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

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

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

waiver of any other existing rights, obligations or liabilities provided by law or equity. This

contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

- 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) North 34°54'34" West 176.52 feet to the Easterly Right-of-Way line of Monroe Street;
- (1) 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"); (2) North 53°29'28" East 68.89 feet;
- (3) 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");

### (4) 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");

- (5) North 21°13'42" West 113.34 feet: (6) Northerly 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 Fast 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" Fast 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 Right Road;
- thence along said Right-of-Way line the following three (3) courses: 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" East 229.26 feet with a central angle of 13°56'57");
- (2) Easterly 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 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" Fast 23 44 feet: thence South 63°20'16" East 36.94 feet thence South 53°19'05" East 68.09 feet thence South 55°51'09" Fast 51.92 feet thence South 54°37'35" East 36.59 feet thence South 62°25'53" East 44.51 feet; thence South 75°03'27" East 42.70 feet
- thence South 84°18'58" East 53.81 feet; thence South 87°26'41" East 103.98 fee 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: thence South 61°30'58" East 27.59 feet to the point of beginning.
- 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 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" Fast 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" Fast 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 bears North 45°01'35" East 20.51 feet with a central angle of 90°00'00"); thence South 89°58'25" Fast 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 37°12'38" East 32.85 feet; thence North 15°00'00" East 56.14 feet to the point of beginning.
- All of Lot 4, AMENDED LOT 1 SOUTH TOWNE CENTER MALL SUBDIVSION, being more particularly described as follows: 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
- 3, 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 Fast 23.10 feet: thence South 44°54'24" Fast 33.61 feet: thence South 74.08 feet
- thence West 169.00 feet thence South 5.10 feet: thence West 72.00 fee thence North 5.10 feet
- thence West 122.43 feet thence North 122.30 feet; thence West 5.10 feet:

thence East 5.10 feet;

- thence North 122.30 feet; thence East 316.60 feet to the point of beginning.
- Net Area Contains 2,514,851 Square Feet or 57.733 Acres and 6 Lots.

### MONROE STREET NOTE

No new extension of Monroe Street is shown on this plat. Owner acknowledges that Sandy City's Master Transportation Plan dated

February 16, 2021 shows a future extension of Monroe Street as a public street, from the southern terminus of existing Monroe Street, through some of the lots created by this plat, to the existing entrance to the property at 106th South. Owner is NOT dedicating any land for the extension of Monroe Street by the recordation of this plat. Owner acknowledges that when the City desires to build a new extension of Monroe Street that effects this Plat the City may condemn the right of way for such a new street pursuant to the provisions of the Fifth Amendment to the Constitution of the United States of America and Article 1, Section 22 of the Constitution of the State of Utah. Alternatively, if any future development or redevelopment of any of the lots on this plat create an increased burden on Sandy City's transportation system then Owner shall be required to pay its roughly proportionate share of the costs of any required transportation improvements subject to applicable provisions of the Fifth Amendment and Article 1, Section 22

> 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
- 2.2. 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.

**DEVELOPER** ST. MALL OWNERS LLC 10450 SOUTH STATE STREET, SUITE 2320 **SANDY, UTAH 84070** 

## STATI COUN whose

### **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. 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. 6644162 RECORDED MAY 14, 1997 IN BOOK 97-5P AT PAGE 152 OF OFFICIAL RECORDS.

SANDY CITY GENERAL PLAT NOTES

2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE

3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.

4. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL

PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC

7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.")

COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB10122021-006180) AS SUCH FILES EXIST AS OF

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

**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 MOUNTAIN STATES TELEPHONE AND TELEGRAPH RECORDED OCTOBER

AN EASEMENT IN FAVOR OF ARLENE P. STEVENS RECORDED MAY 8, 1948 AS ENTRY NO. 1120238 IN

AN EASEMENT IN FAVOR OF ZIONS FIRST NATIONAL BANK RECORDED JULY 13, 1977 AS ENTRY NO.

