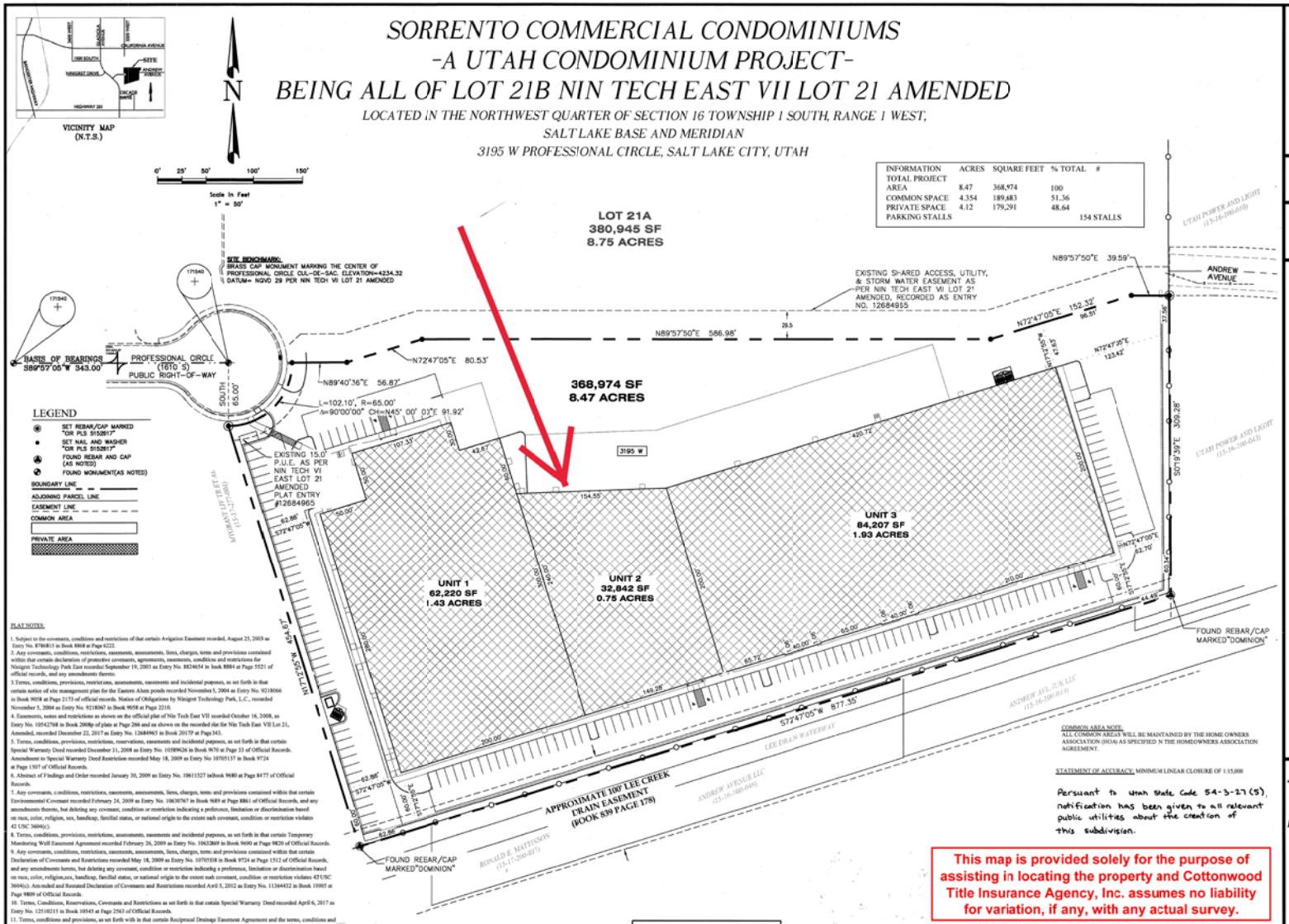
SORRENTO COMMERCIAL CONDOMINIUMS
-A UTAH CONDOMINIUM PROJECT-
BEING ALL OF LOT 21B NIN TECH EAST VII LOT 21 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
3195 W PROFESSIONAL CIRCLE, SALT LAKE CITY, UTAH



INFORMATION	ACRES	SQUARE FEET	% TOTAL	#
TOTAL PROJECT AREA	8.47	368,974	100	
COMMON SPACE	4.354	189,683	51.36	
PRIVATE SPACE	4.12	179,291	48.64	
PARKING STALLS				154 STALLS

