

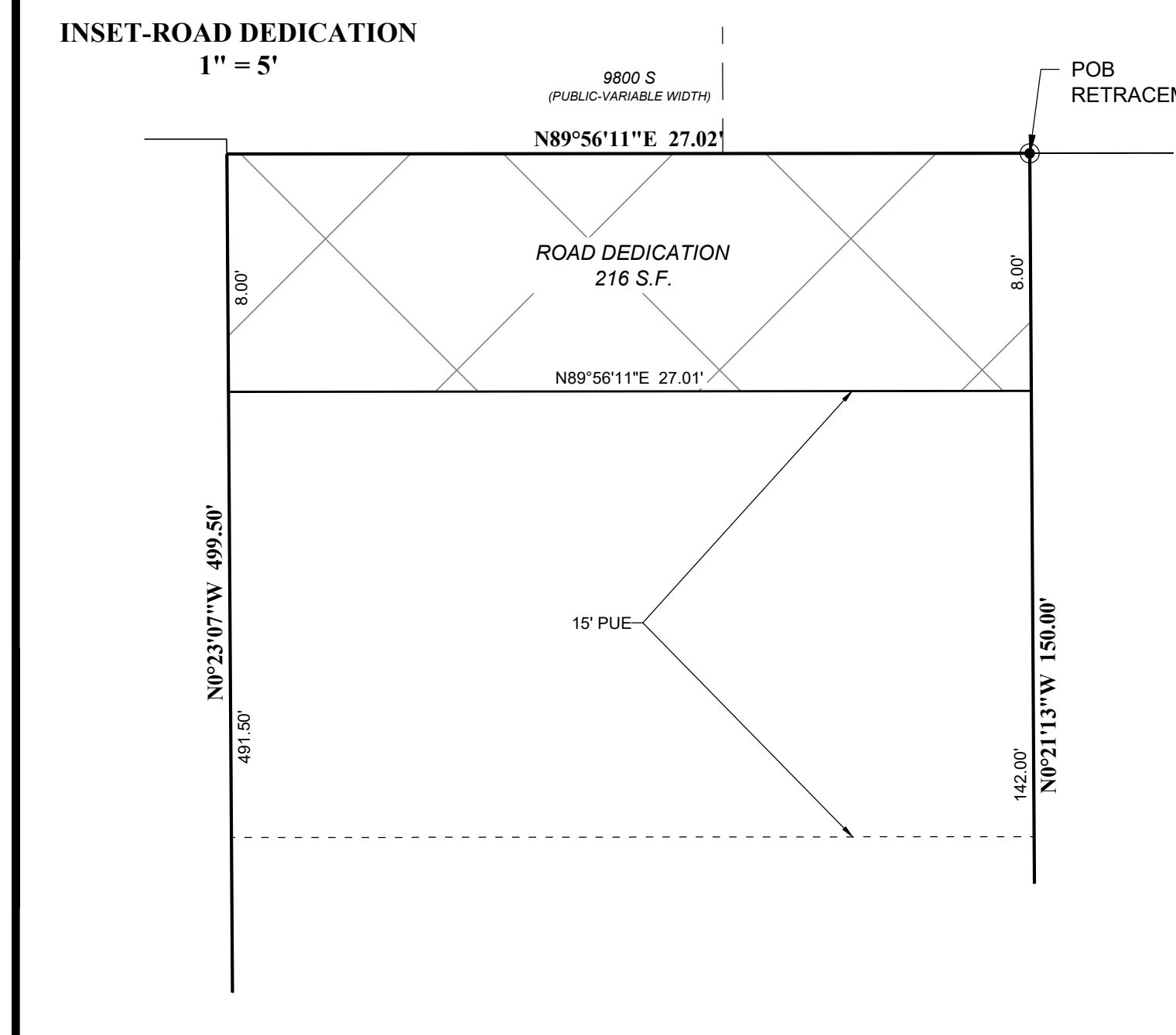
LEGEND

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- STREET MONUMENT
- MONUMENT, AS NOTED
- UDOT OR BOR MONUMENT, AS NOTED
- PROPERTY CORNER (SET) REBAR W/ CAP "GILSON ENG" NAIL & WASHER "GILSON ENG" LEAD PILE
- PROPERTY CORNER (FOUND, AS NOTED)
- MONUMENT LINE
- TIE LINE
- ROW LINE
- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT
- P.U.E. PER THIS PLAT
- CHAIN LINK FENCE
- VINYLWOOD FENCE
- WIRE FENCE
- BLOCK FENCE
- ROAD DEDICATION

EASEMENTS

EASEMENTS SHOWN ARE PER COTTONWOOD TITLE INSURANCE AGENCY, INC. FILE NO.: 187112-MCP WITH AN EFFECTIVE DATE OF JANUARY 31, 2025 @ 7:30 AM. OTHER EASEMENTS OR ENCUMBRANCES THAT COULD AFFECT THE SUBJECT PROPERTY ARE NOT DEPICTED HEREON. NO ADDITIONAL EASEMENT RESEARCH PERFORMED BY THE SURVEYOR. SELECTED SCHEDULE B ITEMS:

- RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED OCTOBER 14, 1980, AS ENTRY NO. 3488078, IN BOOK 5163, AT PAGE 684.
- SURVEYOR'S NOTE:** AS SHOWN HEREON EASEMENT IN FAVOR OF CURTIS INVESTMENT CORPORATION AND DAVID L. CURTIS FOR THE PURPOSE OF CONSTRUCTING A STORM DRAIN LINE AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 11, 1987, AS ENTRY NO. 4454782, IN BOOK 5916, AT PAGE 740.
- SURVEYOR'S NOTE:** DOCUMENT IS AMBIGUOUS IN TERMS OF WIDTH, THE HAND EDITS TO 5' HAVE BEEN DISREGARDED AND THE "INTENT" OF 10' UTILIZED. AS SHOWN HEREON
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN AGREEMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED APRIL 7, 1994 AS ENTRY NO. 5789881 IN BOOK 6913 AT PAGE 2916.
- SURVEYOR'S NOTES:**
 - A DOCUMENT INCLUDES USE AND SETBACK RESTRICTIONS THAT ARE NOT DEPICTED HEREON
 - B DOCUMENT INCLUDES A STORMWATER DRAINAGE EASEMENT THAT IS NOT SPECIFIC IN LOCATION AND NOT DEPICTED HEREON
 - C DOCUMENT INCLUDES ACCESS EASEMENTS OVER ANY ALL DRIVEWAYS AND WALKWAYS, DRIVEWAYS AND WALKWAYS ARE GRAPHICALLY DEPICTED HEREON
 - D DOCUMENT INCLUDES A GENERAL UTILITY EASEMENT, AS SHOWN HEREON
- RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED AUGUST 9, 1994, AS ENTRY NO. 5894698, IN BOOK 6997, AT PAGE 959.
- SURVEYOR'S NOTE:** AS SHOWN HEREON
- RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE LAND, SAID EASEMENT RECORDED NOVEMBER 17, 2005, AS ENTRY NO. 9556602, IN BOOK 9218, AT PAGE 5700.
- SURVEYOR'S NOTE:** AS SHOWN HEREON



NOTES:

