

EXHIBIT "A"

RADDON SUMMIT SUBDIVISION

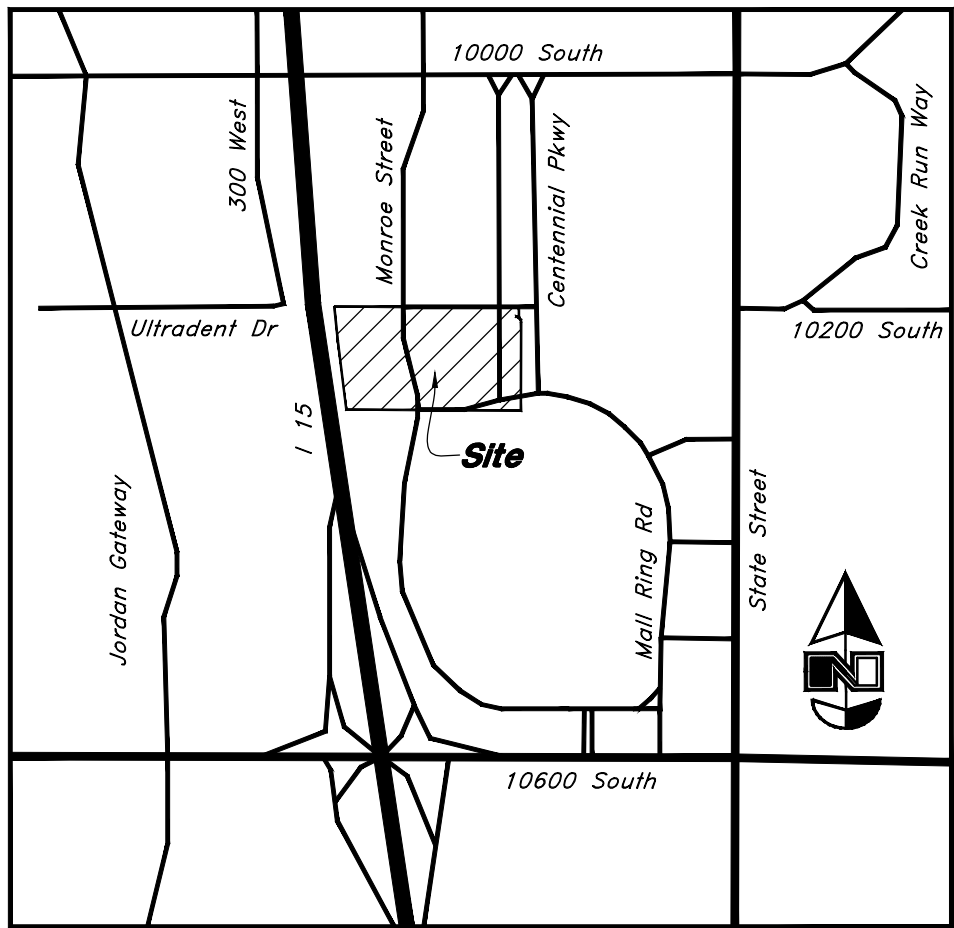
A part of the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Sandy City, Salt Lake County, Utah 2026

Sandy City General Plat Notes

1. Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
2. Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
3. Certain measures are required to control blowing soil and sand during construction on a lot.
4. In accordance with Utah Code, Section 54-3-27(2b), use of the public utility easements as shown hereon will require, at each utility provider's sole cost and expense, the repair of any facilities or surface improvements damaged or displaced by the utility provider, public or private, from the exercise of the easement rights and/or use of any such public utility easements. Except as and to the extent any utility components need to be above ground in order for any utilities to function, all utility improvements, facilities and components (including any existing utility improvements, facilities and components improved, modified, replaced or relocated) shall be located underground. Further, Jordan Commons Funding, LLC, or its designees, successors or assigns, shall have the right to relocate any public utility easements as shown hereon, including any related or affected utility improvements, facilities and components, subject to the applicable requirements and procedure of Sandy City.
5. For storm water maintenance refer to the recorded post construction agreement.

The requirements and conditions set forth in notes 1-4 above are detailed in the Sandy City Community Development and Engineering files (known as SUB06302026-007236) as such files exist as of the date of the recording of the plat, then Conditions Approval imposed by the Sandy City Planning Commission, the Sandy City Standard Specifications for Municipal Improvements, the Streets and Public Improvements chapters of the Revised Ordinances of Sandy City, the Sandy City Building Code, and the Sandy City Land Development Code. Requirements may be imposed as required by the applicable Sandy City Ordinances at the time of additional development applications and approvals relating to the subject property.

