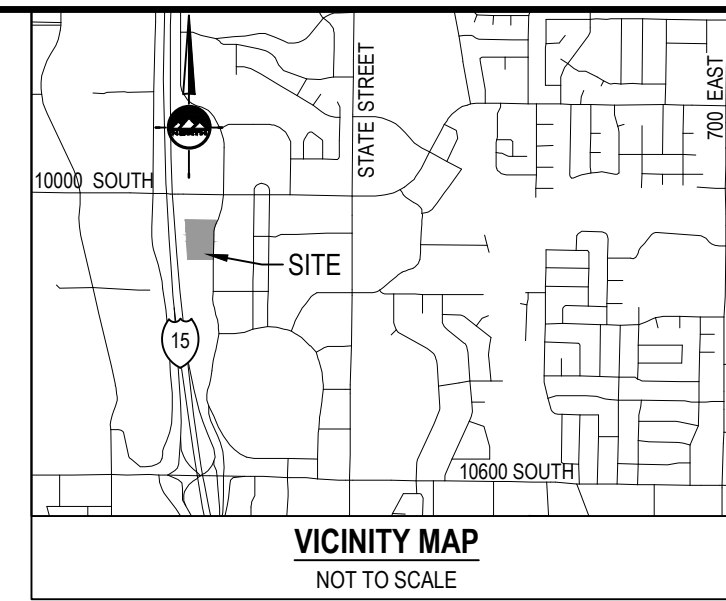


# EXHIBIT "A"

# SANDY SHULSEN

AMENDING LOT 7 OF SANDY CITY CENTRE FINAL PLAT FIRST AMENDED AND EXTENDED  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **286882**, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property and that this plat has been drawn correctly, to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described as follows:

Beginning at a point which lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1,296.656 feet, South 89°56'30" West 2,309.468 feet, South 03°49'28" East 313.06 feet to the Northwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the Office of the Salt Lake County Recorder from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

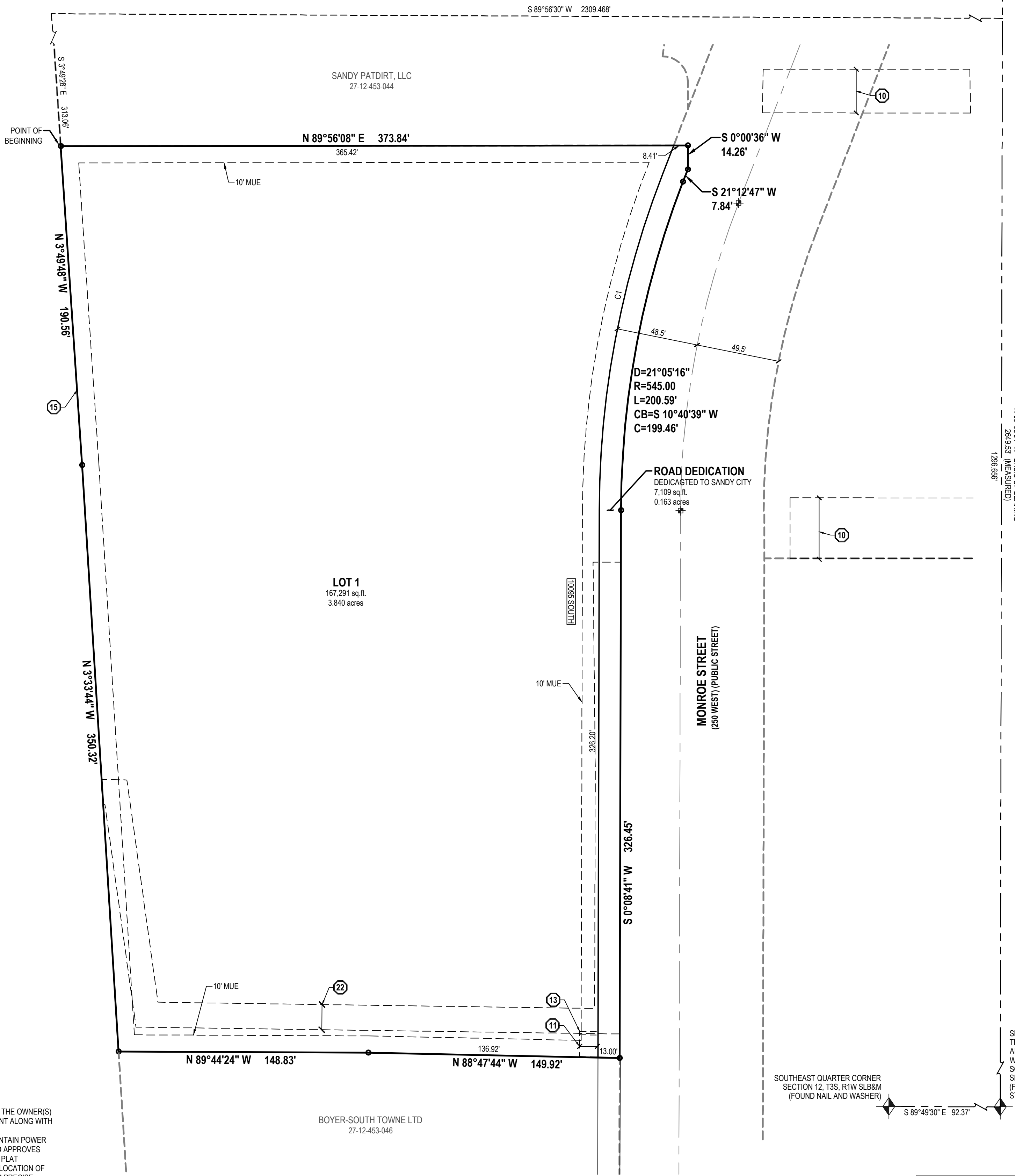
thence North 89°56'08" East 373.84 feet along the northerly boundary line of said Lot 7;  
thence South 00°00'36" West 14.26 feet;  
thence South 21°12'47" West 7.84 feet;  
thence Southwesterly 200.59 feet along the arc of a 545.00 foot radius curve to the left (center bears South 68°46'43" East and the chord bears South 10°40'39" West 199.46 feet with a central angle of 21°05'16");  
thence South 00°08'41" West 326.45 feet;  
thence North 89°47'44" West 149.92 feet;  
thence North 89°44'24" West 148.83 feet;  
thence North 03°33'44" West 350.32 feet to the southwest corner of said Lot 7;  
thence North 03°49'48" West 190.56 feet along the westerly boundary line of said Lot 7 to the point of beginning.