- REFER TO RECORD OF SURVEY #S2025-09-0663 FILED WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR FOR A NARRATIVE OF THE BOUNDARY RETRACEMENT OF THE SUBJECT PROPERTY RESULTING IN THE RECORD & MEASURED DISTANCES.
- BUILDING WALLS ARE PARALLEL TO OR PERPENDICULAR WITH THE REFERENCE BUILDING BEARING N89°40'07" E AND S0°19'53" E AS SHOWN HEREON.
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED. THE COMMON AREAS ARE TO SERVE AS INGRESS AND EGRESS EASEMENTS FOR COMMON USE OF THE OWNERS EFFECTUATED BY THE RECORDING OF THIS PLAT.
- ALL COMMON AREAS TO SERVE AS PRIVATE, SHARED UTILITY EASEMENTS (INCLUDING WATER, SEWER, STORM DRAIN AND SURFACE DRAINAGE) EFFECTUATED BY THE RECORDING OF THIS PLAT.
- KEN CHAPMAN, ON BEHALF OF KIKA INVESTMENTS LLC AND GABRIEL ESPINOZA, HAS NOTIFIED ALL RELEVANT PUBLIC UTILITIES THAT ARE ANTICIPATED TO PROVIDE SERVICE TO THE SUBJECT PROPERTY.
- NOTICE TO PURCHASERS: THE INFRASTRUCTURE WITHIN THIS CONDOMINIUM IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY.
- REFER TO DECLARATIONS FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR INDIVIDUAL UTILITY LINES TO INDIVIDUAL UNITS.
- REFER TO DECLARATIONS FOR A DESCRIPTION OF THE UNDIVIDED INTEREST PERCENTAGE OF INDIVIDUAL OWNERS TO THE COMMON AREA.
- LIMITED COMMON AREA APPURTENANT TO INDIVIDUAL UNITS IS INDICATED BY HATCHING AS SHOWN HEREON. INDIVIDUAL UNIT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE LIMITED COMMON AREA APPURTENANT TO THEIR UNIT. REFER TO DECLARATIONS FOR ADDITIONAL INFORMATION.
- 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.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- FOR STORM DRAIN MAINTENANCE AGREEMENT, REFER TO THE RECORDED POST CONSTRUCTION AGREEMENT.
- OWNER OF RECORD:
KIKA INVESTMENTS LLC & GABRIEL ESPINOZA
9854 SOUTH 700 EAST, SANDY UT 84070

ROCKY MOUNTAIN POWER

- 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.
- PURSUANT TO UTAH CODE ANN. 17-2A603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN 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:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 20____.

ROCKY MOUNTAIN POWER REPRESENTATIVE _____

COMCAST CABLE

APPROVED THIS _____ DAY OF _____, A.D. 20____.

REPRESENTATIVE _____

SANDY CITY ENGINEER

APPROVED THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER _____

SANDY CITY PARKS AND RECREATION

APPROVED THIS _____ DAY OF _____, A.D. 20____.

DIRECTOR _____

SANDY CITY PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20____.

ENGINEERING MANAGER _____

SANDY CITY MAYOR

PRESENTED TO SANDY CITY THIS _____ DAY OF _____, 20____, A.D.

AND IS HEREBY APPROVED AND ACCEPTED

SANDY CITY MAYOR _____ ATTEST: CITY RECORDER _____

SANDY SUBURBAN SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, A.D. 20____.

REPRESENTATIVE _____

SALT LAKE COUNTY RECORDER

RECORDED NO. _____

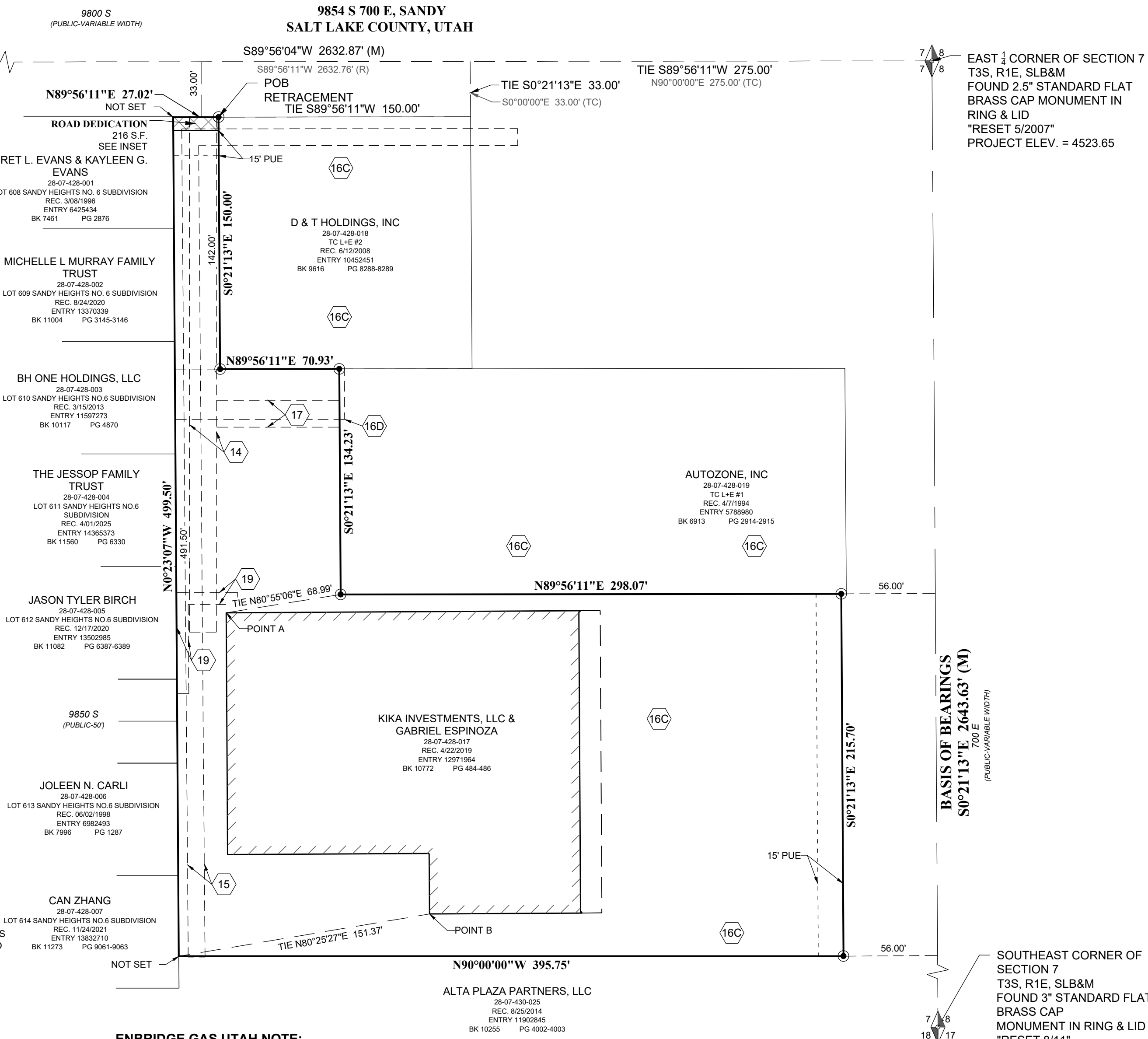
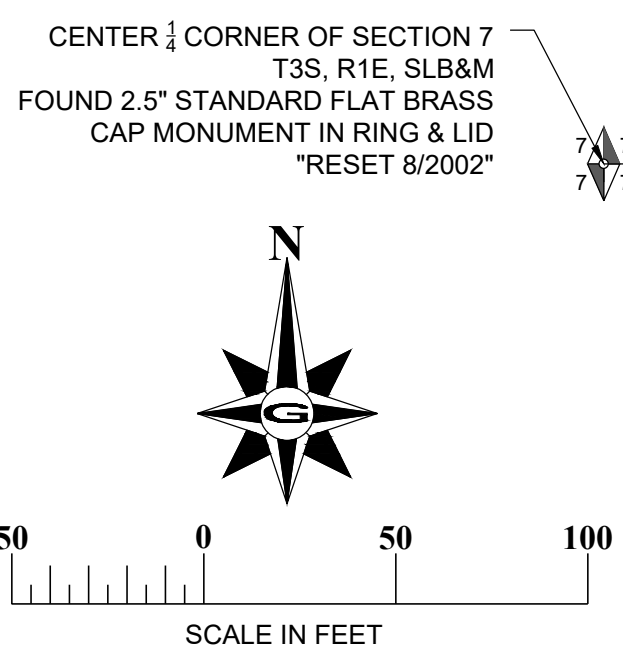
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____

9854 BUILDING LLC CONDOMINIUM

LOCATED IN THE SOUTHEAST ¼ OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
9854 S 700 E, SANDY
SALT LAKE COUNTY, UTAH



ENBRIDGE GAS UTAH NOTE:
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS(S). ENBRIDGE GAS UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, HOWEVER, ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH 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 CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

LIEN HOLDER CONSENT
ON THE 30ST DAY OF MARCH, 2017 KIKA INVESTMENTS, LLC, ENTERED INTO A DEED OF TRUST WITH CYPRESS FEDERAL CREDIT UNION AS BENEFICIARY, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON MARCH 31, 2017 AS ENTRY NO. 12507600 IN BOOK 10544 AT PAGE 78. IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE. CYPRESS FEDERAL CREDIT UNION IS FULLY AWARE THAT KIKA INVESTMENTS, LLC IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS 9854 BUILDING, LLC, AND CYPRESS FEDERAL CREDIT UNION HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS _____ DAY OF _____, 20____.