The boundary lines of all easements and rights-of-way mentioned in the title report as encumbering the property shall be shown on the plat, and the recording document information for those items (name of grantee or type of easement, entry number, book number, page number, date of recording) shall be noted on the subdivision plat.



Vicinity Map
Not to Scale

Narrative

This Subdivision was requested by Raddon Development to create 3 Lots and formally dedicate road.

This Subdivision retraces and honors the adjacent South Towne Center Mall Subdivision Amended and, the adjacent North Half of 10200 South Road Dedication Plat.

A line between recovered Witness Corner Monuments at 10200 South and 10600 South Streets along State Street was assigned the NAD83 Utah Central Zone Bearing of South 0°12'38" West as the Basis of Bearings to match said State Plane reference to North. All distances are Ground.

Surveyor's Certificate

I, David Michael Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify, for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Raddon Summit Subdivision.

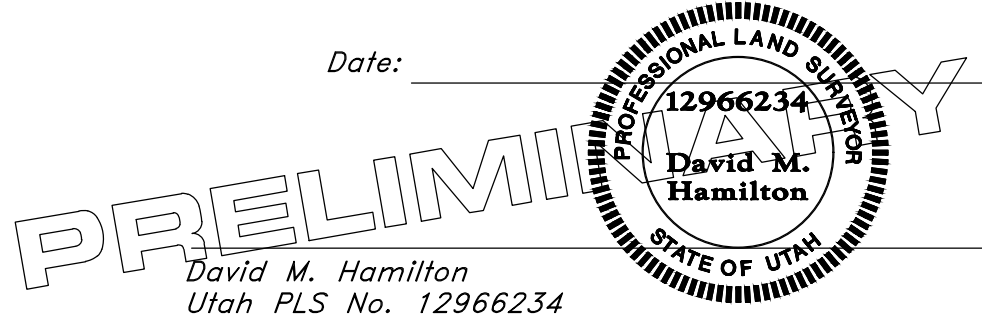
Description

A part of the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in the City of Sandy, Salt Lake County, Utah:

Beginning at the Southeast corner and the Point of Beginning of that certain North Half of 10200 South Street Dedication Plat recorded as Entry No. 5136056 in Book 91-10 at Page 166 of the Official Records of Salt Lake County, on the Westerly line of Centennial Parkway, located 0.46 feet South 0°12'38" West along the monument line of State Street; and 1412.33 feet North 89°35'51" West from a Brass Cap monument found marking the intersection of State and 10200 South Streets; said Brass Cap is located 92.33 feet South 89°52'12" East from the Northeast Corner of said Section 13; and running thence South 0°16'44" West 26.50 feet along said Westerly line to a point on a curve; thence Southeasterly along the arc of a 43.50 foot radius curve to the right a distance of 55.02 feet (Center bears South 17°48'01" West, Central Angle equals 72°28'02" and Long Chord bears South 35°57'59" East 51.42 feet) to a point of tangency; thence South 0°16'02" West 2.46 feet; thence South 51°06'22" West 9.00 feet; thence South 0°16'02" West 361.54 feet; thence South 46°45'33" East 9.94 feet; thence South 0°51'19" East 10.40 feet; thence North 89°35'25" West 791.75 feet to and along the North line of South Towne Center Mall Subdivision Amended recorded 23 January, 2024 as Entry No. 14197066 in Book 2024 on Page 13 of the Official Records of Salt Lake County; thence along the Northerly and Easterly Lines of said Subdivision the following two courses: North 7°03'41" West 307.23 feet to a point on a curve; and Northwesterly along the arc of a 34179.50 foot radius curve to the right a distance of 150.88 feet (Center bears North 84°13'51" East, Central Angle equals 0°15'11" and Long Chord bears North 5°38'33" West 150.88 feet); thence South 89°35'51" East 815.58 feet to and along the Southerly line of said Road Dedication and Section Line to the point of beginning.

Contains 369,115 sq. ft.
Or 8.473 3 Lots
1 Road Dedication

Date: _____



David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication

Know all men by these presents that the undersigned is the Owner of the above-described tract of land and do hereby cause the same to be divided into Lots and streets, together with easements, as set forth, to be hereafter known as Raddon Summit Subdivision and do hereby dedicate to Sandy City, for perpetual use, all roads and other areas shown on this plat as intended for public and utility uses. The undersigned Owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned Owners also do hereby convey any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated by those easements, as shown hereon.

In witness whereof I have hereunto set my hand this _____ day of _____, A.D. 20__.

