

# UTAH AUTO MALL PHASE I

A SUBDIVISION LOCATED IN SECTION 13  
TOWNSHIP 3 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN

## OWNERS' DEDICATION

Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

### UTAH AUTO MALL PHASE I

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_\_

C & C PARTNERSHIP,  
a Utah General Partnership

By: David G. Clove  
David Clove, General Partner

#### ACKNOWLEDGMENT (Partnership)

STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the 20<sup>th</sup> day of July, 1994, personally appeared David G. Clove, General Partner to me personally known, who being by me duly sworn did say that he is a General Partner of that certain partnership known as \_\_\_\_\_, and that the within instrument was executed by him, for and on behalf of said partnership.



My Commission Expires: 10/6/96  
Residing at: Sandy City, Utah

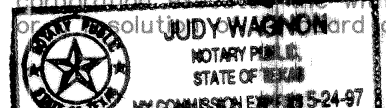
PHILLIPS 66 COMPANY,  
a Delaware Corporation

By: W. O. Hastings  
W. O. Hastings, Agent

#### ACKNOWLEDGMENT OF TENANT (Corporate)

STATE OF TEXAS )  
:ss.  
COUNTY OF POTTER )

On the 9<sup>th</sup> day of August, 1994, before me personally appeared W. O. Hastings, to me personally known to be the Agent of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.



My Commission Expires: 5-24-97  
Residing at: Amarillo, Texas

LAWRENCE H. MILLER AND  
KAREN G. MILLER

By: Lawrence H. Miller  
By: Karen G. Miller

#### ACKNOWLEDGMENT OF TENANT (Corporate)

STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the 17<sup>th</sup> day of August, 1994, before me personally appeared Lawrence H. Miller and Karen G. Miller, who being duly sworn, did say that they are the signers of the foregoing instrument and duly acknowledged to me that they executed the same.



My Commission Expires: 8-11-97  
Residing at: Salt Lake City, Utah

BIENVENUE, INC.

By: Guy R. Woodbury  
Guy R. Woodbury, Its President

#### ACKNOWLEDGMENT OF TENANT (Corporate)

STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the 21 day of JULY, 1994, before me personally appeared GUY R. WOODBURY, to me personally known to be the \_\_\_\_\_ of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.



My Commission Expires: MARCH 28, 1998  
Residing at: SALT LAKE CITY, UTAH

SANDY CITY  
a Utah Municipal Corporation

By: \_\_\_\_\_

#### ACKNOWLEDGMENT OF TENANT (Municipal Corporate)

STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the \_\_\_\_\_ day of \_\_\_\_\_, 1994, before me personally appeared \_\_\_\_\_, to me personally known to be the \_\_\_\_\_ of the municipal corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said municipal corporation therein named, and acknowledged to me that such municipal corporation executed the within instrument pursuant to its by-laws or a resolution.

My Commission Expires: \_\_\_\_\_  
Residing at: \_\_\_\_\_

CARR L. C.,  
a Utah Limited Liability Company

By: Ross Baldwin  
Ross Baldwin, Its Member

By: Christopher B. Page  
CHRISTOPHER B. PAGE, Its Member

#### ACKNOWLEDGMENT OF TENANT (LLC)

STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the 22 day of July, 1994, before me personally appeared Ross Baldwin and CHRISTOPHER B. PAGE, to me personally known to be the members of CARR L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its articles of organization.



My Commission Expires: 10/1/96  
Residing at: Riverton, Utah

UTAH AUTO MALL DEALERS  
ASSOCIATION  
a Utah Corporation

By: Jeffrey R. Woodbury  
JEFFREY R. WOODBURY, Its PRESIDENT

#### ACKNOWLEDGMENT OF TENANT (Corporate)

STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the 8<sup>th</sup> day of AUGUST, 1994, before me personally appeared JEFFREY R. WOODBURY, to me personally known to be the PRESIDENT of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.



My Commission Expires: MARCH 28, 1998  
Residing at: SALT LAKE CITY, UTAH

VESTWOOD, a Utah General Partnership

By: Wallace R. Woodbury  
Wallace R. Woodbury, Attorney-in-Fact

By: W. Richards Woodbury  
W. Richards Woodbury, Attorney-in-Fact

#### ACKNOWLEDGMENT (Partnership)

STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the 8<sup>th</sup> day of AUGUST, 1994, personally appeared WALLACE R. WOODBURY, Attorney-in-Fact, and W. RICHARDS WOODBURY, Attorney-in-Fact, to me personally known, who being by me duly sworn did say that they are Attorney's-in-Fact of that certain partnership known as VESTWOOD, and that the within instrument was executed by them, for and on behalf of said partnership.