CYPRESS FEDERAL CREDIT UNION

BY: _____
PRINT NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF KIKA INVESTMENTS, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE 9854 BUILDING LLC CONDOMINIUM AND WAS SIGNED BY HIM/HER/THEY AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION # _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF CYPRESS FEDERAL CREDIT UNION, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT REGARDING THE 9854 BUILDING LLC CONDOMINIUM AND WAS SIGNED BY HIM/HER/THEY ON BEHALF OF COTTONWOOD TITLE INSURANCE AGENCY AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION # _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20____.

CHAIRMAN _____

CENTURY LINK

APPROVED THIS _____ DAY OF _____, A.D. 20____.

REPRESENTATIVE _____

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20____.

REPRESENTATIVE _____

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, A.D. 20____.

SANDY CITY ATTORNEY _____

9854 BUILDING LLC CONDOMINIUM

LOCATED IN THE SOUTHEAST ¼ OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED NO. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____

SURVEYOR'S CERTIFICATE
I, JOSH F. MADSEN OF GILSON ENGINEERING DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND HOLD LICENSE NO. 5152657 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE A COMPLETED A SURVEY OF LAND, FILED ON _____ AS NO. _____ WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR, OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AS SHOWN ON THIS CONDOMINIUM PLAN OF 9854 BUILDING LLC CONDOMINIUM IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

JOSH F. MADSEN
LICENSE NO. 5152657

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN RECORDED APRIL 22, 2019 AS ENTRY #12971964 IN BOOK 10772 AT PAGE 484-486 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY. THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION IS SOUTH 0°21'13" EAST BETWEEN THE EAST ¼ CORNER AND SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

SAID PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED BY RETRACEMENT SURVEY (TITLED "RECORD OF SURVEY- KIKA INVESTMENTS, LLC & GABRIEL ESPINOZA PROPERTY, 9854 S 700 E, SANDY (UTAH)") TO BE FILED AT THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO D&T AUTO SAVERS, LLC RECORDED SEPTEMBER 16, 1996 AS ENTRY #456219 IN BOOK 7489 AT PAGE 2971 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY (NOW D&T HOLDINGS, INC. RECORDED JUNE 12, 2008 AS ENTRY #1042451 IN BOOK 9616 AT PAGE 6288-6289). SAID POINT OF BEGINNING IS SOUTH 89°56'11" EAST 150.00 FEET, SOUTH 0°21'13" EAST 33.00 FEET AND SOUTH 89°56'11" WEST 150.00 FEET FROM MONUMENT FOUND REPRESENTING THE EAST ¼ CORNER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 0°21'13" EAST 150.00 FEET AND NORTH 89°56'11" EAST 70.93 FEET COINCIDENT WITH THE WEST AND SOUTH BOUNDARIES OF SAID PARCEL CONVEYED TO D&T AUTO SAVERS TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO AUTOZONE, INC. RECORDED APRIL 7, 1994 AS ENTRY #578880 IN BOOK 6913 AT PAGE 2314 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY; THENCE SOUTH 0°21'13" EAST 134.23 FEET AND NORTH 89°56'11" EAST 298.07 FEET COINCIDENT WITH THE WEST AND SOUTH BOUNDARIES OF SAID PARCEL CONVEYED TO AUTOZONE TO THE WEST BOUNDARY OF THAT CERTAIN PARCEL CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION RECORDED JULY 14, 2005 AS ENTRY #9432724 IN BOOK 9159 AT PAGE 2530 AND RECORDED JULY 14, 2005 AS ENTRY #9432725 IN BOOK 9159 AT PAGE 2532 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY; THENCE SOUTH 0°21'13" EAST 215.70 FEET COINCIDENT WITH WEST BOUNDARY OF SAID PARCEL CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION PARALLEL WITH AND 56.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE MONUMENT LINE OF 700 EAST STREET TO THE NORTHERLY BOUNDARY OF THE PROPERTY CONVEYED TO BACKMAN ABSTRACT AND TITLE COMPANY RECORDED MAY 14, 1970 AS ENTRY #2332560 IN BOOK 2856 AT PAGE 605 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY; THENCE SOUTH 0°21'13" EAST 134.23 FEET AND NORTH 89°56'11" EAST 298.07 FEET COINCIDENT WITH THE WEST AND SOUTH BOUNDARIES OF SAID PARCEL CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION PARALLEL WITH AND 56.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE MONUMENT LINE OF 700 EAST STREET TO THE NORTHERLY BOUNDARY OF THE PROPERTY CONVEYED TO BACKMAN ABSTRACT AND TITLE COMPANY RECORDED MAY 14, 1970 AS ENTRY #2332560 IN BOOK 2856 AT PAGE 605 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY; THENCE NORTH 0°23'07" WEST 499.50 FEET COINCIDENT WITH EAST BOUNDARY OF SAID SANDY HEIGHTS NO. 6 SUBDIVISION TO THE SOUTH LINE OF 9800 SOUTH STREET, THENCE NORTH 89°56'11" EAST 27.02 FEET TO THE POINT OF BEGINNING.

WITH AN AREA OF 2.352 ACRES OR 102,466 S.F.

OWNER'S DEDICATION AND CONSENT TO RECORD

GABRIELE ESPINOZA, THE OWNER OF THE DESCRIBED TRACT OF LAND TO HE HERAFTER KNOWN AS 9854 BUILDING LLC CONDOMINIUM, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS 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.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20____.

GABRIELE ESPINOZA

BY: _____
PRINT NAME: GABRIELE ESPINOZA

TITLE: _____

NOTARY ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED GABRIELE ESPINOZA, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE 9854 BUILDING LLC CONDOMINIUM AND WAS SIGNED BY HIM/HER/THEY AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION # _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KIKA INVESTMENTS, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO HE HERAFTER KNOWN AS 9854 BUILDING LLC CONDOMINIUM, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS 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.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20____.

KIKA INVESTMENTS, LLC

BY: _____
PRINT NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF KIKA INVESTMENTS, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE 9854 BUILDING LLC CONDOMINIUM AND WAS SIGNED BY HIM/HER/THEY ON BEHALF OF SAID KIKA INVESTMENTS, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

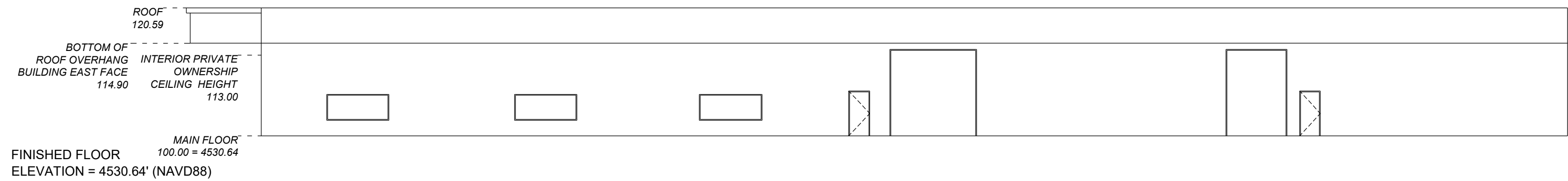
COMMISSION # _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

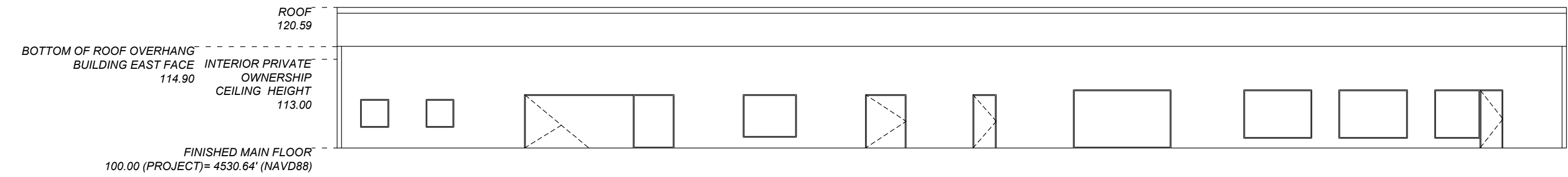
9854 BUILDING LLC CONDOMINIUM

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
9854 S 700 E, SANDY
SALT LAKE COUNTY, UTAH