AN EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 27

27. 1982 AS ENTRY NO. 3706187 IN BOOK 5405 AT PAGE 1248 OF OFFICIAL RECORDS: RECORDED

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

AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED DECEMBER 4, 1985 AS

AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED DECEMBER 4, 1985 AS

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

AN EASEMENT IN FAVOR OF SALT LAKE COUNTY SEWER IMPROVEMENT DISTRICT RECORDED MARCH

AN EASEMENT IN FAVOR OF SALT LAKE COUNTY SEWER IMPROVEMENT DISTRICT RECORDED MARCH

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

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

AN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED AUGUST 13, 1986 AS

NOVEMBER 5, 1986 AS ENTRY NO. 4344224 IN BOOK 5836 AT PAGE 2054 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED MARCH 29, 1994 AS

AN EASEMENT IN EAVOR OF MOLINTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED

AN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED NOVEMBER 12, 1986 AS

AN EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED JUNE 3, 1994 AS ENTRY

AN EASEMENT IN FAVOR OF SANDY CITY RECORDED MARCH 27, 1989 AS ENTRY NO. 4750508 IN BOOK

AN EASEMENT IN FAVOR OF SOUTH VALLEY SEWER DISTRICT RECORDED JUNE 16, 2004 AS ENTRY

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.

FASEMENT IDENTIFIED AS PARCEL NO. 0089:21B:F 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 QUESTAR GAS COMPANY RECORDED OCTOBER 24, 2018 AS ENTRY NO.

AN EASEMENT IN FAVOR OF PACIFICORP RECORDED FEBRUARY 12, 2019 AS ENTRY NO. 12933119 IN

AN EASEMENT IN FAVOR OF MERVYN'S, A CALIFORNIA CORPORATION RECORDED OCTOBER 21, 1993

2005 AS ENTRY NO. 9461246 IN BOOK 2005P AT PAGE 250 OF OFFICIAL RECORDS.

AS ENTRY NO. 5634888 IN BOOK 6781 AT PAGE 764 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF QUESTAR GAS COMPANY RECORDED NOVEMBER 21, 2006 AS ENTRY NO.

FASEMENTS NOTES AND RESTRICTIONS AS SHOWN ON THE OFFICIAL PLAT RECORDED AUGUST 15.

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

1982 AS ENTRY NO. 3706186 IN BOOK 5405 AT PAGE 1246 OF OFFICIAL RECORDS; RECORDED AUGUST

5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN

6. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE

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

THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY

ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND

BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.

DEVELOPMENT ON EACH OF THE LOTS.

PERMISSION FROM SANDY CITY ENGINEER

WORKS DEPARTMENT FOR MORE INFORMATION.

BOOK 607 AT PAGE 410 OF OFFICIAL RECORDS.

2895 OF OFFICIAL RECORDS.

5775 AT PAGE 2179 OF OFFICIAL RECORDS.

6112 AT PAGE 2716 OF OFFICIAL RECORDS.

2969079 IN BOOK 4517 AT PAGE 441 OF OFFICIAL RECORDS.

ENTRY NO. 4171554 IN BOOK 5714 AT PAGE 2205 OF OFFICIAL RECORDS.

ENTRY NO. 4171567 IN BOOK 5714 AT PAGE 2225 OF OFFICIAL RECORDS.

ENTRY NO. 4294288 IN BOOK 5802 AT PAGE 1040 OF OFFICIAL RECORDS.

ENTRY NO. 4347899 IN BOOK 5839 AT PAGE 435 OF OFFICIAL RECORDS.

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

NO. 5845171 IN BOOK 6957 AT PAGE 2337 OF OFFICIAL RECORDS.

NO 9092394 IN BOOK 9001 AT PAGE 8495 OF OFFICIAL RECORDS.

9916398 IN BOOK 9383 AT PAGE 8830 OF OFFICIAL RECORDS.

12873452 IN BOOK 10724 AT PAGE 7903 OF OFFICIAL RECORDS.

BOOK 10752 AT PAGE 3283 OF OFFICIAL RECORDS.

27, 1986 AS ENTRY NO. 4207309 IN BOOK 5739 AT PAGE 2278 OF OFFICIAL RECORDS.