Contains 174.401 Square Feet or 4.004 Acres and 1 Lot



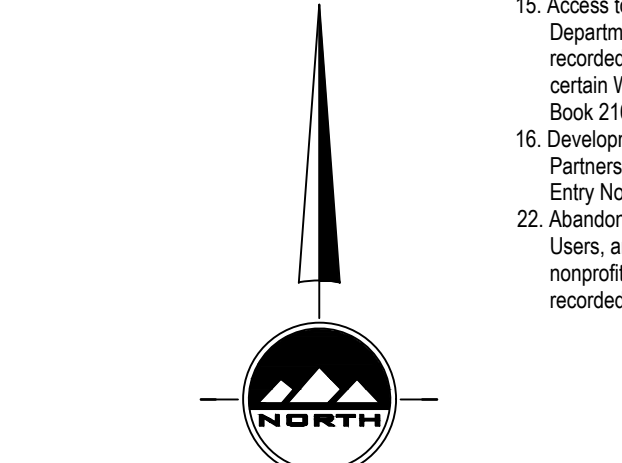
5/29/25  
DATE

PATRICK M. HARRIS  
P.L.S. 286882



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	558.00'	205.38'	21°05'18"	S10°40'38"W	204.22'



### 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.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- 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.") FOR PUBLIC AND UTILITY USE.

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-... 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 SUBJECT PROPERTY.

### PLAT NOTES

- 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 SEWER SERVICE AVAILABLE FOR BASEMENT.

### EASEMENT NOTES

- Easement Agreement by and between Sandy Centennial Partners, L.C. and Sandy City, Utah, dated December 28, 2001 and recorded January 11, 2002 as Entry No. 8118279 in Book 8553 at Page 3854.
- Easement Agreement by and between Equity Lens Partnership, L.P. and Sandy City, Utah, dated January 7, 2002 and recorded January 11, 2002 as Entry No. 8118281 in Book 8553 at Page 3880.
- Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded September 11, 2013, as Entry No. 11721907, in Book 1017C, at Page 4637.
- Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded June 30, 2014, as Entry No. 11873822, in Book 10242, at Page 424.
- Easements, notes and restrictions as shown on the recorded plat for Sandy City Centre Final Plat First Amended and Extended.
- Access to and from Interstate 15 along the Westerly boundary is restricted by the Utah State Department of Transportation as disclosed by that certain Warranty Deed (Controlled Access) recorded December 30, 1963 as Entry No. 1969546 in Book 2138 at Page 455 and in that certain Warranty Deed (Controlled Access) recorded March 11, 1964 as Entry No. 1965167 in Book 2165 at Page 59 of official records. (Blanket in nature).
- Development, Easement and Maintenance Agreement by and between Sandy Centennial Partners, L.C. and Sandy Paydirt L.L.C., dated June 8, 2006 and recorded October 31, 2006 as Entry No. 9893242 in Book 9373 at Page 6457.
- Abandonment and Relocation of Water/Ditch Easements by and between Nelson Lateral Ditch Users, an unincorporated association, and Dry Creek Lateral Irrigation Company, a Utah nonprofit corporation and Riverdale Center Owner, L.C., a Utah limited liability company recorded March 6, 2024 as Entry No. 14212924 in Book 11476 at Page 2301.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned being the owner(s) (hereafter, "the undersigned Owner") of the above-described tract of land and the undersigned Owner do hereby cause the same to be divided into lots, parcels, and streets, together with easements, as set forth, to be hereafter known as

### SANDY SHULSEN

and that the undersigned Owners do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public uses. The undersigned Owners also do hereby dedicate to the lot owners, for perpetual use, all privately-owned streets, lanes, alleys, and driveways as non-exclusive vehicular and pedestrian access easements for the use of the lot owners and their invitees. The undersigned Owners also do hereby dedicate to the owners of the following named facilities, for perpetual use, all privately-owned streets, lanes, alleys, and driveways as non-exclusive water, sanitary sewer, storm sewer, public utility, straightright, and drainage easements, the same to be used for the installation, maintenance and operation of those facilities. 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 for those easements, as shown hereon.

In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

RIVERDALE CENTER OWNER, LC

By:  
Its:

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of \_\_\_\_\_ J.S.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, \_\_\_\_\_ personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_, who being duly sworn, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, a Utah limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by authorized of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY.