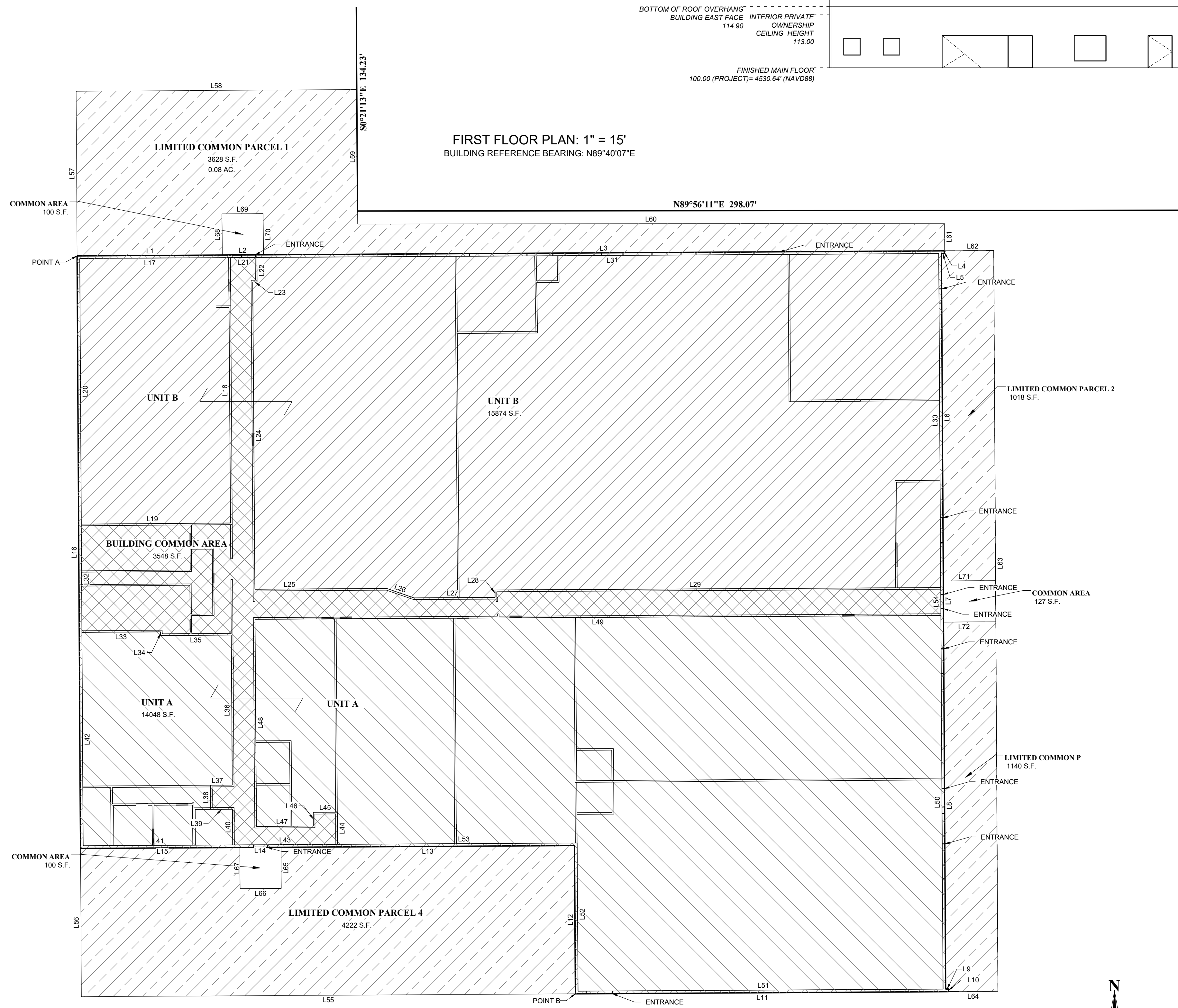
NORTH ELEVATION: 1" = 15'
BUILDING REFERENCE BEARING: N89°40'07"E



EAST ELEVATION: 1" = 15'
BUILDING REFERENCE BEARING: N 00°19'53"W



FIRST FLOOR PLAN: 1" = 15'
BUILDING REFERENCE BEARING: N89°40'07"E



PROPERTY TABULATION:
OVERALL PROPERTY: 2.352 ACRES OR 102,466 SF
ROAD DEDICATION: 216 S.F.
LOT COMMON AREA: 5846 S.F.
UNIT A PRIVATE AREA: 14048 S.F.
UNIT B PRIVATE AREA: 15874 S.F.
BUILDING COMMON AREA: 3548 S.F.
LIMITED COMMON TO UNIT A: 5382 S.F.
LIMITED COMMON TO UNIT B: 4646 S.F.
LIMITED COMMON TO UNIT A & B: 327 S.F.

NOTE:
- INTERNAL COMMON AREA OF BUILDING SHOWN IS BASED ON AS CONSTRUCTED DIMENSIONS. SOME INTERNAL WALLS WITHIN EACH PRIVATE UNITS MAY BE GRAPHICALLY DEPICTED, NOT ALL INTERNAL UNIT WALLS ARE DEPICTED HEREON.
- LIMITED COMMON PARCEL 1 & 2 ARE PERTINENT TO UNIT B
- LIMITED COMMON PARCEL 3 & 4 ARE PERTINENT TO UNIT A



9854 BUILDING LLC CONDOMINIUM

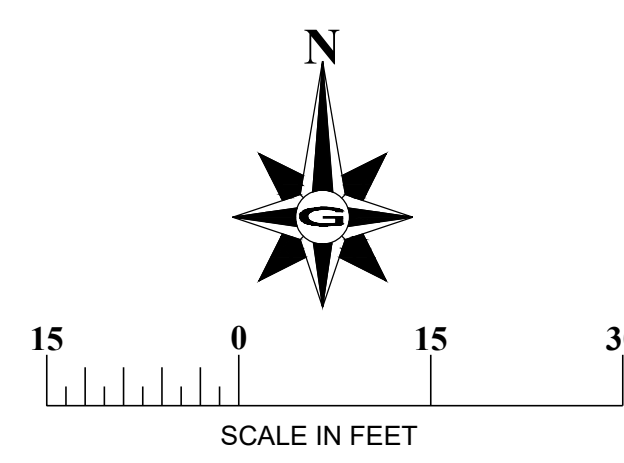
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
9854 S 700 E, SANDY
SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER



2/2

LEGEND

- BOUNDARY LINE
- LOT LINE
- INTERIOR WALL
- CONCRETE
- BLDG COMMON AREA
- UNIT B
- UNIT A
- LIMITED COMMON AREA (AS NOTED)
- COMMON AREA

