



VICINITY MAP

N.T.S.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	569.50	9°36'53"	95.57	S4°47'45"W
C2	601.00	4°51'57"	51.04	S17°29'12"W
C3	569.50	7°58'48"	79.32	S55°46'47"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°13'27"E	86.66
L2	S54°00'00"W	25.05
L3	S67°30'00"W	75.00
L4	S76°30'00"W	72.08
L5	N0°09'50"E	67.57
L6	N76°15'14"E	121.12
L7	N52°36'57"E	109.18
L8	N33°27'54"E	151.04
L9	N15°58'21"W	17.11
L10	N89°59'19"E	62.84
L11	N9°37'03"W	56.05
L12	S0°00'41"E	3.12
L13	S89°59'19"W	17.66
L14	S0°41'00"E	14.70
L15	S89°59'19"W	5.97
L16	S89°59'19"W	11.69

cliv solutions group inc.

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SANDY CITY MAYOR

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

MAYOR

ATTEST: SANDY CITY RECORDER

EASEMENT APPROVAL

CENTURY LINK _____ DATE _____

ROCKY MOUNTAIN POWER _____ DATE _____

DOMINION ENERGY _____ DATE _____

COMCAST _____ DATE _____

OWNER/DEVELOPER

SYNERGY CANYONS, LLC
1492 PARK AVENUE
PARK CITY, UTAH 84060

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ 20____

DISTRICT MANAGER

SANDY CITY PARKS AND REC.