**DEVELOPER**  
RIVERDALE CENTER OWNER, LC  
201 SOUTH MAIN STREET, SUITE #2000  
SALT LAKE CITY, UTAH 84111

**RECORD OF SURVEY**  
ROS NO.: \_\_\_\_\_  
COUNTY SURVEYOR REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_



**SANDY**  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSIGNENG.COM

**LAYTON**  
Phone: 801.541.1100  
**TOOELE**  
Phone: 435.843.3800  
**CEGAR CITY**  
Phone: 435.865.1463  
**HOWLAND**  
Phone: 435.896.2863

### SHEET 1 OF 1

PROJECT NUMBER: 76158  
MANAGER: JKF  
DRAWN BY: KFW  
CHECKED BY: FMH  
DATE: 5/29/25

### SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.  
SALT LAKE COUNTY HEALTH DEPARTMENT

### SANDY SHULSEN

AMENDING LOT 7 OF SANDY CITY CENTRE FINAL PLAT  
FIRST AMENDED AND EXTENDED  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

**ENBRIDGE GAS UTAH - NOTE**  
Questar Gas Company, d/b/a Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. 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.

**ROCKY MOUNTAIN POWER NOTES:**  
1. PURSUANT TO UTAH CODE ANN. § 64-3-27 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.

**EASEMENT APPROVAL**

	DATE
CENTURYLINK	
ROCKY MOUNTAIN POWER	
ENBRIDGE GAS UTAH	
COMCAST	

**PLANNING COMMISSION APPROVAL**

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

**CITY PARKS & RECREATION APPROVAL**

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
SANDY CITY PARKS & RECREATION DEPARTMENT

**MIDVALLEY IMPROVEMENT DISTRICT**

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE MIDVALLEY IMPROVEMENT DISTRICT.
MIDVALLEY IMPROVEMENT DISTRICT, MANAGER

**CITY ENGINEER APPROVAL**

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

**PUBLIC UTILITIES DEPARTMENT APPROVAL**

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

**SANDY CITY MAYOR APPROVAL**

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY MAYOR.
MAYOR
ATTEST, CLERK

**CITY ATTORNEY'S APPROVAL**

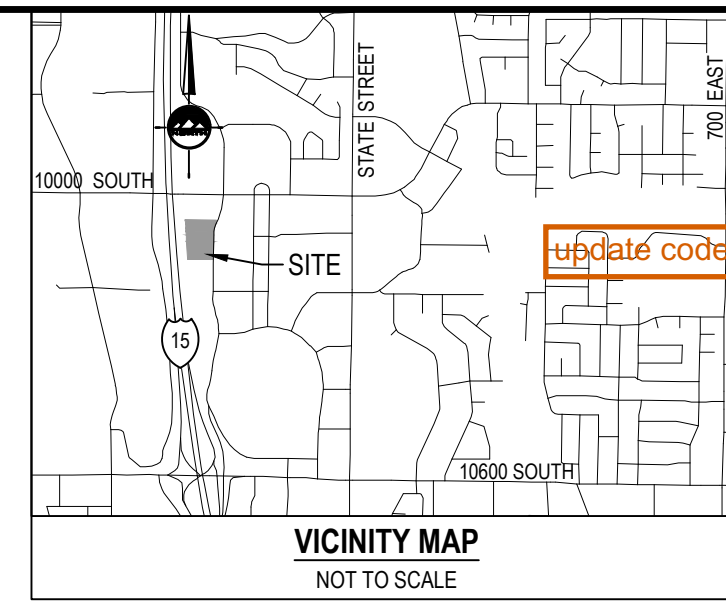
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY ATTORNEY.
SANDY CITY ATTORNEY

**SALT LAKE COUNTY RECORDER**

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

# SANDY SHULSEN

AMENDING LOT 7 OF SANDY CITY CENTRE FINAL PLAT FIRST AMENDED AND EXTENDED  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
 SANDY CITY, SALT LAKE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
 I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **286882**, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property and that this plat has been drawn correctly to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