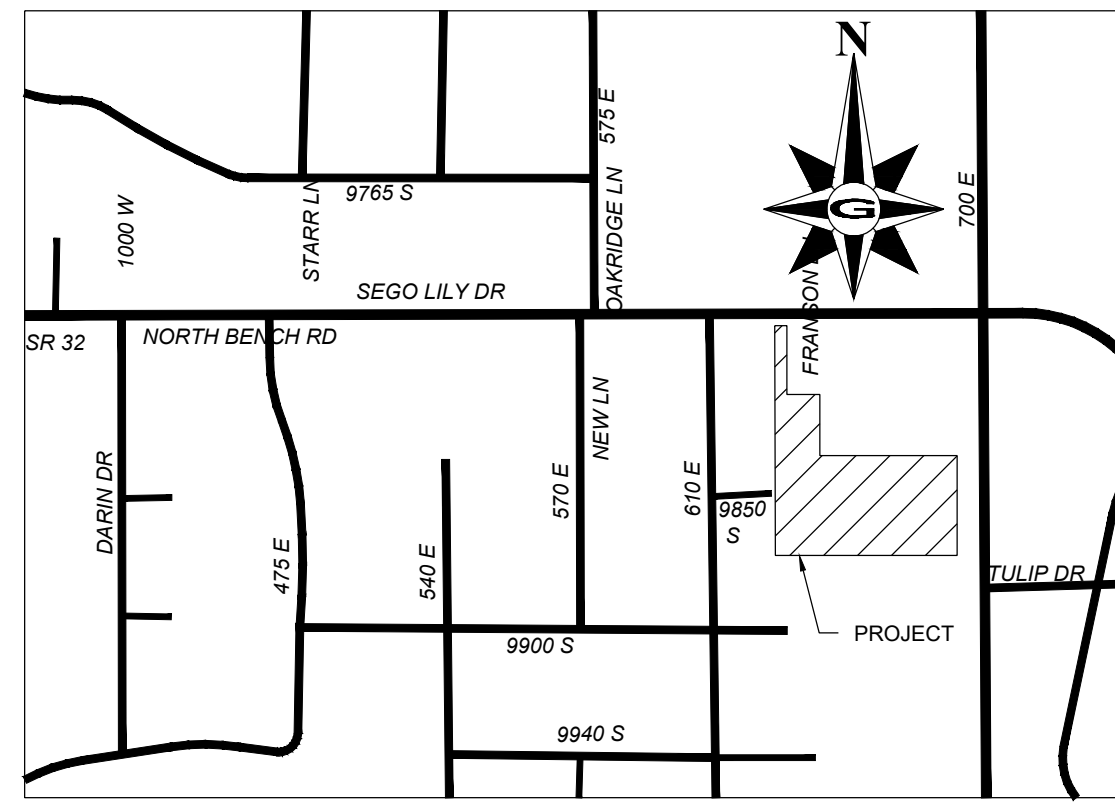
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.26'	N89° 40' 07"E
L2	10.00'	N89° 40' 07"E
L3	165.39'	N89° 40' 07"E
L4	0.64'	S0° 19' 53"E
L5	0.70'	N89° 40' 07"E
L6	79.55'	S0° 19' 53"E
L7	10.00'	S0° 19' 53"E
L8	89.16'	S0° 19' 53"E
L9	0.70'	N89° 40' 07"E
L10	0.64'	S0° 19' 53"E
L11	90.65'	S89° 40' 07"W
L12	36.01'	N0° 19' 53"W
L13	71.29'	S89° 40' 07"W
L14	10.00'	S89° 40' 07"W
L15	38.71'	S89° 40' 07"W
L16	143.98'	N0° 19' 53"W
L17	36.19'	N89° 40' 07"E
L18	64.47'	S0° 23' 28"E
L19	36.26'	S89° 34' 04"W
L20	64.54'	N0° 19' 53"W
L21	6.86'	N89° 40' 07"E
L22	5.94'	S0° 23' 28"E
L23	1.05'	S89° 36' 32"W
L24	74.66'	S0° 23' 28"E
L25	32.03'	N89° 40' 59"E
L26	6.98'	S70° 53' 42"E
L27	19.72'	N89° 40' 59"E
L28	1.80'	N0° 19' 01"W
L29	108.27'	N89° 40' 59"E
L30	81.16'	N0° 19' 53"W
L31	165.63'	S89° 40' 07"W
L32	26.31'	S0° 19' 53"E
L33	19.10'	N89° 36' 32"E
L34	0.89'	S0° 23' 28"E
L35	17.18'	N89° 36' 32"E
L36	36.45'	S0° 23' 28"E

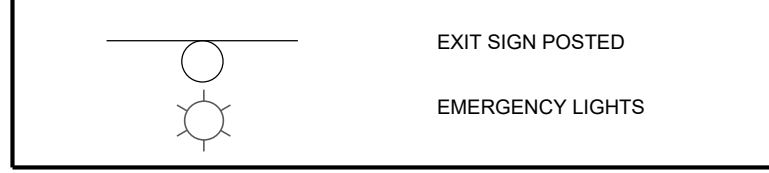
LINE TABLE

LINE #	LENGTH	DIRECTION
L37	5.32'	S89° 36' 32"W
L38	5.67'	S0° 23' 28"E
L39	5.32'	N89° 36' 32"E
L40	8.68'	S0° 23' 28"E
L41	36.34'	S89° 40' 07"W
L42	51.85'	N0° 19' 53"W
L43	25.46'	N89° 40' 07"E
L44	7.81'	N0° 23' 28"W
L45	5.85'	S89° 36' 32"W
L46	3.32'	S0° 23' 28"E
L47	13.82'	S89° 36' 32"W
L48	50.33'	N0° 23' 28"W
L49	166.61'	N89° 40' 59"E
L50	90.77'	S0° 19' 53"E
L51	88.67'	S89° 40' 07"W
L52	36.01'	N0° 19' 53"W
L53	58.21'	S89° 40' 07"W
L54	6.78'	S0° 19' 53"E
L55	120.01'	S89° 40' 07"W
L56	36.01'	N0° 19' 53"W
L57	40.00'	N0° 19' 53"W
L58	68.18'	N89° 38' 47"E
L59	32.68'	S0° 21' 13"E
L60	142.57'	N89° 56' 11"E
L61	6.68'	S0° 33' 21"W
L62	12.00'	N89° 40' 07"E
L63	179.90'	S0° 19' 39"E
L64	12.00'	S89° 40' 07"W
L65	10.00'	S0° 19' 53"E
L66	10.00'	S89° 40' 06"W
L67	10.00'	N0° 19' 53"W
L68	10.00'	N0° 19' 53"W
L69	10.00'	N89° 40' 07"E
L70	10.00'	S0° 19' 53"E
L71	10.00'	N89° 40' 07"E
L72	10.00'	N89° 40' 07"E

VICINITY MAP: NOT TO SCALE



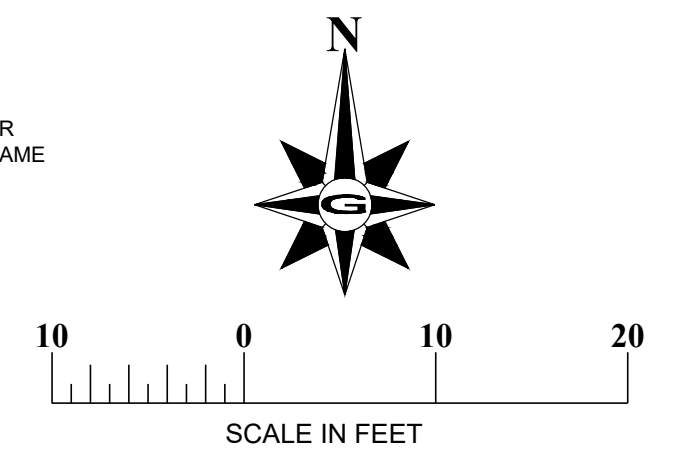
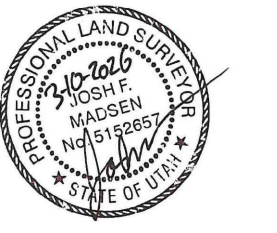
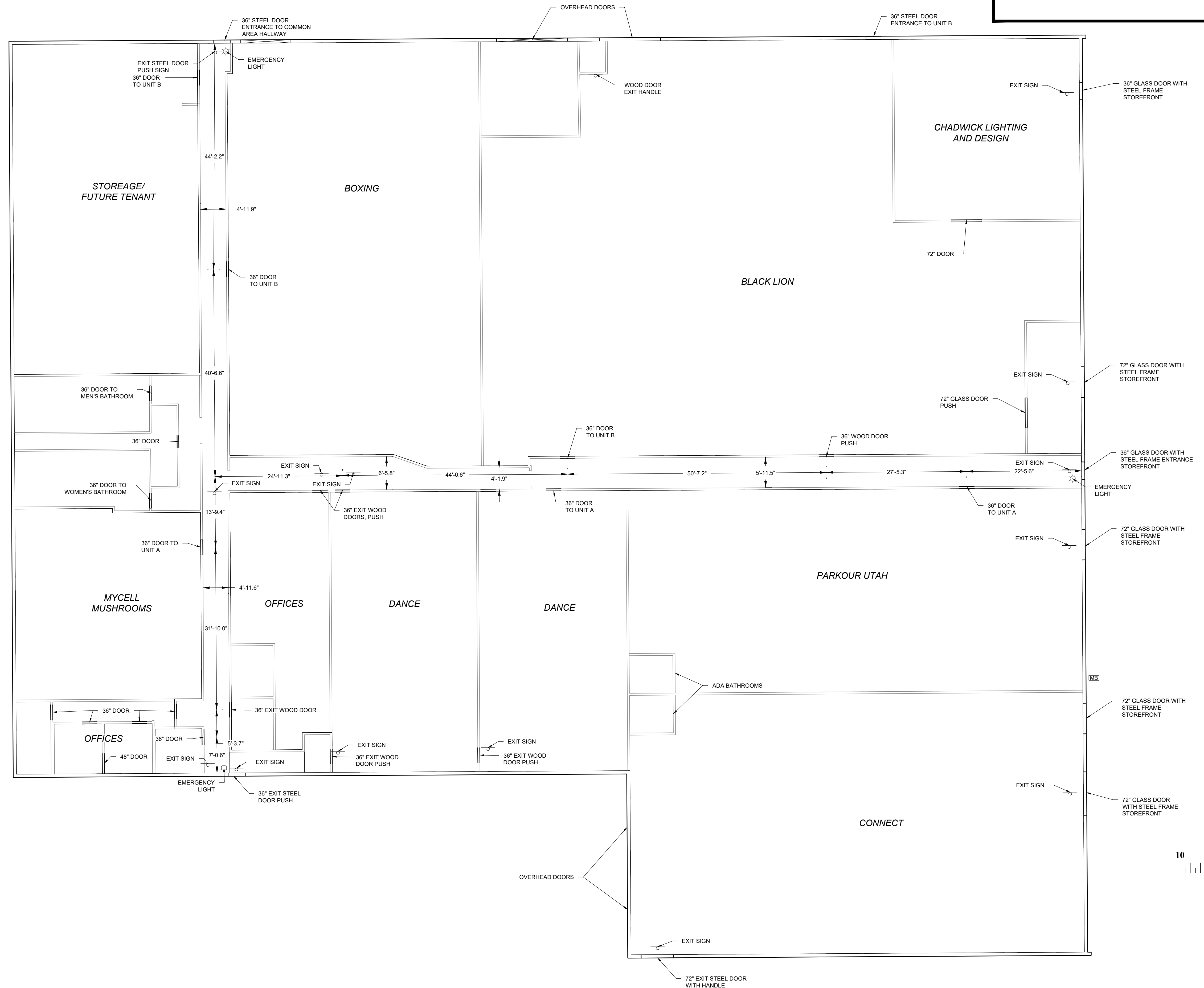
LEGEND



