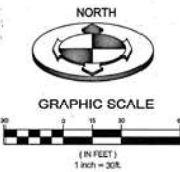


# PARK AVENUE RETAIL PLAT 1 AMENDED

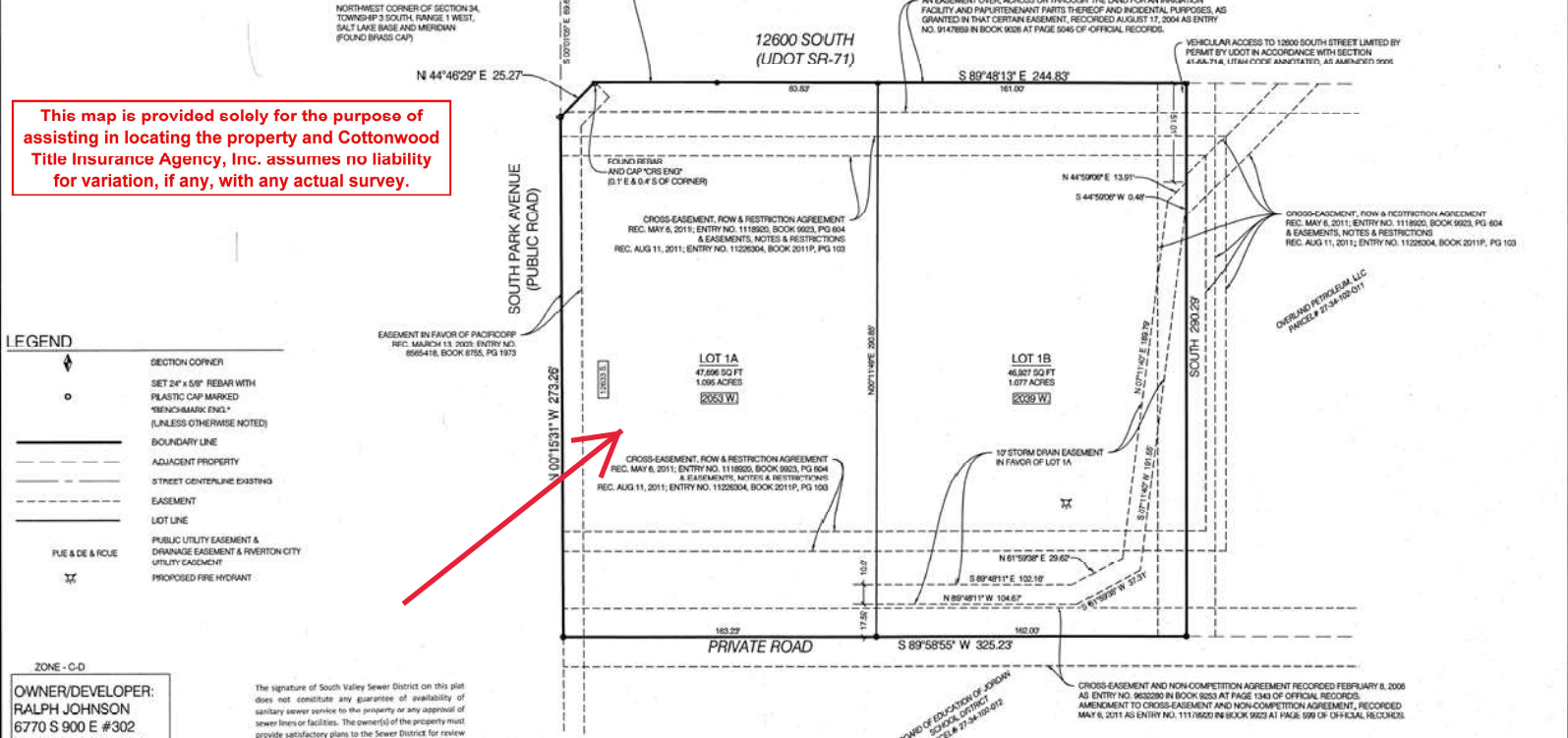
## AMENDING LOT 1 OF PARK AVENUE RETAIL PLAT 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
RIVERTON CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP  
N.T.S.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**LEGEND**