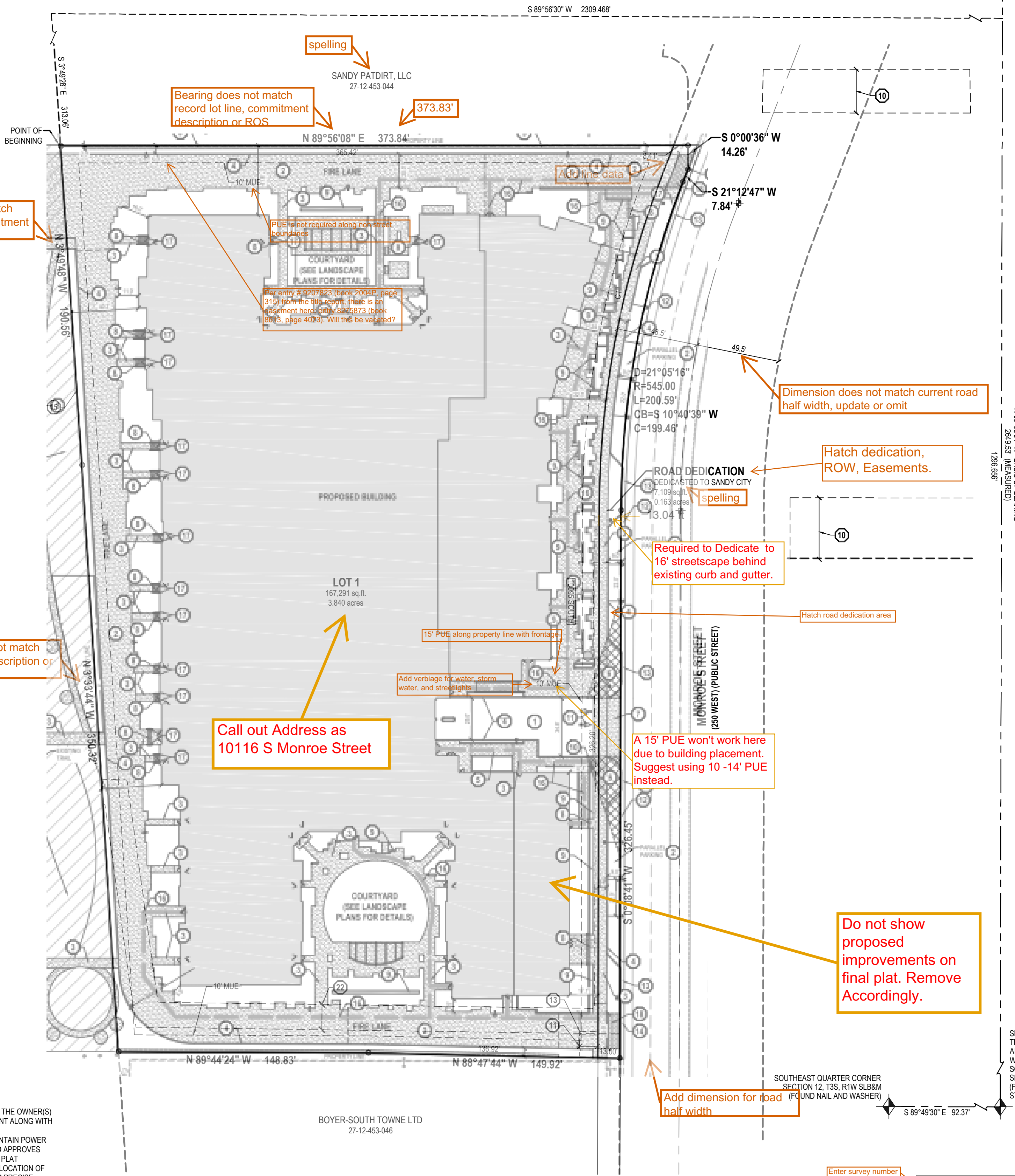
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 thence South 00°00'36" West 14.26 feet;  
 thence South 21°12'47" West 7.84 feet;  
 thence Southwesterly 200.59 feet along the arc of a 545.00 foot radius curve to the left (center bears South 68°46'43" East and the chord bears South 10°40'39" West 199.46 feet with a central angle of 21°05'16");  
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 thence North 89°47'44" West 149.92 feet;  
 thence North 89°44'24" West 148.83 feet;  
 thence North 03°33'44" West 350.32 feet to the southwest corner of said Lot 7;  
 thence North 03°49'48" West 190.56 feet along the westerly boundary line of said Lot 7 to the point of beginning.

Contains 174,401 Square Feet or 4.004 Acres and 1 Lot



DATE: 5/29/25

PATRICK M. HARRIS  
 P.L.S. 286882



EXISTING STREET MONUMENT

SECTION CORNER

BOUNDARY LINE

SECTION LINE

CENTER LINE

EASEMENT LINE

MUNICIPAL UTILITY EASEMENT INCLUDING PUBLIC UTILITIES, WATER, STORM WATER AND STREET LIGHTING.

5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL BE STAMPED WITH THE SURVEY COMPANY'S NAME, OR AN ABBREVIATION THEREOF, OR THE ABBREVIATION, "P.L.S.", FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. IN LIEU OF REBAR AND CAP AT LOT FRONT CORNERS, COPPER OFF-SET PLUGS ARE TO BE PLACED IN THE TOP OF THE CURB, AT THE POINT OF INTERSECTION OF THE LOT LINE, EXTENDED, AND THE MIDDLE OF THE TOP OF CURB.

ROAD DEDICATION TO SANDY CITY

Required to Dedicate to 16' streetscape behind existing curb and gutter.

15' PUE along property line with frontage

15' PUE won't work here due to building placement. Suggest using 10-14' PUE instead.

Do not show proposed improvements on final plat. Remove Accordingly.

Should be "Sandy Parks & Recreation". The signer should be called out as "DIRECTOR"

ADD THIS NOTE: 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL BE STAMPED WITH THE SURVEY COMPANY'S NAME, OR AN ABBREVIATION THEREOF, OR THE ABBREVIATION, "P.L.S.", FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. IN LIEU OF REBAR AND CAP AT LOT FRONT CORNERS, COPPER OFF-SET PLUGS ARE TO BE PLACED IN THE TOP OF THE CURB, AT THE POINT OF INTERSECTION OF THE LOT LINE, EXTENDED, AND THE MIDDLE OF THE TOP OF CURB.

Dimension does not match current road half width, update or omit

Hatch dedication, ROW, Easements.

Required to Dedicate to 16' streetscape behind existing curb and gutter.

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15' PUE won't work here due to building placement. Suggest using 10-14' PUE instead.

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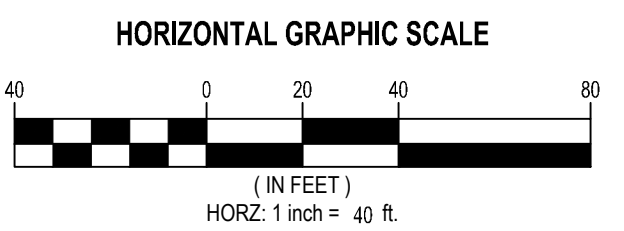
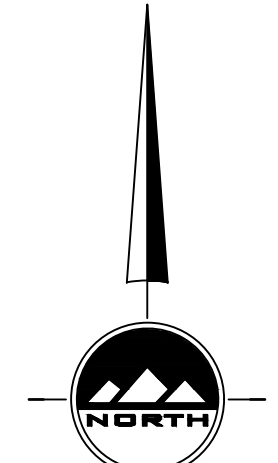
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CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	558.00'	205.38'	21°05'18"	S10°40'38" W	204.22'

To avoid confusion, if corresponding numbers on the map are circled with an octogon, then please also circle these numbers with the same type.