NOTES:

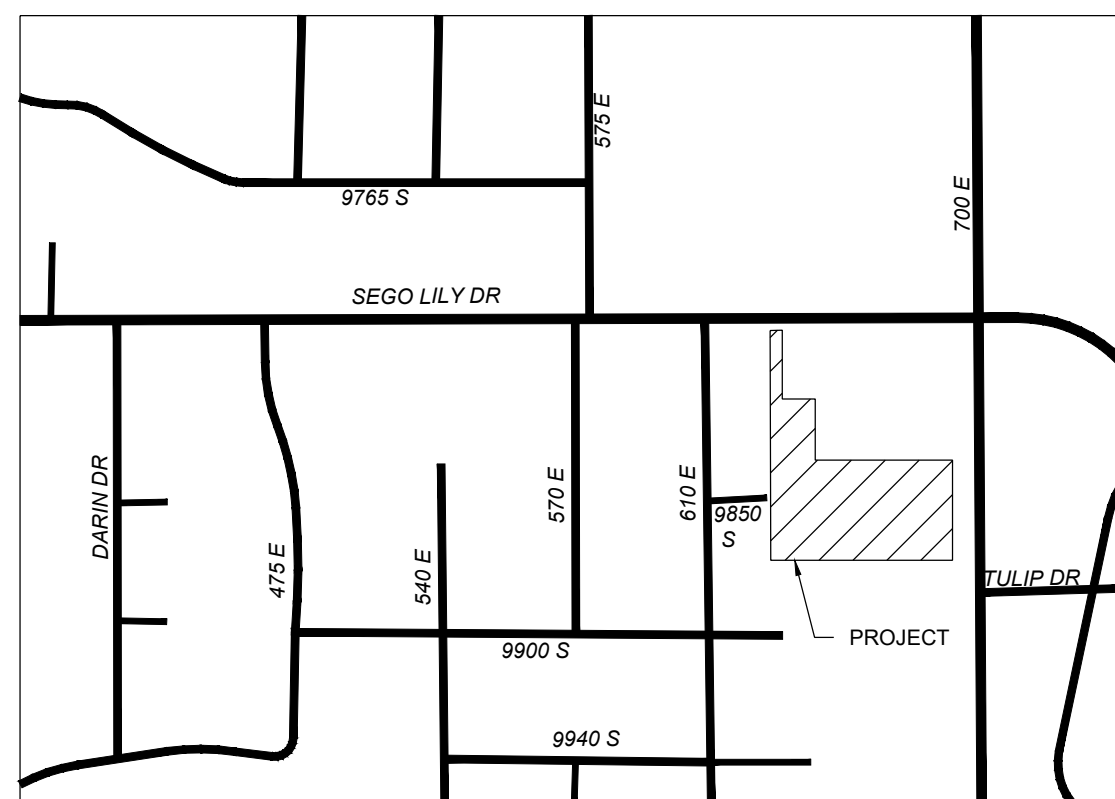
1. SINGLE LEVEL BUILDING
2. DETAILS ON THE ELECTRICAL, MECHANICAL, RESTROOM AND MAINTENANCE ARE PROVIDED PER THE OWNER. SEE THE CC & RS.

EGRESS EXHIBIT
9854 BUILDING LLC CONDOMINIUM
 9854 S 700 E, SANDY, UT
 LOCATED IN SOUTHEAST 1/4 OF SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST
 SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH



DATE:	MARCH 10, 2026
PROJECT FILE:	150.007.25
FIELD:	BCJBDM
DRAFTED:	JB/KM
CHECKED:	JB
APPROVED:	JFM

VICINITY MAP: NOT TO SCALE



LEGEND	
	SECTION CORNER (LOCATED)
	SECTION CORNER (NOT-LOCATED)
	STREET MONUMENT
	MONUMENT, AS NOTED
	UDOT OR BOR MONUMENT, AS NOTED
	PROPERTY CORNER (SET)
	REBAR W/ CAP "GILSON ENG" NAIL & WASHER "GILSON ENG" LEAD PLUG
	PROPERTY CORNER (FOUND, AS NOTED)
	POWER POLE
	GUY WIRE
	ELECTRICAL BOX
	POWER METER
	POWER MANHOLE
	STREET LIGHT POLE
	STREET LIGHT BOX
	TRAFFIC CONTROL BOX
	FIBER OPTIC BOX
	FIBER OPTIC PEDESTAL
	COMMUNICATIONS BOX
	COMMUNICATIONS PEDESTAL
	TELEPHONE BOX
	TELEPHONE PEDESTAL
	SIGN
	CATCH BASIN
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	FIRE HYDRANT
	WATER/IRRIGATION VALVE
	WATER METER
	GAS METER
	MONUMENT LINE
	TIE LINE
	ROW LINE
	BOUNDARY LINE
	CENTERLINE
	EASEMENT/PROP. U.E.
	CHAIN LINK FENCE
	VINYLWOOD FENCE
	WIRE FENCE
	BLOCK FENCE
	CONCRETE
	WATER LINE
	SECONDARY WATER
	FIBER OPTIC LINE
	COMM. LINE
	OVERHEAD POWER
	UGRD POWER
	UGRD TELEPHONE
	GAS LINE
	STORM DRAIN LINE
	SEWER LINE
	CONTOUR, MAJOR
	CONTOUR, MINOR
	GRAVEL ROAD
	CONCRETE SURFACE
	ROOFLINE

KEYNOTES

- 1. POB OVERALL TITLE COMMITMENT DESCRIPTION
- 2. POB RETRACEMENT AT THE POB LESS & EXCEPTING #2
- 3. RETRACED BOUNDARY ALONG LESS & EXCEPTING #2
- 4. RETRACED BOUNDARY ALONG LESS & EXCEPTING #2, IMPROVEMENTS EXTEND SOUTHERLY, NOT COINCIDENT WITH CURB LINE
- 5. RETRACED BOUNDARY ALONG LESS & EXCEPTING #1
- 6. RETRACED BOUNDARY ALONG LESS & EXCEPTING #2, IMPROVEMENTS EXTEND SOUTHERLY, NOT COINCIDENT WITH CURB LINE
- 7. RETRACED BOUNDARY ALONG LESS & EXCEPTING #3
- 8. LESS & EXCEPTING #3
- 9. OVERALL TITLE COMMITMENT DESCRIPTION
- 10. RETRACED BOUNDARY ALONG LOCATIVE CALL THE NORTH LINE BOOK 2856 PAGE 605 (RECORDED APRIL 13, 1997 AS ENTRY #2332560)
- 11. RETRACED BOUNDARY ALONG LOCATIVE CALL TO THE LINE OF SANDY HEIGHTS NO. 6. RESIDENTIAL IMPROVEMENTS EXTEND TO THE WEST FACE OF A LONGSTANDING CONCRETE BLOCK WALL