LEGEND
- SET REBAR/CAP MARKED "CIR PLS 5152617"
- SET NAIL AND WASHER "CIR PLS 5152617"
- FOUND REBAR AND CAP (AS NOTED)
- FOUND MONUMENT(AS NOTED)
- BOUNDARY LINE
- ADJOINING PARCEL LINE
- EASEMENT LINE
- COMMON AREA
- PRIVATE AREA

PLAT NOTES:

1. Subject to the covenants, conditions and restrictions of that certain Avigation Easement recorded, August 25, 2003 as Entry No. 8786815 in Book 8868 at Page 6222.
2. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain declaration of protective covenants, agreements, easements, conditions and restrictions for Nisigent Technology Park East recorded September 19, 2003 as Entry No. 8824654 in book 8884 at Page 5521 of official records, and any amendments thereto.
3. Terms, conditions, provisions, restrictions, assessments, easements and incidental purposes, as set forth in that certain notice of site management plan for the Eastern Alem ponds recorded Novemebr 5, 2004 as Entry No. 9218066 in Book 9058 at Page 2173 of official records. Notice of Obligations by Nisigent Technology Park, L.C., recorded November 5, 2004 as Entry No. 9218067 in Book 9058 at Page 2210.
4. Easements, notes and restrictions as shown on the official plat of Nin Tech East VII soorded October 16, 2008, as Entry No. 10542768 in Book 2008p of plats at Page 266 and as shown on the recorded plat for Nin Tech East VII Lot 21, Amended, recorded December 22, 2017 as Entry No. 12684965 in Book 2017P at Page 343.
5. Terms, conditions, provisions, restrictions, reservations, easements and incidental purposes, as set forth in that certain Special Warranty Deed recorded December 31, 2008 as Entry No. 10589626 in Book 9670 at Page 33 of Official Records. Amendment to Special Warranty Deed Restriction recorded May 18, 2009 as Entry No 10705137 in Book 9724 at Page 1507 of Official Records.
6. Abstract of Findings and Order recorded January 30, 2009 as Entry No. 10611527 inBook 9680 at Page 8477 of Official Records.
7. Any covenants, conditions, restrictions, easements, assessments, liens, charges, term and provisions contained within that certain Environmental Covenant recorded February 24, 2009 as Entry No. 10638767 in Book 9689 at Page 8861 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).
8. Terms, conditions, provisions, restrictions, assessments, easements and incidental purposes, as set forth in that certain Temporary Monitoring Well Easement Agreement recorded February 26, 2009 as Entry No. 10652869 in Book 9690 at Page 9820 of Official Records.
9. Any covenants, conditions, restrictions, easements, assessments, liens, charges, term and provisions contained within that certain Declaration of Covenants and Restrictions recorded May 18, 2009 as Entry No. 10705158 in Book 9724 at Page 1512 of Official Records, and any amendments hereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion,sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c). Amended and Restated Declaration of Covenants and Restrictions recorded April 5, 2012 as Entry No. 11364432 in Book 10005 at Page 9809 of Official Records.
10. Terms, Conditions, Reservations, Covenants and Restrictions as set forth in that certain Special Warranty Deed recorded April 6, 2017 as Entry No. 12510215 in Book 10545 at Page 2563 of Official Records.
11. Terms, conditions and provisions, as set forth with in that certain Reciprocal Drainage Easement Agreement and the terms, conditions and limitations contained therein, dated September, 2017 and File No. NCS-990594-SLC1executed by Sorrento Investments, LLC, a Utah limited liability company and recorded September 13, 2017 as Entry No. 12615562 in Book 10598 at Page 2479 of Official Records.
12. Easements, notes and restrictions as shown on the Official Plat of Nin Tech East VII Lot 21 Amended recorded December 22, 2017, as Entry No. 12684965 in Book 2017P of Plats at Page 343 of Official Records.
13. Terms, conditions and provisions, as set forth with in that certain Hazardous Substances Certificate and Indemnity Agreement, recorded October 21, 2019 as Entry No. 13183920 in Book 10848 at Page 3028 of Official Records.
14. Underground Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp 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 January 10, 2020, as Entry No. 13147702, in Book 10883, at Page 6445.

COMMON AREA NOTE:
ALL COMMON AREAS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) AS SPECIFIED N THE HOMEOWNERS ASSOCIATION AGREEMENT.