, 1986 AS ENTRY NO. 4211899 IN BOOK 5742 AT PAGE 2849 OF OFFICIAL RECORDS.

, 1986 AS ENTRY NO. 4211900 IN BOOK 5742 AT PAGE 2850 OF OFFICIAL RECORDS.

APRIL 2, 1986 AS ENTRY NO. 4223912 IN BOOK 5751 AT PAGE 1894 OF OFFICIAL RECORDS.

BEEN INSTALLED.

- 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. ENTRY NO. 12874406 RECORDED OCTOBER 25, 2018 IN BOOK 10724 AT PAGE 7911 OF OFFICIAL RECORDS. ENTRY NO. 12877624 RECORDED OCTOBER 31, 2018 IN BOOK 10726 AT PAGE 5117 OF OFFICIAL RECORDS.
- 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.

# 10200 SOUTH 10600 SOUT **VICINITY MAP**

- ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- . SUBDIVISION PROPERTY IS SUBJECT TO A COVENANTS RESTRICTIONS & CONDITION RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT
- 4. LOTS IN THIS SUBDIVISION ARE SUBJECT TO PARKING AND ACCESS AGREEMENTS ADDRESSED IN THE COVENANTS RESTRICTIONS & CONDITIONS.
- 4. 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
- 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

REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN

- 8. 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 AS WELL AS ALL WATERLINE EASEMENTS GRANTED TO THE CITY BEFORE THIS PLAT IS RECORDED 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. SANDY CITY SHALL HAVE THE RIGHT TO FIX ANY
- IN A CASE WHERE THE CITY DECIDES TO FIX THE WATERLINE BREAK. 11. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.

AVAILABILITY TO BUILDINGS. PAVEMENT RESTORATION SHALL BE THE RESPONSIBILITY OF THE PROPERY OWNER

WATERLINE BREAKS AS DEEM NECESSARY BY THE CITY TO MAINTAIN FIRE PROTECTION AND WATER

- 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 14. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A NON-EXCLUSIVE MUTUAL CROSS ACCESS EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AN EGRESS ON, OVER, UPON, AND ACROSS THE DRIVEWAY AND PARKING AREAS OF THE LOTS HEREON.

LIEN HOLDER CONSENT TO RECORD

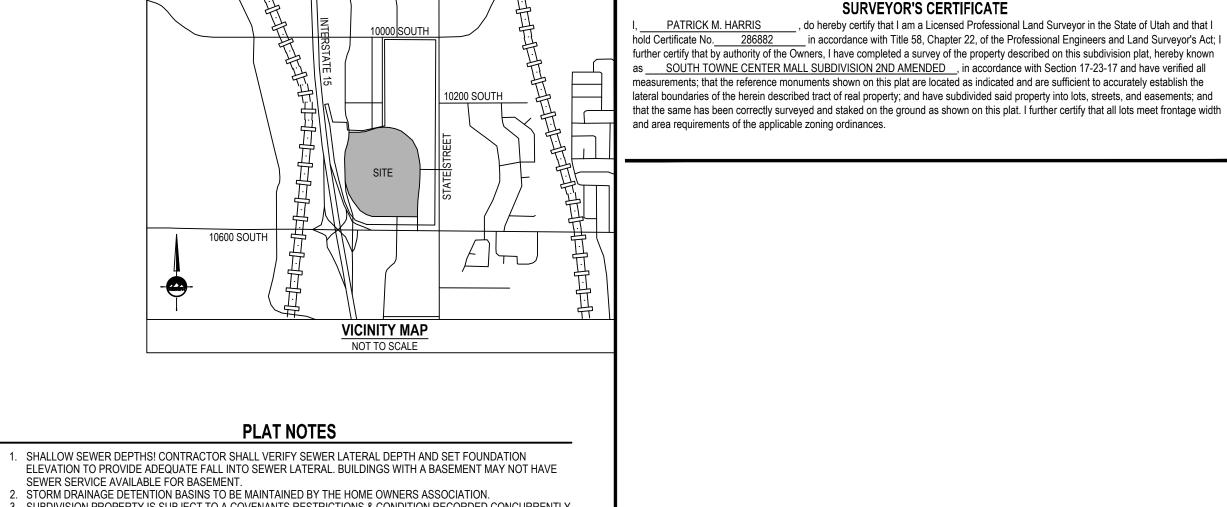
On 22nd day of October, 2014, ST MALL OWNER, LLC, A DELAWARE LIMITED LIABILITY