EASEMENTS

- EASEMENTS SHOWN ARE PER COTTONWOOD TITLE INSURANCE AGENCY, INC. FILE NO.: 187112-MCP WITH AN EFFECTIVE DATE OF JANUARY 31, 2025 @ 7:30 AM. OTHER EASEMENTS OR ENCUMBRANCES THAT COULD AFFECT THE SUBJECT PROPERTY ARE NOT DEPICTED HEREON. NO ADDITIONAL EASEMENT RESEARCH PERFORMED BY THE SURVEYOR. SELECTED SCHEDULE B ITEMS:
- 14. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED OCTOBER 14, 1980, AS ENTRY NO. 3489078, IN BOOK 5183, AT PAGE 694.

SURVEYOR'S NOTE: AS SHOWN HEREON
 - 15. EASEMENT IN FAVOR OF CURTIS INVESTMENT CORPORATION AND DAVID L. CURTIS FOR THE PURPOSE OF CONSTRUCTING A STORM DRAIN LINE AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 11, 1987, AS ENTRY NO. 4454782, IN BOOK 5916, AT PAGE 740.

SURVEYOR'S NOTE: DOCUMENT IS AMBIGUOUS IN TERMS OF WIDTH, THE HAND EDITS TO 5' HAVE BEEN DISREGARDED AND THE 'INTENT' OF 10' UTILIZED. AS SHOWN HEREON
 - 16. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN AGREEMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED APRIL 7, 1994 AS ENTRY NO. 5788981 IN BOOK 6913 AT PAGE 2916.

SURVEYOR'S NOTES:

 - A. DOCUMENT INCLUDES USE AND SETBACK RESTRICTIONS THAT ARE NOT DEPICTED HEREON
 - B. DOCUMENT INCLUDES A STORMWATER DRAINAGE EASEMENT THAT IS NOT SPECIFIC IN LOCATION AND NOT DEPICTED HEREON
 - C. DOCUMENT INCLUDES ACCESS EASEMENTS OVER "ANY ALL DRIVEWAYS AND WALKWAYS". DRIVEWAYS AND WALKWAYS ARE GRAPHICALLY DEPICTED HEREON
 - D. DOCUMENT INCLUDES A GENERAL UTILITY EASEMENT, AS SHOWN HEREON
 - 17. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED AUGUST 9, 1994, AS ENTRY NO. 5894686, IN BOOK 6997, AT PAGE 959.

SURVEYOR'S NOTE: AS SHOWN HEREON
 - 19. RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP., AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED

SURVEYOR'S NOTE: AS SHOWN HEREON

RETRACEMENT DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN RECORDED APRIL 22, 2019 AS ENTRY #12971964 IN BOOK 10772 AT PAGE 484-486 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY. THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION IS SOUTH 0°21'13" EAST BETWEEN THE EAST 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

SAID PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED BY RETRACEMENT SURVEY (TITLED "RECORD OF SURVEY- KIKA INVESTMENTS, L.L.C. & GABRIEL ESPINOZA PROPERTY, 9854 S 700 E, SANDY UTAH") TO BE FILED AT THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO D&T AUTO SAVERS, LLC RECORDED SEPTEMBER 16, 1998 AS ENTRY #6486219 IN BOOK 7489 AT PAGE 2971 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY (NOW D&T HOLDINGS, INC RECORDED LINE 12, 2008 AS ENTRY #10452451 IN BOOK 9816 AT PAGE 8288-8289). SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS SOUTH 89°56'11" WEST 275.00 FEET, SOUTH 0°21'13" EAST 33.00 FEET AND SOUTH 89°56'11" WEST 150.00 FEET FROM MONUMENT FOUND REPRESENTING THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE SOUTH 0°21'13" EAST 150.00 FEET AND NORTH 89°56'11" EAST 70.93 FEET COINCIDENT WITH THE WEST AND SOUTH BOUNDARIES OF SAID PARCEL CONVEYED TO D&T AUTO SAVERS TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO AUTOZONE, INC. RECORDED APRIL 7, 1994 AS ENTRY #5788980 IN BOOK 6913 AT PAGE 2314 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY;

THENCE SOUTH 0°21'13" EAST 134.23 FEET AND NORTH 89°56'11" EAST 298.07 COINCIDENT WITH THE WEST AND SOUTH BOUNDARIES OF SAID PARCEL CONVEYED TO AUTOZONE TO THE WEST BOUNDARY OF THAT CERTAIN PARCEL CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION RECORDED JULY 14, 2005 AS ENTRY #9432724 IN BOOK 9159 AT PAGE 2530 AND RECORDED JULY 14, 2005 AS ENTRY #9432725 IN BOOK 9159 AT PAGE 2532 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY;

THENCE SOUTH 0°21'13" EAST 215.70 FEET COINCIDENT WITH WEST BOUNDARY OF SAID PARCEL CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION PARALLEL WITH AND 50.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE MONUMENT LINE OF 700 EAST STREET TO THE NORTHERLY BOUNDARY OF THE PROPERTY CONVEYED TO BACKMAN ABSTRACT AND TITLE COMPANY RECORDED MAY 14, 1970 AS ENTRY #2332560 IN BOOK 2856 AT PAGE 605 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY;

THENCE WEST 395.75 FEET COINCIDENT WITH THE NORTH BOUNDARY OF SAID PROPERTY CONVEYED TO BACKMAN ABSTRACT AND TITLE COMPANY TO THE EAST BOUNDARY OF SANDY HEIGHTS NO. 6 SUBDIVISION (RECORDED AUGUST 19, 1970 AS #2346577 IN PLAT BOOK # PAGE 2 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE NORTH 0°23'07" WEST 499.50 FEET COINCIDENT WITH EAST BOUNDARY OF SAID SANDY HEIGHT NO. 6 SUBDIVISION TO THE SOUTH LINE OF 9800 SOUTH STREET; THENCE NORTH 89°56'11" EAST 27.02 FEET TO THE POINT OF BEGINNING

WITH AN AREA OF 2.352 ACRES OR 102,466 S.F.

BOUNDARY ANALYSIS:

THE TITLE COMMITMENT DESCRIPTION INCLUDES DIFFERENT BEARINGS THAN LESS AND EXCEPTING #1, #2 & #3. LOCATIVE CALLS IN CONJUNCTION WITH THE LESS AND EXCEPTING DESCRIPTIONS HAVE BEEN UTILIZED TO RETRACE THE BOUNDARIES OF THE SUBJECT PROPERTY.

THE POINT OF BEGINNING TIE IS PER TITLE COMMITMENT LESS AND EXCEPTING #2

THE MEASURED BEARING BETWEEN THE EAST 1/4 CORNER AND CENTER 1/2 CORNER OF SECTION 7 IS 77° DIFFERENT FROM "RECORD" (PER TITLE COMMITMENT LESS AND EXCEPTING #1 & #2). IN THIS INSTANCE, THE DIFFERENCE IS NEGLIGIBLE AND THE RECORD BEARING HAS NOT BEEN ROTATED

A "MATHEMATICAL GAP" APPEARS BETWEEN THE OVERALL TITLE COMMITMENT DESCRIPTION AND LESS & EXCEPTING #3- THE LOCATIVE CALL TO THE WEST LINE OF 700 EAST APPEARS TO HAVE BEEN UTILIZED BY UDOT AND IS SIMILARLY UTILIZED FOR THIS RETRACEMENT

RECORD OF SURVEY
KIKA INVESTMENTS, L.L.C. & GABRIEL ESPINOZA PROPERTY
 9854 S 700 E
 SANDY, UTAH
 SALT LAKE COUNTY PARCELS: 28-07-428-017-0000
 LOCATED IN SOUTHEAST 1/4 OF SECTION 7
 TOWNSHIP 3 SOUTH RANGE 1 EAST
 SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE:
 I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW. HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17. HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN
 LICENSE NO. 5152657