Sandy City Corporation

by: _____
its: _____



Salt Lake County Surveyor

ROS No. _____

Acknowledgement

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of Sandy City Corporation and that the foregoing instrument was signed in behalf of said corporation, and they acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

RADDON SUMMIT SUBDIVISION

A part of the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Sandy City, Salt Lake County, Utah

Salt Lake County Recorder

Recorded # _____

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

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Salt Lake County Deputy Recorder

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20____.

BY- _____.

TITLE- _____.

Owner/Developer Information

Company: Raddon Brothers Construction
Address: 1111 Draper Parkway, Draper, UT 84020
Phone: (801) 576-1553

Rocky Mountain Power

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. 10-9a-603 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 effect any right that Rocky Mountain Power has under:

Approved this _____ day of _____, 20____.
a. A recorded easement or Right-of-Way
b. The law applicable to prescriptive rights
c. Title 54, Chapter 8a, damage to underground utility facilities or
d. Any other provision of law
By- _____.
Rocky Mountain Power Company
Title- _____.

Sandy Suburban Improvement District

Approved this _____ Day of _____, 20____.

Sandy City Improvement District

Comcast

Approved this _____ Day of _____, 20____.

Comcast

Parks and Recreation

Approved this _____ Day of _____, 20____.

Sandy City Parks and Recreation

Lumen

Approved this _____ Day of _____, 20____.

Lumen

Salt Lake County Health Department

Approved this _____ Day of _____, 20____.

Director S.L. Co. Health Department

Sandy City Attorney

Approved as to from this _____ Day of _____, 20____.

Sandy City Attorney

Planning Commission

Approved this _____ Day of _____, 20____.

Chairman, Sandy City Planning Commission

Sandy City Mayor

Presented to the Sandy City Mayor this _____ Day of _____, A.D. 20____, at which time this subdivision was approved and accepted

Sandy City Mayor

Attest: City Recorder



16 Jul, 2026

[illegible]

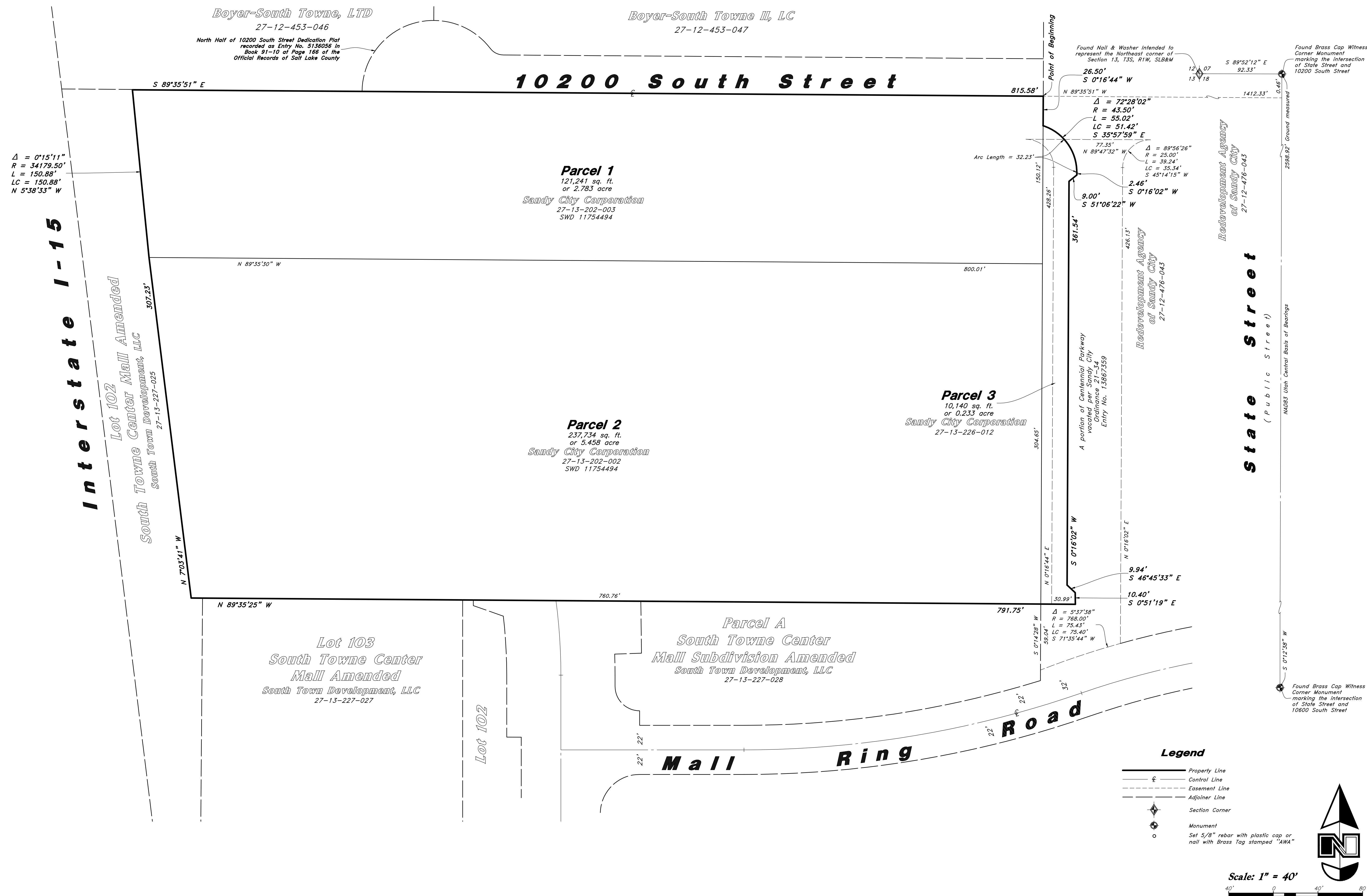
CLIENT LOGO:

The Summit

The Claimant
10278 South Centennial Parkway
Sandy City, Salt Lake County, Utah
4. Part of the Northeast Quarter of Section 13, T3S, R1W, SLB&M, U.S. Survey

Sheet No. _____

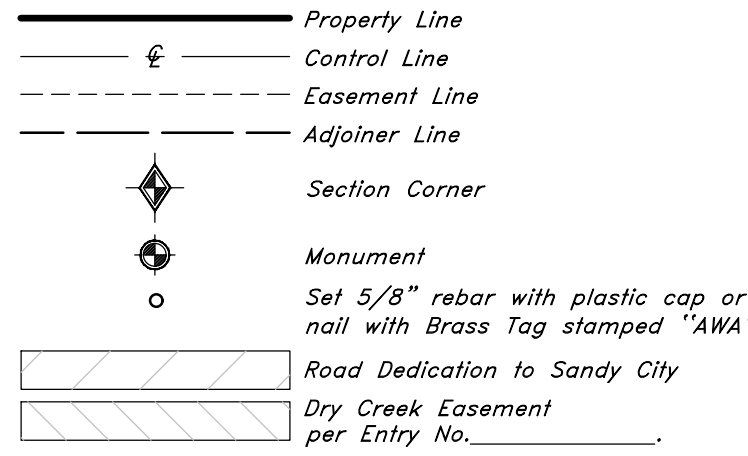
of



RADDON SUMMIT SUBDIVISION

A part of the Northeast Quarter of Section 13, Township 3 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey, in Sandy City, Salt Lake County, Utah
2026

Legend



Scale: 1" = 40'



Found Brass Cap Witness Corner
Monument marking the
Intersection of State Street and
10200 South Street

Found Nail & Washer Intended to
represent the Northeast corner of
Section 13, T3S, R1W, SLB&M

Redevelopment Agency
of Sandy City
27-12-476-043

Redevelopment Agency
of Sandy City
27-12-476-043

State Street
(Public Street)

NAD83 Utah Central Basis of Bearings

Found Brass Cap Witness Corner
Monument marking the
Intersection of State Street and
10600 South Street

Curve Table

Curve	Delta	Radius	Length	Chord Data
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Salt Lake County Recorder

Recorded # 12966234
State of Utah, County of Salt Lake, Recorded and Filed at the Request of

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Salt Lake County Deputy Recorder

Sheet 2 of 2

10200 South Street

Road Dedication

85,658 sq. ft.
or 1.966 acres

Lot 2A

85,658 sq. ft.
or 1.966 acres

10277 S Monroe Street

Lot 2B

94,873 sq. ft.
or 2.178 acres

10276 S Centennial Parkway

Lot 1

114,587 sq. ft.
or 2.631 acre

10278 S Monroe Street

Lot 103
South Towne Center
Mall Amended
South Town Development, LLC
27-13-227-027

Parcel A
South Towne Center
Mall Subdivision Amended
South Town Development, LLC
27-13-227-028

Mall Ring Road

AWA

2010 North Redwood Road
Salt Lake City, Utah 84116
(801) 521-8320 - awaeng.com