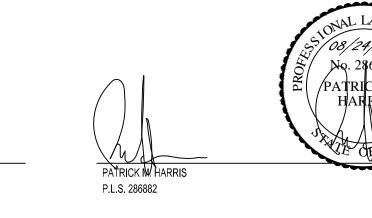
COMPANY, entered into a \_DEED OF TRUST\_ ("Deed of Trust") with \_CANTOR COMMERCIAL REAI

TITLE COMPANY, A UTAH CORPORATION\_, which Deed of Trust is secured by the property more

ESTATE LENDING, L.P., A DELAWARE LIMITED PARTNERSHIP AS BENEFICIARY FOR FOUNDERS

particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on OCTOBER 20





#### 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

STATE OF UTAH

he/she is the

County of Salt Lake\_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_

SOUTH TOWNE CENTER MALL SUBDIVISION 2ND AMENDED do hereby dedicate for perpetual use of the public all parcels of land, including streets and utility easements as shown on this plat as

intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other

CORPORATE ACKNOWLEDGMENT

a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

, personally appeared before me

the signer of the foregoing instrument, who duly acknowledged to me that

encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

2014, Entry No. 11939954 in Book 10272 at Page(s) 3256, in the official records of the Salt Lake County In witness whereof I / we have hereunto set our hand (s) this day of Recorder's Office. FOUNDERS TITLE COMPANY is fully aware that ST MALL OWNER, LLC , are in the process of recording a Plat creating a project known as SOUTH TOWNE CENTER MALL SUBDIVISION 2ND AMENDED , and \_CANTOR COMMERCIAL REAL ESTATE LENDING, L.P. hereby consents to the recording of the Plat for

rposes shown thereon.					_	
Dated this day of	, 20	<del>.</del>				
	CANTOR COM	MMERCIAL I	REAL ESTATI	E LENDING, L.P.		
	Ву:					
	Print Name: _					
	Title:					
	:	Notary Ackn	owledgment			
TE OF UTAH	)					
	:ss					
NTY OF SALT LAKE	)					
On this day of _	, in tl	he year 20	_, before me _			a notary
c, personally appeared			the	of_	CANTOR	
MERCIAL REAL EST.						
e name(s) is/are subscrib	ed to in the fore	egoing Lien H	older Consent t	o Record regarding	g the SOUT	TH TOWNE
TER MALL SUBDIVIS	ION 2ND AME	ENDED and v	vas signed by h	nim/her on behalf o	f said FOU	NDERS
E COMPANY and acki						

Commission Number My Commission Expires

Print Name:	
A Notary Pub	lic Commissioned in Utal

MY COMMISSION EXPIRES: RESIDING IN\_\_\_\_\_ NOTARY PUBLIC LIMITED LIABILITY COMPANY ACKNOWLEDGMENT STATE OF UTAH County of Salt Lake , personally appeared before me , the signer of the foregoing instrument, who duly acknowledged to me that Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity MY COMMISSION EXPIRES: RESIDING IN SOUTH TOWNE CENTER MALL SUBDIVISION 2ND AMENDED

AMENDING A PORTION OF LOT 101 OF SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

