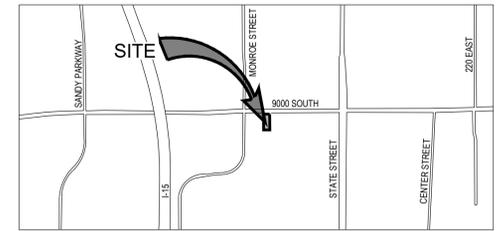
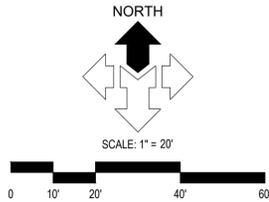


ECHO RIDGE CONDOMINIUMS

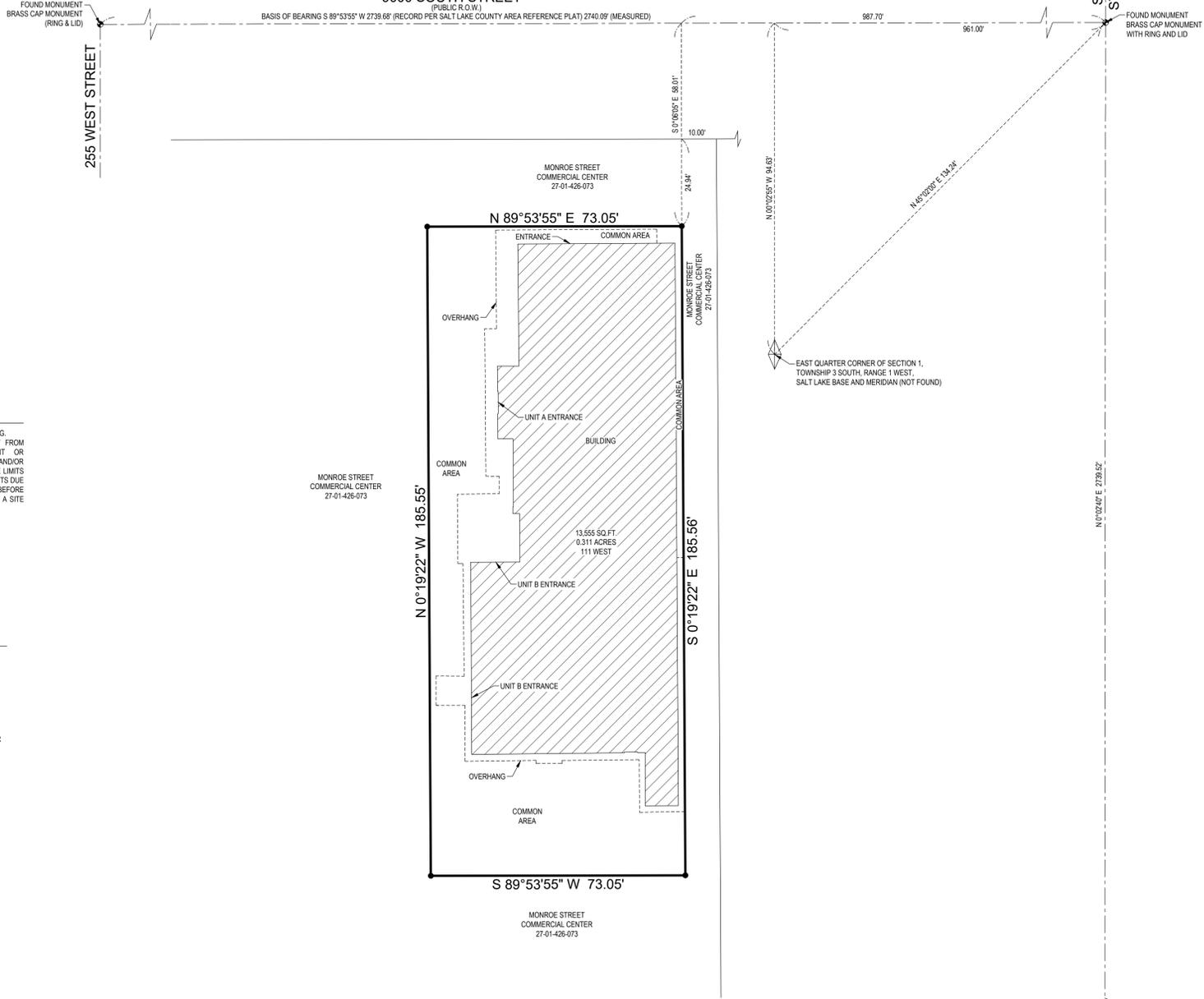
AMENDING LOT 1, MONROE STREET COMMERCIAL CENTER PUD
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 SANDY CITY, UTAH