My Commission Expires: 9/1/97  
Residing at: SLC, Utah

THE OAKS INVESTMENT GROUP  
LIMITED PARTNERSHIP

By: Belva Freeman, Tr.  
Belva Freeman, Trustee of the Belva Freeman Trust, General Partner

#### ACKNOWLEDGMENT (Partnership)

STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the 12<sup>th</sup> day of AUGUST, 1994, personally appeared BELVA FREEMAN, General Partner to me personally known, who being by me duly sworn did say that she is a General Partner of that certain partnership known as THE OAKS INVESTMENT GROUP and that the within instrument was executed by her, for and on behalf of said partnership.



My Commission Expires: MARCH 28, 1998  
Residing at: SALT LAKE CITY, UTAH

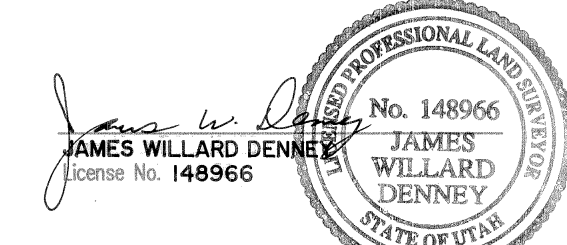
## SURVEYOR'S CERTIFICATE

I, JAMES WILLARD DENNEY, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold License No. 148966, 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 shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as UTAH AUTO MALL PHASE I and that the same has been correctly surveyed and staked on the ground as shown on this plat.

#### BOUNDARY DESCRIPTION

Beginning at a point on the South Line of 10600 South Street & on the East Right-of-Way Line of Interstate Highway 1-15, which point is North 89°32'35" West 1484.604 feet along the center section line and South 00°27'25" West 48.880 feet from the East Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running thence South 89°33'46" East 244.370 feet along the South Right-of-Way Line of 10600 South Street; thence South 51°34'05" East 33.107 feet; thence South 00°01'14" West 154.880 feet to the beginning of a 120,000 foot radius curve to the right; thence Southerly along the arc of said curve and through a central angle of 33°00'00" a distance of 69.115 feet to a point of tangency; thence South 33°01'14" West 11.969 feet to the beginning of a 180,000 foot radius curve to the left; thence Southerly along the arc of said curve and through a central angle of 32°59'59" a distance of 103.672 feet to a point of tangency; thence South 0°01'15" West 101.545 feet; thence South 89°58'45" East 80.000 feet; thence North 00°01'15" East 99.520 feet; thence North 89°38'52" East 49.841 feet to the beginning of a 157.197 foot radius non-tangent curve to the left, the center of which bears North 00°20'51" West; thence Easterly along the arc of said curve and through a central angle of 33°47'13" a distance of 92.698 feet to a point of a 166.827 foot radius reverse curve to the right, the center of which bears South 31°57'57" East; thence Easterly along the arc of said curve and through a central angle of 30°10'03" a distance of 87.838 feet; thence South 00°05'09" East 322.947 feet; thence EAST 256.086 feet to a point on a 290,000 foot radius curve to the right, the center of which bears North 59°06'10" West; thence Southerly along the arc of said curve and through a central angle of 16°43'15" a distance of 84.632 feet to a point of tangency; thence South 47°35'05" West 93.586 feet to the beginning of a 290,000 foot radius curve to the left; thence Southerly along the arc of said curve and through a central angle of 47°35'05" a distance of 240.848 feet to a point of tangency; thence SOUTH 319.233 feet; thence EAST 570.591 feet; thence SOUTH 166.753 feet; thence EAST 466.123 feet to the West Right-of-Line of State Street; thence South 00°03'19" East along said West line 560.923 feet; thence South 27°30'56" West 187.572 feet; thence South 29°14'20" West 289.150 feet; thence South 18°04'20" West 184.253 feet to the South Line of aforesaid Section 13 & the Center Line of 11000 South Street; thence North 89°55'40" West along said line 1134.736 feet to the East Right-of-Way Line of Interstate Highway 1-15; thence North 10°09'59" West along said East Line, 673.690 feet; thence North 10°20'36" West along said East Line, 674.960 feet; thence North 02°29'15" West along said East Line, 412.840 feet to a point on a 899.890 foot radius non-tangent curve to the right, the center of which bears North 83°31'13" East; thence Northerly along the arc of said curve and said East Line and through a central angle of 23°50'47" a distance of 374.532 feet; thence North 17°22'08" East along said East Line 94.460 feet to the beginning of a 1009.890 foot radius curve to the left; thence Northerly along the arc of said curve and said East Line and through a central angle of 12°16'57" a distance of 216.490 feet; thence North 00°00'07" East along said East Line 192.980 feet to the point of beginning.