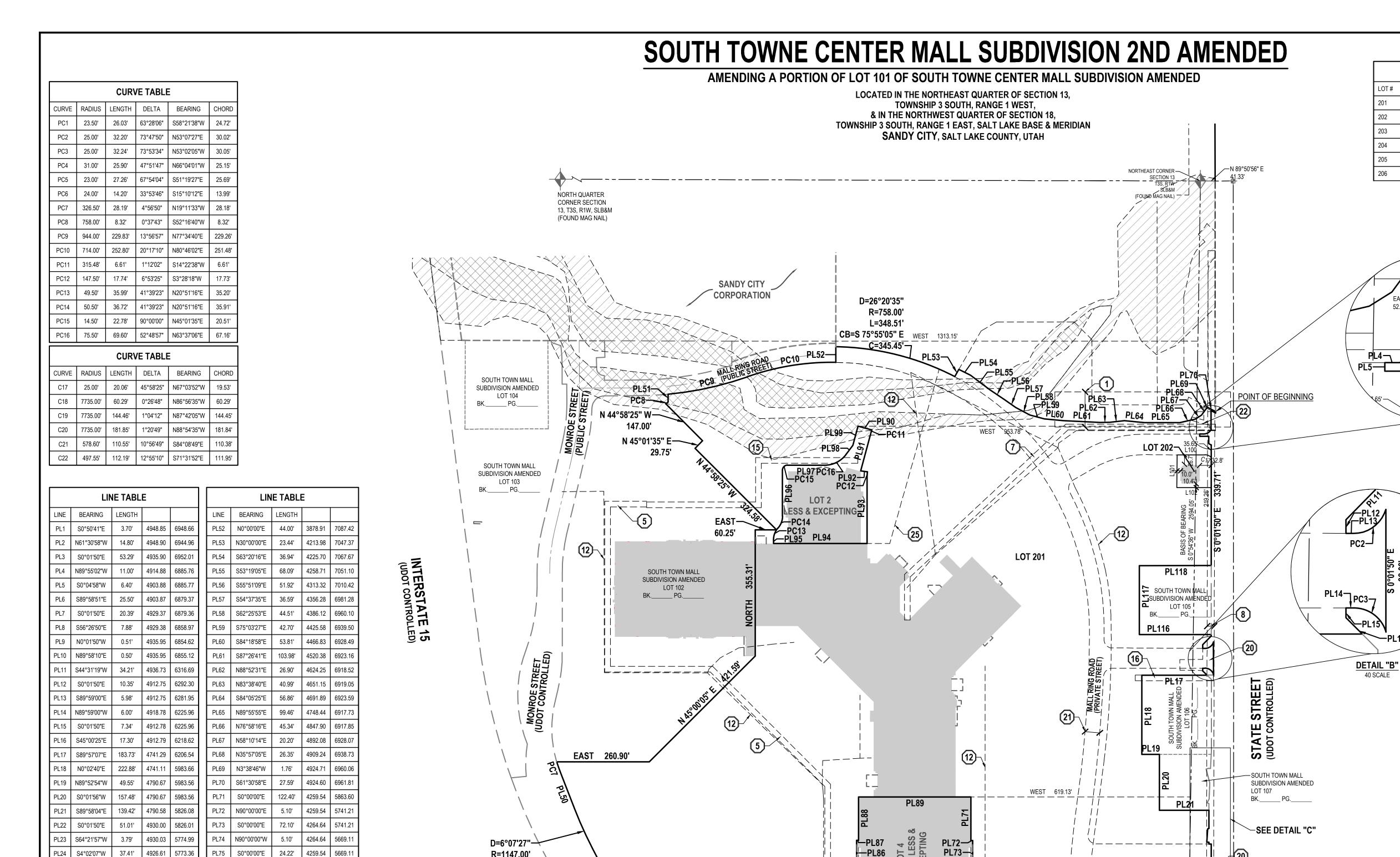
SHEET 1 OF 2 PROJECT NUMBER: 6426L SALT LAKE CITY Phone:801.547.110 MANAGER : P.HARRIS 45 W. 10000 S., Suite 500 TOOFLE Phone: 435.843.359 Sandy, UT. 84070 RAWN BY: S. LEWIS Phone: 801.255.0529 CEDAR CITY Phone: 435.865.145 Fax: 801.255.4449 CHECKED BY : P.HARRIS RICHEIEI D Phone: 435.896.298 WWW.ENSIGNENG.COM

**CITY PARKS & RECREATION APPROVAL** APPROVED THIS DAY OF BY THE SANDY CITY PARKS & RECREATION DEPARTMENT. DATE: 8/24/2023