	SECTION CORNER
	SET 24" x 58" FIRMAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." (UNLESS OTHERWISE NOTED)
	BOUNDARY LINE
	ADJACENT PROPERTY
	STREET CENTERLINE EXISTING
	EASEMENT
	LOT LINE
	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT & RIVERTON CITY UTILITY EASEMENT
	PROPOSED FIRE HYDRANT

**OWNER/DEVELOPER:**  
RALPH JOHNSON  
6770 S 900 E #302  
MIDVALE, UT 84047  
801.556.6577  
ralph.rbj@gmail.com

The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

**ROCKY MOUNTAIN NOTE:**  
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS. OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR RIGHT-OF-WAY DEPARTMENT AT 1-800-266-8332.

	<b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b> 1518 SOUTH STATE STREET SUITE #100 SALT LAKE CITY, UT 84115 www.benchmarkcivil.com	<b>RIVERTON CITY WATER</b> APPROVED THIS 17 <sup>TH</sup> DAY OF February, A.D. 2018. <i>[Signature]</i>	<b>COUNTY HEALTH DEPT.</b> APPROVED THIS 23 <sup>RD</sup> DAY OF January, A.D. 2018. <i>[Signature]</i>	<b>RIVERTON CITY PLANNING</b> APPROVED THIS 24 <sup>TH</sup> DAY OF February, A.D. 2018. <i>[Signature]</i>	<b>SOUTH VALLEY SEWER DISTRICT</b> APPROVED THIS 24 <sup>TH</sup> DAY OF February, A.D. 2018. <i>[Signature]</i>	<b>RIVERTON CITY ENGINEER</b> APPROVED THIS 16 <sup>TH</sup> DAY OF February, A.D. 2018 BY THE RIVERTON CITY ENGINEERING DEPARTMENT. <i>[Signature]</i>	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS 24 <sup>TH</sup> DAY OF February, A.D. 2018. <i>[Signature]</i>	<b>RIVERTON CITY COUNCIL</b> PRESENTED TO THE RIVERTON CITY COUNCIL, THIS 24 <sup>TH</sup> DAY OF February, A.D. 2018 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <i>[Signature]</i>	<b>SALT LAKE COUNTY RECORDED # 1214215</b> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <i>[Signature]</i> BOOK 2887, PAGE 180 FEE \$32.00 SALT LAKE COUNTY RECORDER 2018-110 1701489p.dwg
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**SURVEYORS CERTIFICATE**

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 704831, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND DESCRIBED IN THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

**PARK AVENUE RETAIL PLAT 1 AMENDED**  
AMENDING LOT 1 OF PARK AVENUE RETAIL PLAT 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**

LOT 1, PARK AVENUE RETAIL PLAT 1, ACCORDING TO THE ORIGINAL PLAT THEREOF ON FILE AND OF RECORD IN BOOK 2117 OF PLATS AT PAGE 103 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSES THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**PARK AVENUE RETAIL PLAT 1 AMENDED**  
AMENDING LOT 1 OF PARK AVENUE RETAIL PLAT 1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS 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 OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN SPECIALLY. WITNESS WHEREBY I HAVE HEREUNTO SET MY HANDS THIS 29<sup>TH</sup> DAY OF January, A.D. 2018.

*[Signature]*

**ACKNOWLEDGEMENT**

State of Utah } S.S.  
County of Salt Lake }

ON THE 29<sup>TH</sup> DAY OF January, 2018, *Ralph B. Johnson* PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 06-05-2019 *Andree Wilson*  
NOTARY PUBLIC (PRINT NAME)

MY COMMISSION NUMBER: 683194 *Andree Wilson*  
NOTARY PUBLIC (SIGNATURE)  
RESIDING IN SALT LAKE COUNTY

**PARK AVENUE RETAIL PLAT 1 AMENDED**  
AMENDING LOT 1 OF PARK AVENUE RETAIL PLAT 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
RIVERTON CITY, SALT LAKE COUNTY, UTAH

FLOOD ZONE:  
LOCATED IN ZONE "X"  
MAP NO. 4903-C 0440-G  
REVISED: SEPTEMBER 25, 2009