SHEET 1 OF 1

PROJECT NUMBER: 76158

MANAGER: JKF

DRAWN BY: KFW

CHECKED BY: FMH

DATE: 5/29/25

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS DAY OF \_\_\_\_\_ A.D. 20\_\_

BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

DEVELOPER  
 RIVERDALE CENTER OWNER, LC  
 201 SOUTH MAIN STREET, SUITE #2000  
 SALT LAKE CITY, UTAH 84111

RECORD OF SURVEY

ROSD NO. \_\_\_\_\_

COUNTY SURVEYOR REVIEWER: \_\_\_\_\_

DATE: \_\_\_\_\_

**ENBRIDGE GAS UTAH - NOTE**  
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. 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.

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

EASEMENT APPROVAL	PLANNING COMMISSION APPROVAL	CITY PARKS & RECREATION APPROVAL	MIDVALLEY IMPROVEMENT DISTRICT	CITY ENGINEER APPROVAL	PUBLIC UTILITIES DEPARTMENT APPROVAL	SANDY CITY MAYOR APPROVAL
CENTURYLINK	APPROVED THIS DAY OF _____ A.D. 20__	APPROVED THIS DAY OF _____ A.D. 20__	APPROVED THIS DAY OF _____ A.D. 20__	APPROVED THIS DAY OF _____ A.D. 20__	APPROVED THIS DAY OF _____ A.D. 20__	APPROVED THIS DAY OF _____ A.D. 20__
ROCKY MOUNTAIN POWER	BY THE SANDY CITY PLANNING COMMISSION	BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.	BY THE MIDVALLEY IMPROVEMENT DISTRICT.	BY THE SANDY CITY ENGINEER.	BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT	BY THE SANDY CITY MAYOR.
ENBRIDGE GAS UTAH	CHAIR, SANDY CITY PLANNING COMMISSION	SANDY CITY PARKS & RECREATION DEPARTMENT	MIDVALLEY IMPROVEMENT DISTRICT, MANAGER	SANDY CITY ENGINEER	SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER	MAYOR
COMCAST						ATTEST, CLERK

SALT LAKE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

Sandy City has a city recorder, not a clerk. Call out should be "ATTEST: SANDY CITY RECORDER"

**Sandy Shulsen Plat**

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described as follows:

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Contains 174,401 Square Feet or 4.004 Acres and 1 Lot

**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

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**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

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FOR:  
GARDNER COMPANY  
201 SOUTH MAIN STREET, SUITE 2000  
SALT LAKE CITY, UTAH 84111  
CONTACT:  
JOHN BANKHEAD  
PHONE: 801-456-4140

**SANDY GARDNER OFFICE 2**  
**ALTANSNPS LAND TITLE & TOPOGRAPHY SURVEY**  
10110-10125 SOUTH 280 WEST  
SANDY, UTAH



**ALTANSNPS**  
**LAND TITLE &**  
**TOPOGRAPHY**  
**SURVEY**

PROJECT NUMBER: 7651A  
PRINT DATE: 8/17/21  
DRAWN BY: C.ANDERSON  
CHECKED BY: P.HARRIS  
PROJECT MANAGER: P.HARRIS

**SURVEYOR'S NARRATIVE**

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 266882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTANSNPS Land Title Survey for use by the client. The Basis of Bearing is the line between the Street Monument in State Street and 10200 South Street and the Street Monument in State Street and 9400 South Street, measuring North 0°08'34" West 2649.45 feet.

**COMMITMENT DESCRIPTIONS**

**PARCEL 1:**

A parcel of land, being the remainder portion of Lot 7, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at the Northwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 2309.469 feet to the Northwest corner of said Sandy City Centre Final Plat First Amendment and Extended and South 03°49'28" East 313.06 feet along the Westerly boundary of said Sandy City Centre Final Plat First Amendment and Extended from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the lot line common to Lots 7 and 8 of said Sandy City Centre Final Plat First Amendment and Extended, North 89°56'30" East 373.78 feet to the Northeast corner of said Lot 7, thence along the Easterly line of said Lot 7, South 00°00'36" West 14.26 feet to intersect the Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line the following two (2) courses: (1) South 21°12'47" West 7.84 feet to a point of curvature; (2) Southwesterly 173.520 feet along the arc of a tangent 545.50 foot radius curve to the left whose center bears South 68°47'13" East 545.50 feet, has a central angle of 18°13'32" and a chord bearing and length of South 12°06'01" West 172.790 feet; thence along the Southerly line of said Lot 7, West 322.01 feet to the Southwest corner of said Lot 7; thence along the Westerly line of said Lot 7, North 03°49'28" West 190.56 feet to the point of beginning. (Lot 7, Sandy City Centre Final Plat First Amendment and Extended Remainder Description)

**PARCEL 2:**

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at the Southwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 2309.469 feet and South 03°49'28" East 503.616 feet from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the Southerly line of said Lot 7, East 322.01 feet to the Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line the following two (2) courses: Southwesterly 27.065 feet along the arc of a 545.00 foot radius non-tangent curve to the left whose center bears South 87°00'45" East 545.00 feet, has a central angle of 02°50'34" and a chord bearing and length South 01°33'58" West 27.062 feet; (2) South 00°08'41" West 96.95 feet; thence West 313.99 feet to the Easterly right-of-way line of Frontage Road No. 5, State Road Project No. 1-15-7289 (3); thence along said Easterly right-of-way line, North 03°32'22" West 114.22 feet to the point of beginning. (Parcel No. 27-12-453-009 Remainder Description)