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

EASEMENT APPROV	AL	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL	PLANNING COMMISSION APPROVAL	SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVAL	CITY ENGINEER APPROVAL	PUBLIC UTILITIES DEPARTMENT APPROVAL	SANDY CITY MAYOR APPROVAL	CITY ATTORNEY'S APPROVAL	SALT LAKE COUNTY RECORDER RECORDED #
CENTURYLINK REPRESENTATIVE  ROCKY MOUNTAIN POWER REPRESENTATIVE	DATE	APPROVED THIS DAY OF, 20, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.	APPROVED THIS DAY OF, 20, 20, 20, 20, 20, 20	, APPROVED THIS DAY OF, 20, BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.	APPROVED THIS DAY OF, 20	_, APPROVED THIS DAY OF, 20, BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT.	APPROVED THIS DAY OF, A.D. 20 BY THE SANDY CITY MAYOR.	APPROVED THIS DAY OF, 20, BY THE SANDY CITY ATTORNEY.	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  REQUEST OF:  DATE: BOOK: PAGE:
DOMINION ENERGY UTAH REPRESENTATIVE  COMCAST REPRESENTATIVE	DATE DATE	SALT LAKE COUNTY HEALTH DEPARTMENT	CHAIR, SANDY CITY PLANNING COMMISSION	SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER	SANDY CITY ENGINEER	SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGE	MAYOR ATTEST: CITY RECORDER	SANDY CITY ATTORNEY	FEE\$ DEPUTY SALT LAKE COUNTY RECORDER