STATEMENT OF ACCURACY: MINIMUM LINEAR CLOSURE OF 1:15,000

Persuant to Utah State Code 54-3-27(5), notification has been given to all relevant public utilities about the creation of this subdivision.

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.

SURVEYOR'S CERTIFICATE:

I, Gary G. Christensen of CIR Engineering, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this Record of Survey Plat in accordance with Section 17-23-20 and have verified all measurements; that the reference monuments shown on this Record of Survey Plat are located as indicated and are sufficient to retrace or reestablish this survey; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of Real Property.

Signed this 6th day of March, 2020.

GARY CHRISTENSEN, No. 5152617, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH
GARY CHRISTENSEN
PLS 5152617

RECORD BOUNDARY DESCRIPTION

ALL OF LOT 21B, NIN TECH EAST VII LOT 21 AMENDED.

BASIS OF BEARINGS:

The Basis of Bearings was established as South 89°57'05" West between the monumented centerline of 1610 South Street between the monument at approximately 3250 W Professional Circle and the monument at the end of the Professional Circle cul-de-sac.

OWNER'S DEDICATION AND CONSENT TO RECORD

SORRENTO INVESTMENTS, LLC, the owners of the described tract of land to be hereafter known as "SORRENTO COMMERCIAL CONDOMINIUMS - A UTAH CONDOMINIUM PROJECT- BEING ALL OF LOT 21B OF NIN TECH EAST VII" 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 hereby consents and gives approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this 6 day of March, 2020.

SORRENTO INVESTMENTS, LLC
By: JSA
Print name: Tom Stuart
Title: President

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 6 day of March, in the year 2020 before me, Jan B Thomas a notary public, personally appeared Tom Stuart as Manager of Sorrento proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication and Consent regarding the "SORRENTO COMMERCIAL CONDOMINIUMS - A UTAH CONDOMINIUM PROJECT- BEING ALL OF LOT 21B OF NIN TECH EAST VII" and was signed by him on behalf of said SORRENTO INVESTMENTS, LLC and acknowledged that he executed the same.

Commission Number 693121
My Commission Expires 10/29/2020

Signature: Jan B Thomas
Print Name: Jan B Thomas
A Notary Public Commissioned in Utah

HOA OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that SORRENTO HOA, the undersigned association of unit owners, acting for and on behalf of, and pursuant to the authorization of such owners of the described tract of land to be hereafter known as SORRENTO COMMERCIAL CONDOMINIUMS, 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 in accordance with the Utah Condominium Ownership Act. HOA Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

DATED this 5 day of March, 20 20

SORRENTO HOA
By:
Print Name: Gary Cox
Title: President

Notary Acknowledgment

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 5 day of March, in the year 20 20 before me Jan Thomas notary public, personally appeared the Gary Cox of SORRENTO HOA proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and the foregoing HOA Owner's Dedication and Consent to Record regarding the SORRENTO COMMERCIAL CONDOMINIUMS, was signed by him/her on behalf of said Sorrento Commercial and acknowledged that he/she/they executed the same.

Commission Number 693121
My Commission Expires 10/29/2020

Jan B Thomas
Print Name: Jan B Thomas
A Notary Public Commissioned in Utah

JANE THOMAS, Notary Public, State of Utah, Commission #693121, My Commission Expires: October 29, 2020

SORRENTO COMMERCIAL CONDOMINIUMS - A UTAH CONDOMINIUM PROJECT- BEING ALL OF LOT 21B NIN TECH EAST VII LOT 21 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
3195 W PROFESSIONAL CIRCLE, SALT LAKE CITY, UTAh

PREPARED BY:
CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

CITY BUILDING OFFICIAL
APPROVED THIS 24th DAY OF March 20 20
BUILDING OFFICIAL — DATE 3-24-20

RECORDED MAR 26 2020 CITY RECORDER

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS 10th DAY OF March, 20 20
SALT LAKE CITY PUBLIC UTILITES DIRECTOR

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 11th DAY OF MARCH 20 20
Gerry Bourke
S.L. COUNTY HEALTH DEPARTMENT

CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE
CITY ENGINEER — DATE 3/27/20
CITY SURVEYOR — DATE 3/27/2020

CITY PLANNING DIRECTOR
APPROVED THIS 24th DAY OF March 20 20 BY THE SALT LAKE CITY PLANNING COMMISSION.
PLANNING DIRECTOR — DATE 3/24/2020