**PARCEL 3:**

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at a point which lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 2309.469 feet, South 03°49'28" East 503.616 feet from the Southwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder and South 03°32'28" East 114.22 feet from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East 313.99 feet to the Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line, South 00°08'41" West 119.59 feet; thence West 306.30 feet to the Easterly right-of-way line of Frontage Road No. 5, State Road Project No. 1-15-7289 (3); thence along said Easterly right-of-way line, North 03°32'28" West 119.73 feet to the point of beginning. (Parcel No. 27-12-453-006 Remainder Description)

**PARCEL 4:**

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at a point which lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 2309.469 feet, South 03°49'28" East 503.616 feet to the Southwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder and South 03°32'28" East 233.95 feet from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East 306.30 feet to the Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line, South 00°08'41" West 102.816 feet; thence North 89°51'19" West 299.72 feet to the Easterly right-of-way line of Frontage Road No. 5, State Road Project No. 1-15-7289 (3); thence along said Easterly right-of-way line, North 03°32'28" West 102.25 feet to the point of beginning. (Parcel No. 27-12-453-007 Remainder Description)

**PARCEL 5:**

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at a point on the Westerly right-of-way line of Monroe Street which lies North 89°51'19" West along the section line 546.20 feet, North 00°08'41" East 433.80 feet and North 88°47'44" West 1.24 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said corner being North 89°51'19" West along the section line 1319.96 feet from the Southeast corner of said Section 12; thence North 88°47'44" West 149.92 feet; thence North 89°44'24" West 148.84 feet to the East right-of-way line of the I-15 frontage road; thence North 03°53'15" West along said East right-of-way line 14.14 feet; thence South 89°51'19" East 299.72 feet to said Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line, South 00°08'41" West 17.18 feet to the point of beginning. (Parcel No. 27-12-453-014 Remainder Description)

To: (i)KC Gardner Company, L.C., a Utah limited liability company, (ii)Redevelopment Agency of Sandy City, a body corporate and politic of the State of Utah, (iii)Sandy City, (iv)First American Title Insurance Company and (v)Cottonwood Title Insurance Agency, Inc..

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTANSNPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, and 19 of Table A hereof.

The field work was completed on December 19, 2019.

Date of Plat or Map: December 27, 2019.

Date: 12/31/19  
Patrick M. Harris  
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Agency, Inc. of Salt Lake City, Utah under Commitment No. 98616-AP, dated effective December 12, 2019.

**Schedule B-2 Exceptions**

- Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
- Taxes for the year 2019 are EXEMPT under Parcel No. 27-12-453-009. (affects Parcel 1)
- Taxes for the year 2019 are EXEMPT under Parcel No. 27-12-453-006. (affects Parcel 3)
- Taxes for the year 2019 are EXEMPT under Parcel No. 27-12-453-007. (affects Parcel 4)
- Taxes for the year 2019 are EXEMPT under Parcel No. 27-12-453-014. (affects Parcel 5)

NOTE: The Land may be subject to a possible Appendix Roll Tax from the time of transfer into a non-exempt entity for the remainder of the year.

14. Said property is located within the boundaries of Sandy City, and is subject to any assessments thereof. For more information please call 801-568-7100. Said property is located within the boundaries of South Valley Sewer District, and is subject to any assessments thereof. For more information please call 801-571-1166.

15. Notice of Adoption of Redevelopment Plan Entitled "Civic Center North Neighborhood Development Plan", dated July 17, 1990 and recorded July 25, 1990 as Entry No. 4944252 in Book 6239 at Page 202.

16. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

17. Claim, right, title or interest to water or water rights whether or not shown by the public records.

18. Easement Agreement by and between Sandy Centennial Partners, L.C., a Utah limited liability company and Sandy City, Utah, a political subdivision of the State of Utah, dated December 28, 2001 and recorded January 11, 2002 as Entry No. 8118279 in Book 8553 at Page 3854. (Shown on survey)

19. Easement Agreement by and between Equity Inns Partnership, L.P., a Tennessee limited partnership and Sandy City, Utah, a political subdivision of the State of Utah, dated January 7, 2002 and recorded January 11, 2002 as Entry No. 8118281 in Book 8553 at Page 3880. (Shown on survey)

20. Right-of-Way and Easement Grant in favor of Buntinggenius - Sandy & Bluffdale, L.C., a Utah limited liability company for a permanent non-exclusive right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace telephone lines, optical fiber lines, conduits, facilities, circuits and appurtenances thereto and incidental purposes, by instrument dated June 26, 2002 and recorded June 26, 2002, as Entry No. 8275873, in Book 8613, at Page 4073. (Located within Monroe Street right of way)

21. Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded September 11, 2013, as Entry No. 11721907, in Book 10176, at Page 4637. (Shown on survey)

22. Notice of Prescriptive Easement for Water Conveyance by The Nelson Lateral Ditch Users, an association of property owners and shareholders of the East Jordan Irrigation Company who use water diverted through the Nelson Weir, dated April 16, 2014 and recorded April 16, 2014 as Entry No. 11835853 in Book 10224 at Page 7816. (Shown on survey)

23. Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded June 30, 2014, as Entry No. 11873822, in Book 10242, at Page 424. (Shown on survey)

24. Easements, notes and restrictions as shown on the recorded plat for Sandy City Centre Final Plat First Amended and Extended. (affects Parcel 1) (Shown on survey)

If these numbers represent exactions on the following page, please surround these numbers with an octagon shape.