APPROVED THIS _____ DAY OF _____ 20____

DIRECTOR

PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20____

PUBLIC UTILITIES ENGINEERING MANAGER

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS _____ DAY OF _____ 20____

DIRECTOR

SANDY CITY ATTORNEY

APPROVAL AS TO FORM THIS _____ DAY OF _____ 20____

CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ 20____

CHAIRMAN

SANDY CITY ENGINEER

APPROVED THIS _____ DAY OF _____ 20____

CITY ENGINEER

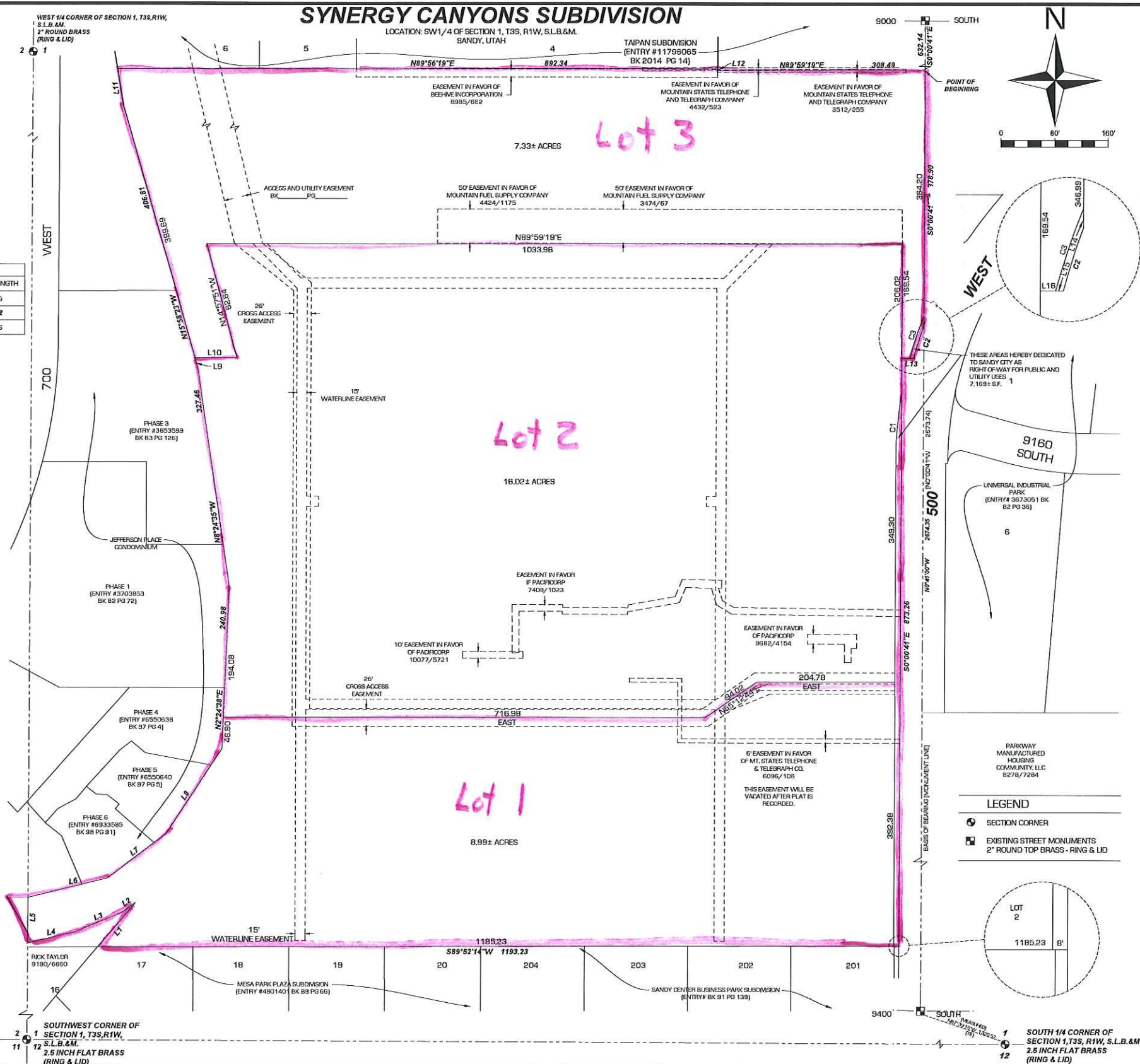
SYNERGY CANYONS SUBDIVISION

LOCATION: SW 1/4 OF SECTION 1, T3S, R1W, S.L.B.&M.
SANDY, UTAH

Lot 3

Lot 2

Lot 1



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL, BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 172675

DATE

BOUNDARY DESCRIPTION

A portion of the SW 1/4 of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Sandy, Utah, more particularly described as follows:

Beginning at a point on the southerly line of Lot 1, Plat "B", SANDY PARKWAY Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, at the centerline of a vacated portion of 500 West Street located S0°00'41"E along the monument line 632.14 feet from a Salt Lake County monument marking the former intersection of 9000 South and said 500 West Street; thence S0°00'41"E along said monument line 378.90 feet to the intersection of the westerly line of Sandy Parkway; thence along said Parkway the following 3 (three) courses and distances: Southwesterly along the arc of a 601.00 foot radius non-tangent curve (radius bears: S70°04'49"E) to the left 51.04 feet through a central angle of 4°51'57" (chord: S17°29'12"W 51.02 feet); thence S89°59'19"W 17.66 feet; thence S0°00'41"E parallel with, and 33.00 feet westerly of said monument line 873.26 feet to the northeast corner of SANDY CENTER BUSINESS PARK Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S89°52'14"W 1,193.23 feet along said Plat and along the northerly line of MESA PARK PLAZA Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder to the easterly line of that Real Property described in Deed Book 9190 Page 6160 of the Official Records of Salt Lake County; thence N40°13'27"E along said deed 86.66 feet to the easterly line of the Galena Canal; thence along the easterly line of said canal the following 3 (three) courses and distances: S54°00'00"W 25.05 feet; thence S67°30'00"W 75.00 feet; thence S76°30'00"W 72.08 feet to the west line of the SW 1/4 of said Section 1 and the easterly line of JEFFERSON PLACE CONDOMINIUM, PHASE 13, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence along various Phases of said Condominiums the following 7 (seven) courses and distances: N0°09'50"E 67.57 feet; thence N76°15'14"E 121.12 feet; thence N52°36'57"E 109.18 feet; thence N33°27'54"E 151.04 feet; thence N2°24'38"E 240.98 feet; thence N8°24'35"W 327.46 feet; thence N15°58'23"W 406.81 feet; thence N9°37'03"W 56.05 feet to the southwest corner of Lot 6, TAI-PAN Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N89°59'19"E 892.34 (plat: 892.92) feet to the westerly line of said Lot 1, Plat "B", SANDY PARKWAY Subdivision; thence along said Plat the following 2 (two) courses and distances: S0°00'41"E 3.12 feet; thence N89°59'19"E 308.49 feet to the point of beginning.

Contains: 32.51 +/- acres

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

SYNERGY CANYONS SUBDIVISION

DO HEREBY DEDICATE, FOR THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS, AND DO FURTHER DEDICATE TO SANDY CITY THE EASEMENTS AS SHOWN, FOR THE USE BY ALL SUPPLIERS OF UTILITY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF THE BOARD OF EDUCATION OF CANYONS SCHOOL DISTRICT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

SYNERGY CANYONS SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 1, T3S, R1W, S.L.B.&M.
SANDY, 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