CITY ATTORNEY
APPROVED AS TO FORM THIS 25 DAY OF March 20 20
SALT LAKE CITY ATTORNEY

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS 25 DAY OF March 20 20 AND IT IS HEREBY APPROVED.
SALT LAKE CITY MAYOR
SALT LAKE CITY RECORDER (Assistant)

SALT LAKE COUNTY RECORDER # 13227836
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Tom Stuart Construction
DATE 3/27/2020 TIME 11:52 AM BOOK 2020D PAGE 68
$108.00 FEES
KRE Rd DEPUTY
SALT LAKE COUNTY RECORDER

PROJECT:	
DATE:	3/04/2020
NUMBER	
ACCOUNT	1"=50'
SHEET	1 OF 2
2 SHEETS	PRJ-N21PP-PLAT1

F16102-003 F1611 $108.00

VICINITY MAP
(N.T.S.)

SORRENTO COMMERCIAL CONDOMINIUMS
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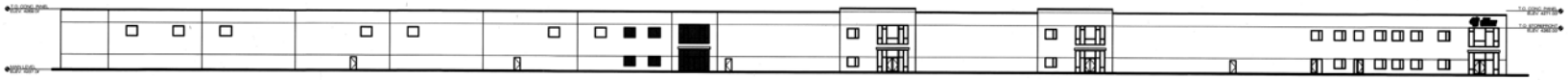
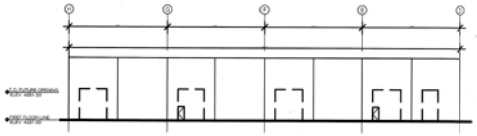
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

NORTH ELEVATION

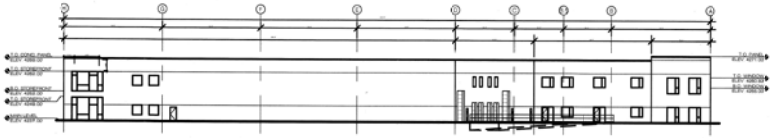
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



LIEN HOLDER CONSENT

On 10th day of October, 2019, the Sorrento Investments, LLC, a Utah limited liability company, entered into a Construction Deed of Trust ("Deed of Trust") with Sunwest Bank, 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 October 21, 2019, Entry No. 13103918 in Book 10848 at Page 1000, in the official records of the Salt Lake County Recorder's Office.

UCC Financing Statement executed by Sorrento Investments, LLC, as debtor in favor of Sunwest Bank, as Secured Party, recorded October 21, 2019 as Entry No. 13103921 in Book 10848 at Page 1038 in the official records of the Salt Lake County Recorder's Office.

Sunwest Bank is fully aware that Sorrento Investments, LLC a Utah limited liability company is in the process of recording a Plat creating a project known as SORRENTO COMMERCIAL CONDOMINIUMS, and Sunwest Bank hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 10 day of MARCH, 2020

SUNWEST BANK
By
Print Name: CHAD CANTER
Title: SVP, MARKET PRESIDENT

Notary Acknowledgment

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 10 day of March, in the year 20 20, before me Clint Murray, a notary public, personally appeared Chad Canter, the MAP of Sunwest Bank, 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 SORRENTO COMMERCIAL CONDOMINIUMS, and was signed by him/her on behalf of said Sunwest Bank and acknowledged that he/she/they executed the same.

Commission Number 704711
My Commission Expires February 17, 2023

Print Name: Clint Murray
A Notary Public Commissioned in Utah

CLINT MURRAY
State of Utah
Notary Public
Commission Expires
February 17, 2023

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- A UTAH CONDOMINIUM PROJECT-
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LOT 21 AMENDED

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3195 W PROFESSIONAL CIRCLE, SALT LAKE CITY, UTAH

0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

SALT LAKE COUNTY RECORDER #13227836
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF TOM STUART CONSTRUCTION
DATE 3/27/2020 TIME 11:52 AM BOOK 2020P PAGE 68
$108.00 FEES
DEPUTY
SALT LAKE COUNTY RECORDER

3/04/2020	
1"=30'	
2 OF 2	
PRJ-N21PP-PLAT1	

PROJECT:
DATE:
NUMBER
ACCOUNT
SHEET 2
OF 2 SHEETS

PROJECT:
DATE:
NUMBER
ACCOUNT
SHEET 2
OF 2 SHEETS