25. Access to and from Interstate 15 along the Westerly boundary is restricted by the Utah State Department of Transportation as disclosed by that certain Warranty Deed (Controlled Access) recorded December 30, 1963 as Entry No. 1989546 in Book 2108 at Page 465 and in that certain Warranty Deed (Controlled Access) recorded March 11, 1964 as Entry No. 1985187 in Book 2165 at Page 59 of official records. (Blanket in nature)

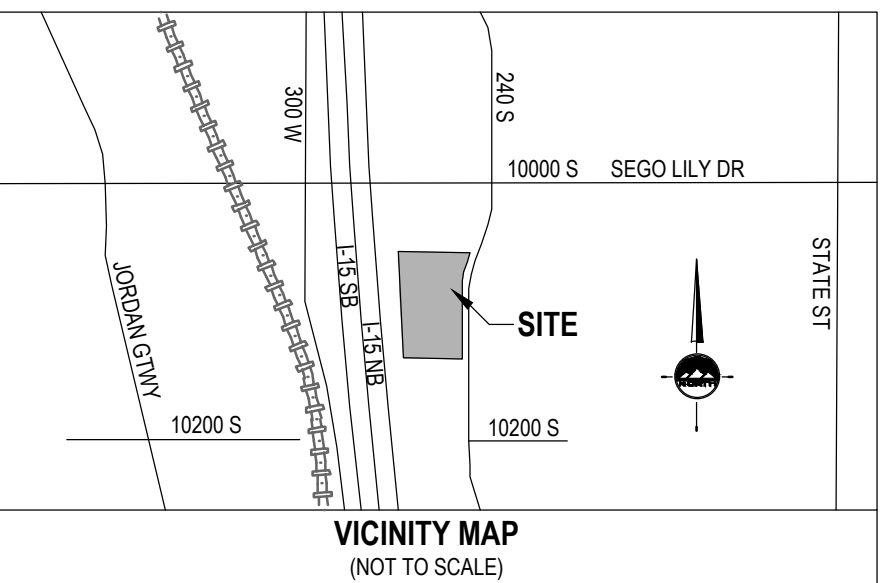
26. Development, Easement and Maintenance Agreement by and between Sandy Centennial Partners, L.C., a Utah limited liability company and Sandy Paylirt, L.L.C., a Utah limited liability company, dated June 8, 2006 and recorded October 31, 2006 as Entry No. 9893242 in Book 9373 at Page 6457.

27. Rights of tenants in possession, as tenants only, under unrecorded leases.

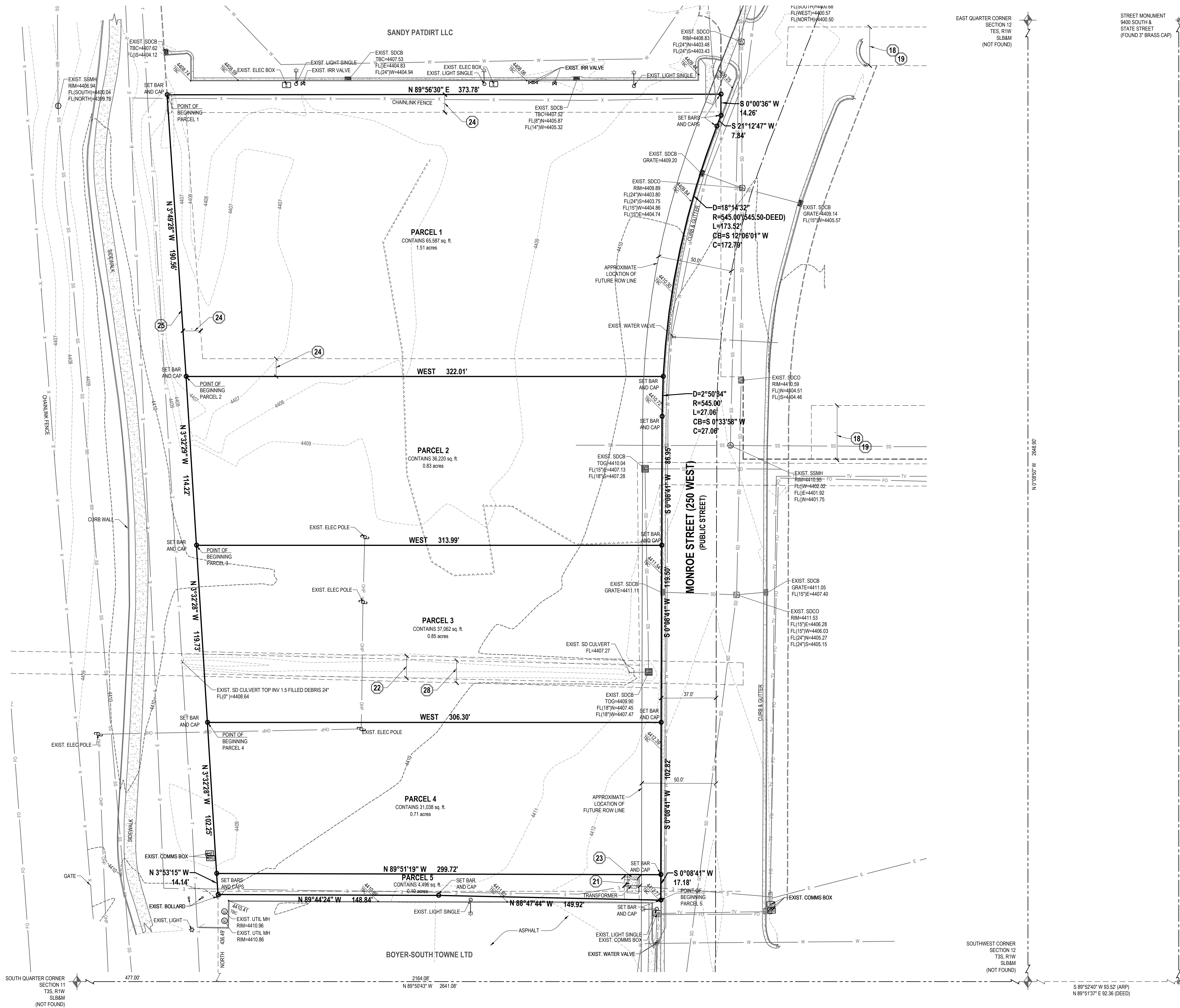
28. Notice of Prescriptive Easement recorded June 26, 2018 as Entry No. 12798917 in Book 10687 at Page 7663. (Shown on survey)