9000 SOUTH STREET
 (PUBLIC R.O.W.)

FOUNDATION MONUMENT BRASS CAP MONUMENT WITH RING AND LID
 BASIS OF BEARING S 89°53'55" W 2739.68' (RECORD PER SALT LAKE COUNTY AREA REFERENCE PLAT) 2740.09' (MEASURED)



VICINITY MAP



NOTES

- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- BOUNDARY CORNER, SET COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- BUILDING/Private
- COMMON

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, WITH MCNEIL ENGINEERING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND THAT THE DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED ECHO RIDGE CONDOMINIUMS, AMENDING LOT 1, MONROE STREET COMMERCIAL CENTER P.U.D. I FURTHER CERTIFY THAT THIS RECORD OF SURVEY MAP IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE SAME HAS BEEN SURVEYED AND STAMPED ON THE GROUND AS SHOWN ON THIS MAP, AND THAT THE BUILDING DIMENSIONS ARE AS SHOWN ON THIS MAP. MEASUREMENTS HAVE BEEN VERIFIED AND MONUMENTS PLACED AS REPRESENTED ON THE PLAT.

ECHO RIDGE CONDOMINIUMS

AMENDING LOT 1, MONROE STREET COMMERCIAL CENTER P.U.D.

BOUNDARY DESCRIPTION

ALL OF LOT 1, MONROE STREET COMMERCIAL CENTER PUD, AS RECORDED IN THE OFFICE THE SALT LAKE COUNTY RECORDER IN BOOK 2016P AT PAGE 107.
 CONTAINS: 13,555 SQ.FT. OR 0.311 ACRES



DAVID B. DRAPER
 LICENSE NO. 6861599

OWNER'S DEDICATION

ECHO RIDGE, LLC, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS ECHO RIDGE CONDOMINIUMS, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL AREAS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER(S) HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

ECHO RIDGE CONDOMINIUMS

AMENDING LOT 1, MONROE STREET COMMERCIAL CENTER P.U.D.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF _____, 20__.

ECHO RIDGE, L.L.C.

BY:
 ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE } s.s.

ON THE ___ DAY OF _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF ECHO RIDGE, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

ECHO RIDGE CONDOMINIUMS

AMENDING LOT 1, MONROE STREET COMMERCIAL CENTER P.U.D.
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 SANDY CITY, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

SHEET

1
 OF
 2

9400 SOUTH STREET

FOUND MONUMENT BRASS CAP MONUMENT WITH RING AND LID

CITY APPROVAL

PRESENTED TO SANDY CITY MAYOR THIS ___ DAY OF _____, 20__ AT WHICH TIME, THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER _____ CITY MAYOR _____

COMCAST
 APPROVED THIS ___ DAY OF _____, A.D. 20__

SANDY CITY PUBLIC UTILITIES
 APPROVED THIS ___ DAY OF _____, A.D. 20__

 ENGINEERING MANAGER

ENDBRIDGE
 APPROVED THIS ___ DAY OF _____, A.D. 20__
 BY ENDBRIDGE GAS UTAH

ROCKY MOUNTAIN POWER
 APPROVED THIS ___ DAY OF _____, A.D. 20__

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS ___ DAY OF _____, A.D. 20__

 SANDY CITY ATTORNEY

SALT LAKE COUNTY HEALTH DEPARTMENT
 APPROVED THIS ___ DAY OF _____, A.D. 20__

 S.L.CO. BOARD OF HEALTH

LUMEN
 APPROVED THIS ___ DAY OF _____, A.D. 20__

SANDY SUBURBAN DISTRICT
 APPROVED THIS ___ DAY OF _____, A.D. 20__

PLANNING COMMISSION
 APPROVED THIS ___ DAY OF _____, A.D. 20__
 BY THE SANDY CITY PLANNING COMMISSION.

 CHAIRMAN, SANDY CITY PLANNING COMM.

SANDY CITY ENGINEER
 APPROVED THIS ___ DAY OF _____, A.D. 20__

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