Contains 2,552,085 square feet or 58.59 acres.



DATE: July 21, 1994

## UTAH AUTO MALL PHASE I

A SUBDIVISION LOCATED IN  
SECTION 13  
TOWNSHIP 3 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN

RECORDED # 5928837

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

TITLE WEST

DATE: 7-23-94 TIME: 4:36 P. BOOK: 94-9 PAGE: 288

98.00

DEPUTY SALT LAKE COUNTY RECORDER

94-9-288

PREPARED BY  
BUSH AND GUDGELL, INC.  
ENGINEERS: PLANNERS: SURVEYORS  
555 SOUTH 300 EAST  
S.L.C. UTAH 84111  
PHONE (801) 364-1212  
B&G No: 42682  
DATE: JAN. 1994  
BY: CAS  
FILE NAME: MALL1SH1

SANITARY SEWER DISTRICT #1  
APPROVED THIS 12 DAY OF August, A.D., 19 94

PLANNING COMMISSION  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_ BY THE SANDY CITY PLANNING COMMISSION.  
CHAIRMAN, SANDY CITY PLANNING COMMISSION

BOARD OF HEALTH  
APPROVED THIS 21<sup>st</sup> DAY OF JUL, A.D., 19 94  
DIRECTOR, S.L.C. BOARD OF HEALTH

FLOOD CONTROL COORDINATOR  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 19\_\_\_\_

ENGINEER'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
DATE \_\_\_\_\_ SANDY CITY ENGINEER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 19\_\_\_\_  
SANDY CITY ATTORNEY

SANDY CITY MAYOR'S CABINET  
PRESENTED TO THE SANDY CITY MAYOR'S CABINET  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 19\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
ATTEST: SANDY CITY CLERK \_\_\_\_\_ MAYOR