PL76 | N90°00'00"E | 23.10' | 4259.54 | 5644.89

PL79 | N90°00'00"W | 169.00' | 4306.37 | 5547.00

PL81 | N90°00'00"W | 72.00' | 4137.37 | 5541.90

PL86 | N0°00'00"E | 72.00' | 3937.84 | 5669.30 |

PL87 | N90°00'00"E | 5.10' | 3937.84 | 5741.30 |

PL92 | S83°05'00"E | 19.20' | 3949.06 | 6781.62

PL93 | S0°01'35"W | 184.00' | 3967.04 | 6761.62 |

PL94 | S89°59'52"W | 263.49' | 3966.96 | 6577.62 |

PL98 | N37°12'38"E | 32.85' | 3907.08 | 6827.50 |

PL99 | N15°00'00"E | 56.14' | 3926.94 | 6853.66 |

PL117 | S0°01'00"W | 193.68' | 4734.10 | 6514.86 |

PL118 | S89°50'39"W | 202.53' | 4936.63 | 6515.42

PL83 | N90°00'00"W | 122.43' | 4065.37

33.61' 4282.64 5644.89

74.08' 4306.37 5621.08

122.30' 3942.94 5547.00

316.60' 3942.94 5863.60

10.30' 3703.47 6577.61

202.69' | 4734.04 | 6321.18 |

PL77 | S44°54'24"E |

PL80 | S0°00'00"E

PL82 N0°00'00"E

N0°00'00"E

PL25 | N89°58'10"E | 6.07' | 4923.98 | 5736.04

PL26 | S0°01'50"E | 5.02' | 4930.05 | 5736.04

PL29 N90°00'00"W 11.00' 4913.59 5676.02

PL33 | S0°01'50"E | 39.80' | 4936.59 | 5651.89

PL40 | S18°19'01"W | 18.35' | 4935.34 | 5514.51

PL41 S67°40'20"E 5.63' 4929.57 5497.09

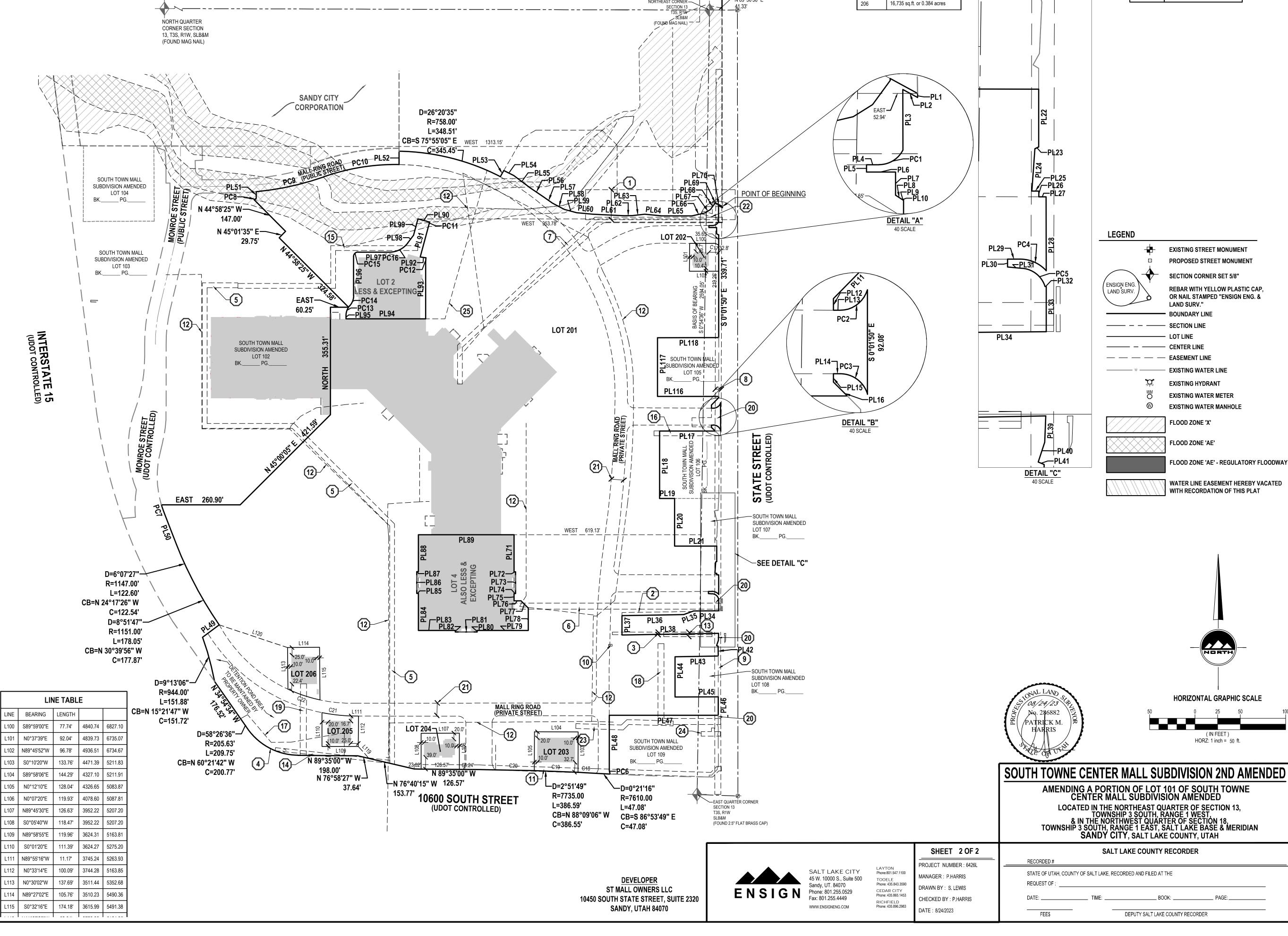
PL46 | S0°05'00"E | 60.89' | 4935.02 | 5327.65 |

PL51 | S0°42'21"W | 22.07' | 3406.80 | 6997.76

6.50' 4930.05 5731.02

6.90' 4902.59 5676.02

1.05' 4935.54 5651.89



**ADDRESS TABLE** 

**PARCEL TABLE** 

2,442,848 sq.ft. or 56.080 acres

8,833 sq.ft. or 0.203 acres

18,859 sq.ft. or 0.433 acres

15,091 sq.ft. or 0.346 acres 12,484 sq.ft. or 0.287 acres **ADDRESS** 

10450 SOUTH STATE STREET

10310 SOUTH STATE STREET

110 WEST 10600 SOUTH

130 WEST 10600 SOUTH

150 WEST 10600 SOUTH

200 WEST 10600 SOUTH