**TABLE A**

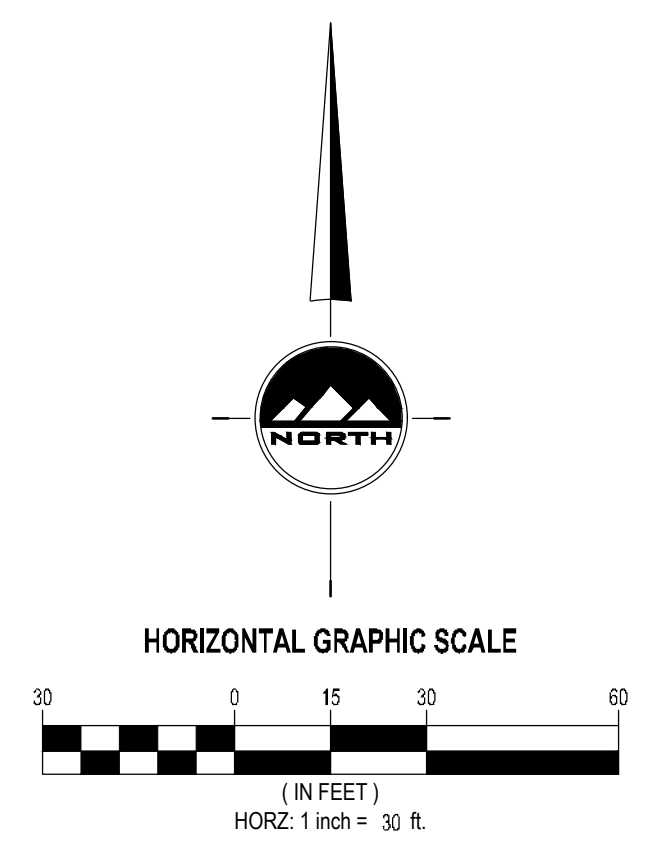
- All monuments set are shown on survey.
- Property addresses are 277 West Sego Lily Drive, 10115 & 10125 South 280 West Sandy, Utah
- Subject parcels are located in Flood Zone X per FEMA FIRM map 49035C0434G effective September 25, 2009.
- Parcel 1 contains 65,587 square feet or 1.51 acres.  
Parcel 2 contains 36,220 square feet or 0.83 acres.  
Parcel 3 contains 37,062 square feet or 0.85 acres.  
Parcel 4 contains 31,038 square feet or 0.71 acres.  
Parcel 5 contains 4,456 square feet or 0.10 acres.
- Vertical relief is shown on survey.
- Substantial features are shown on survey.
- Subject parcel has no visible parking stalls.
- Existing utilities are shown on survey.
- Adjoining owners are shown on survey.
- All plottable easements are shown on survey.



LOCATED IN THE SOUTHEAST CORNER  
OF SECTION 12  
TOWNSHIP 3 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SANDY, SALT LAKE COUNTY, UTAH



- LEGEND**
- SECTION CORNER
  - MONUMENT
  - SET NAIL & WASHER
  - SET ENSIGN REBAR AND CAP
  - WATER METER
  - WATER MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - IRRIGATION VALVE
  - SANITARY SEWER MANHOLE
  - STORM DRAIN CLEAN OUT
  - STORM DRAIN CATCH BASIN
  - STORM DRAIN COMBO BOX
  - SIGN
  - UTILITY MANHOLE
  - UTILITY POLE
  - GAS METER
  - GAS LINE
  - MINOR CONTOURS 1' INCREMENT
  - MAJOR CONTOURS 5' INCREMENT
  - CONCRETE
  - ADJACENT RIGHT OF WAY
  - RIGHT OF WAY
  - SECTION LINE
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - DEED LINE
  - TANGENT LINE
  - FENCE
  - EDGE OF ASPHALT
  - SANITARY SEWER
  - STORM DRAIN LINE
  - WATER LINE
  - IRRIGATION LINE
  - TELEPHONE LINE
  - OVERHEAD POWER
  - EXCEPTION REFERENCE NUMBER



LOCATED IN THE SOUTHEAST CORNER OF SECTION 12 TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SANDY, SALT LAKE COUNTY, UTAH



**SALT LAKE CITY**  
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**LAYTON**  
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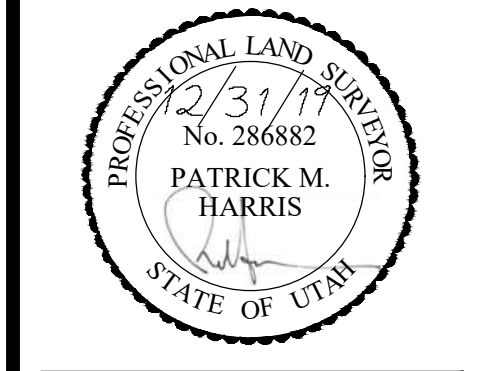
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