402-13,14,16,18,19, 428-6,7,8,10,  
426-001,005, 476-011,014,016, 477-002 to 005

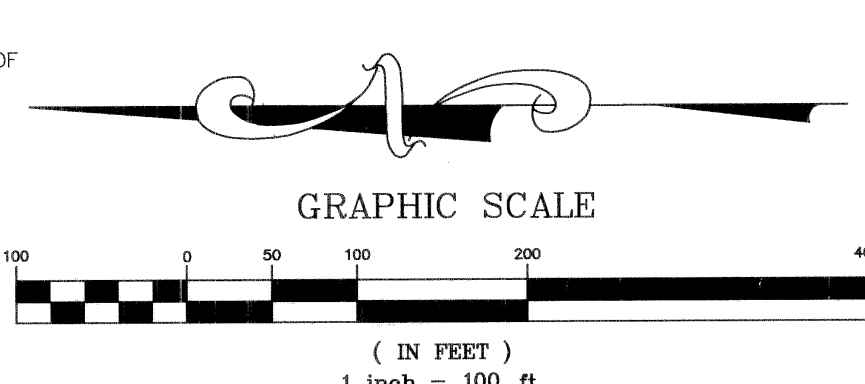
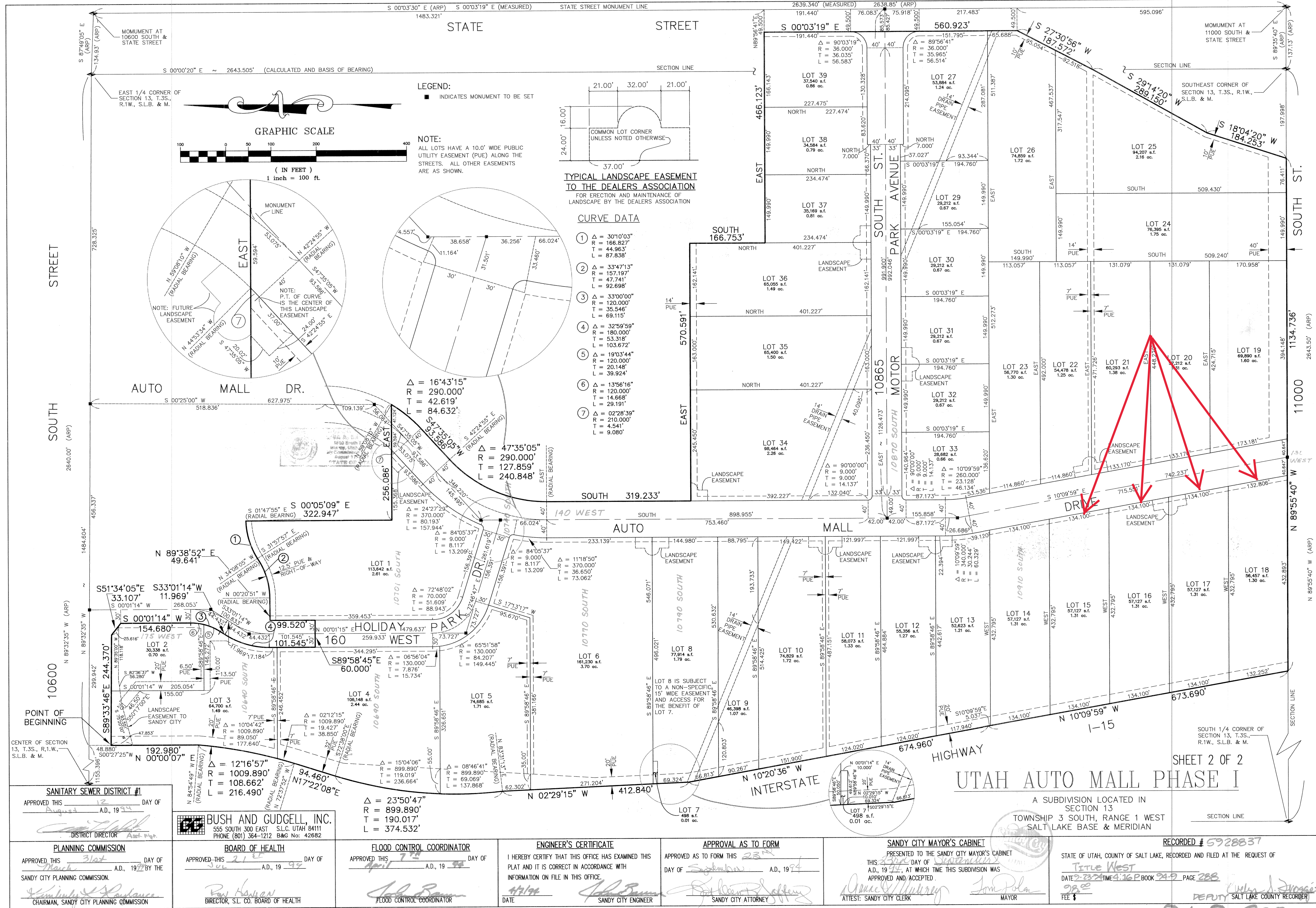
27-M 27-13-42 \$98.00

94-9-288

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.

DRAWING NUMBER 94-9-288





LEGEND: ■ INDICATES MONUMENT TO BE SET

NOTE: ALL LOTS HAVE A 10.0' WIDE PUBLIC UTILITY EASEMENT (PUE) ALONG THE STREETS. ALL OTHER EASEMENTS ARE AS SHOWN.

TYPICAL LANDSCAPE EASEMENT TO THE DEALERS ASSOCIATION FOR ERECTION AND MAINTENANCE OF LANDSCAPE BY THE DEALERS ASSOCIATION

CURVE DATA

- 1 Δ = 301°03' R = 166.827' T = 44.963' L = 87.838'
- 2 Δ = 33°47'13" R = 157.197' T = 47.741' L = 92.698'
- 3 Δ = 33°00'00" R = 120.000' T = 35.548' L = 69.115'
- 4 Δ = 32°59'59" R = 180.000' T = 53.318' L = 103.672'
- 5 Δ = 19°03'44" R = 120.000' T = 20.148' L = 39.924'
- 6 Δ = 13°56'16" R = 120.000' T = 14.668' L = 29.191'
- 7 Δ = 02°28'39" R = 210.000' T = 4.541' L = 9.080'

SANITARY SEWER DISTRICT # 12

APPROVED THIS 12 DAY OF August A.D., 1994

DISTRICT DIRECTOR

BUSH AND GUGGELL, INC. 555 SOUTH 300 EAST S.L.C. UTAH 84111

APPROVED THIS 21 DAY OF June A.D., 1994

FLOOD CONTROL COORDINATOR APPROVED THIS 7 DAY OF April A.D., 1994

ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 23 DAY OF September A.D., 1994

SANDY CITY MAYOR'S CABINET PRESENTED TO THE SANDY CITY MAYOR'S CABINET THIS 23 DAY OF September A.D., 1994

RECORDED # 5928837 TITLE West DATE 2-23-94 TIME 4:36 P.M. BOOK 949 PAGE 288

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