NARRATIVE:
 PROJECT SCOPE:
 THIS SURVEY WAS REQUESTED BY KEN CHAPMAN FOR THE PURPOSE OF RETRACING THE BOUNDARIES OF THE SUBJECT PROPERTY AS PART OF A CONDOMINIUM PLATTING PROJECT.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°21'13" EAST BETWEEN THE EAST 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

PROJECT CONTROL: WAS ESTABLISHED WITH RTK GNSS OBSERVATIONS. HORIZONTAL CONTROL HAS BEEN SCALED TO GROUND AT THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

THE PROJECT BENCHMARK ELEVATION IS PER SALT LAKE COUNTY SURVEYOR TIE SHEET 351E0706 DOWNLOADED APRIL 19, 2025 ESTABLISHED ON SITE BY RTK OBSERVATION. FIELD DATA WAS GATHERED APRIL 22-23 AND MAY 2, 2025 UTILIZING RTK GNSS. TOTAL STATION DATA & UAV DERIVED PHOTOGRAMMETRY DATA COLLECTION. THE EAST 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 7 WERE LOCATED AS PART OF A PREVIOUS SURVEY FILED AS SLC0 # S2024-11-0757

THE NOTATION (R) REFERS TO A RECORD DIMENSION PER REFERENCE DOCUMENT. THE NOTATION (TC) REFERS TO A DIMENSION PER TITLE COMMITMENT.

THE DEPICTION OF FOUND RETRACEMENT CORNERS SHOULD NOT BE CONSTRUED AS A BOUNDARY DETERMINATION. THE SURVEYOR'S CERTIFICATE APPLIES ONLY TO THE RETRACEMENT OF THE SUBJECT PROPERTY.

UTILITIES DEPICTED ARE FOR GRAPHICAL INFORMATION ONLY. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL ABOVE GROUND OR BURIED UTILITIES OR STRUCTURES MAY EXIST THAT ARE NOT SHOWN HEREON. NOTIFY BLUESTAKES PRIOR TO ANY EXCAVATION.

ROAD STRIPING, CURB & GUTTER, SIDEWALKS ETC. ARE GRAPHICALLY DEPICTED BASED ON ORTHO-RECTIFIED IMAGERY.

LEGAL DESCRIPTION
 PER COTTONWOOD TITLE INSURANCE AGENCY, INC. FILE NO.: 187112-MCP WITH COMMITMENT DATE JANUARY 31, 2025 AT 7:30 AM

COMMENCING AT A POINT 275 FEET WEST AND 33 FEET SOUTH FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°20'45" EAST 150 FEET, THENCE EAST 225 FEET TO THE WEST LINE OF 700 EAST STREET, THENCE SOUTH 00°20'45" EAST 356 FEET, MORE OR LESS, TO THE CORNER OF THE PROPERTY CONVEYED TO BACKMAN ABSTRACT AND TITLE COMPANY BY WARRANTY DEED RECORDED IN BOOK 2856 AT PAGE 605, AS ENTRY NO. 2332560, OFFICIAL RECORDS; THENCE WEST 401 7/2 FEET, THENCE NORTH 00°23'07" WEST 500 FEET ALONG THE EAST LINE OF SANDY HEIGHTS NO. 6, ACCORDING TO THE OFFICIAL PLAT THEREOF, TO THE SOUTH LINE OF 9800 SOUTH STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID 9800 SOUTH STREET 177.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO AUTOZONE, INC., A NEVADA CORPORATION AS DISCLOSED BY THAT CERTAIN WARRANTY DEED DATED APRIL 7, 1994 AS ENTRY NO. 5788980 IN BOOK 6913 AT PAGE 2314, AND RECORDED APRIL 13, 1997 AS ENTRY NO. 5793973 IN BOOK 6917 AT PAGE 1437, SALT LAKE COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 89°56'11" WEST, A DISTANCE OF 352.94 FEET ALONG THE QUARTER SECTION LINE; THENCE SOUTH A DISTANCE OF 183.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°56'11" EAST A DISTANCE OF 301.07 FEET; THENCE SOUTH 00°21'13" EAST A DISTANCE OF 134.23 FEET; THENCE SOUTH 89°56'11" WEST A DISTANCE OF 301.07 FEET; THENCE NORTH 00°21'13" WEST A DISTANCE OF 134.23 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO D & T AUTO SAVERS, LLC AS DISCLOSED BY THAT CERTAIN WARRANTY DEED DATED SEPTEMBER 12, 1998 AND RECORDED SEPTEMBER 16, 1998 AS ENTRY NO. #458219 IN BOOK 7489 AT PAGE 2971, SALT LAKE COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 9800 SOUTH, WHICH POINT IS SOUTH 89°56'11" WEST 275.00 FEET AND SOUTH 00°21'13" EAST 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°21'13" EAST 150 FEET; THENCE SOUTH 89°56'11" WEST 150.00 FEET; THENCE NORTH 00°21'13" WEST 150.00 FEET; THENCE NORTH 89°56'11" EAST 150.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY THAT CERTAIN WARRANTY DEED DATED JUNE 9, 2005 AND RECORDED JULY 14, 2005 AS ENTRY NO. 9432724 IN BOOK 9159 AT PAGE 2530, AND BY WARRANTY DEED RECORDED JULY 14, 2005 AS ENTRY NO. 9432725 IN BOOK 9159 AT PAGE 2532, SALT LAKE COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST BOUNDARY CORNER OF SAID ENTIRE TRACT AT A POINT 183.00 FEET SOUTH 00°21'13" EAST ALONG THE SECTION LINE, AND 53.00 FEET SOUTH 89°56'11" WEST AND 134.23 FEET SOUTH 00°21'13" EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 00°21'13" EAST 215.76 FEET TO THE SOUTHEAST BOUNDARY CORNER OF SAID ENTIRE TRACT, THENCE SOUTH 89°56'11" WEST 3.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 00°21'13" WEST (BASIS OF BEARING) 215.76 FEET ALONG MONUMENT LINE OF 700 EAST STREET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°56'11" EAST 3.00 FEET TO THE POINT OF BEGINNING.

REFERENCES

1. SANDY HEIGHTS NO. 6 SUBDIVISION, RECORDED AUGUST 19, 1970 AS # 2346577 IN PLAT BOOK # PAGE 2 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY.
2. SALT LAKE COUNTY SURVEYOR FILE # S2004-11-0774
3. SALT LAKE COUNTY SURVEYOR FILE # S2006-12-1020

DATE: APRIL 23, 2025	
PROJECT FILE: 150.007.25	
FIELD: DMBC	DRAFTED: JIK/M
CHECKED: JB	APPROVED: JFM

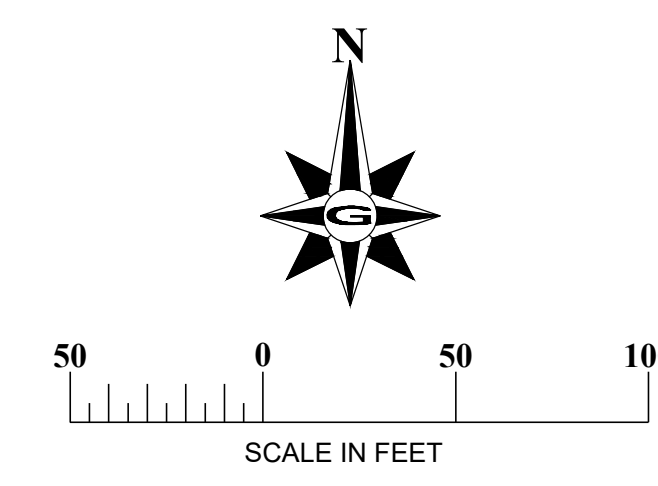


EXHIBIT C
POST-CONSTRUCTION STORM WATER
MAINTENANCE PLAN
KIKA INVESTMENTS, L.L.C. &
GABRIEL ESPINOZA PROPERTY

9854 S 700 E
 SANDY, UTAH

SALT LAKE COUNTY PARCEL: 28-07-428-017-0000

LOCATED IN SOUTHEAST $\frac{1}{4}$ OF SECTION 7
 TOWNSHIP 3 SOUTH RANGE 1 EAST
 SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH

