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Book - 10595 Pg - 6485-6502
ADAM GARDINER
Recorder, Salt Lake County, UT
ALLEN MORTGAGE, LLC
BY: eCASH, DEPUTY - EF 18 P.

When Recorded Return to:
Allen Zitting
PO Box 3414
Centennial Park, AZ 86021

DECLARATION OF CROSS ACCESS, PARKING AND DRAINAGE EASEMENTS

This Declaration of Cross Access, Parking and Drainage Easements ("Declaration") is made this 28th day of May, 2017, by 7525 Union Park, LLC ("Declarant").

RECITALS

A. Declarant is the owner of two parcels of real property located in Salt Lake County, Utah, otherwise described as:

See Exhibit A attached hereto

Designated herein as "Lot 6" and "Lot 7" (and jointly as "Parcels"), which Parcels are depicted on the plat map, attached as Exhibit A. As used herein, the term "Owner" shall mean the record owner, successors and/or assigns, of fee simple title in and to either Parcel;

B. Declarant contemplates the installation of improvements on Lot 6 as illustrated on Exhibit B, subject only to changes agreed to in writing by Owners;

C. Sandy City has designated a specific number of parking stalls for each Parcel, which designation requires the sharing of parking facilities between the Parcels as provided herein;

D. Both Parcels share a storm drain outflow pipe. In order to accommodate outflow following the construction of improvements (as shown on Exhibit B), Owner intends to install additional inlets and infrastructure to accommodate runoff as provided herein;

E. Both Parcels share a single dumpster for garbage disposal, and it is Declarants' intent to provide for joint use and maintenance of garbage disposal facilities required by both Parcels as provided herein;

F. This Declaration is entered into by the owner of both parcels for just and fair consideration, which is hereby acknowledged.

G. Declarant desires to create, grant, and reserve for the benefit of each Parcel reciprocal easements and other rights as set out below for ingress and egress, parking, and for the passage of water runoff, and for the collection of garbage, all as more fully set forth in this Declaration.

DECLARATION

1. **GRANT AND RESERVATION OF EASEMENTS.** Declarant, as the owner of both Parcels, hereby declares, creates, reserves, and grants the following easements, for the benefit of each Parcel, and subjects each Parcel thereto:

1.1 Access Easements. A perpetual, non-exclusive easement on each of the Parcels for ingress and egress by vehicular and pedestrian traffic over and across the ingress and egress access lanes, drive aisles, sidewalks and parking areas located on each Parcel, as such access lanes, drive aisles, and parking areas may be changed from time to time.

1.2 Parking Easements. A perpetual, non-exclusive easement for parking on the parking areas of each Parcel, as such parking areas may be changed from time to time; provided, however, that (a) each Parcel shall be entitled to sufficient parking hereunder to accommodate four stalls per 1,000 square feet of gross building size, entitling Lot 6 (following buildout as illustrated on Exhibit B) to 48 stalls total, and Lot 7 to 18 stalls total. (b) at no time shall the patrons of either Parcel use more parking stalls than the number allocated to them in accordance with the above; and

1.3 Easements for Storm Water Runoff. A perpetual, non-exclusive easement for the passage of water runoff from both Parcels to Lot 7 for conveyance to and through the existing storm drain outflow pipe as shown on Exhibit B; provided, however, that the Owner of Lot 6 installs additional inlets and infrastructure as illustrated on Exhibit B, at that Owner's own expense.

1.4 Easement for Construction and Future Improvements. A perpetual, non-exclusive easement over both Parcels for the development and construction on Lot 6 and future improvements of both Parcels, provided the owner that is installing the improvements does it in a reasonable amount of time and restore the area after construction.

2. Development of Lot 6. The development of Lot 6 modifies both lots. Owner of Lot 6 agrees to install, at his own expense, the improvements on Lot 6 and 7, as they are shown on the approved Site Plan included herein as Exhibit B, unless changes are agreed to, in writing, by owners of both Lots. Owner of Lot 6 is also responsible for any fees, impact fees, bonding or offsite work needed to develop Lot 6.

3. **GARBAGE DISPOSAL.** The Owner of Lot 6, incident to the buildout thereof as illustrated on Exhibit B, agrees to construct and install improvements needed for dumpster

location and maintenance of the dumpster as illustrated on Exhibit B. The Owner of Lot 6 shall be responsible for initial buildout at its own expense; the Owners of both Parcels will thereafter agree to share equally in the delivery, removal, monthly fee and emptying costs of the dumpster in perpetuity.

4. **STORM DRAIN.** Owner of Lot 7 agrees to accept the storm water from Lot 6 into the existing Storm Drain pipe on Lot 7, provided the Owner of Lot 6 installs the improvements according to Sandy City requirements, as approved on the Site Plan attached as Exhibit B.

5. **SNOW REMOVAL.** Owners of the Parcels agree to share the cost for snow removal from the parking areas on an equal basis.

6. **USE.** The foregoing easements are granted for the benefit of the Owners, their successors and assigns, their respective tenants, guests, customers, and other invitees for the purpose of facilitating, parking and access on, in and to the Parcels in connection with the commercial uses thereof.

7. **CHANGES TO THE EASEMENT AREAS.** Declarant reserves to the Owner of each Parcel (and the easements granted herein are subject to) the right to (a) change the location of access lanes, drive aisles, and parking areas on such Owner's Parcel from time to time at such Owner's sole discretion; provided, however, that such changes shall not result in a decrease in the overall parking spaces located on the Parcel, block vehicular or pedestrian access to or from any other Parcel, or prevent the passage of surface water runoff or the drainage of such runoff into the canals, storm water drains, or other surface water collection points or facilities into which such surface water drains as of the date of this Agreement. Neither owner of the Lots can claim prescriptive easement.

8. **MAINTENANCE OF ACCESS EASEMENT AREAS.** Subject to Section 5, above, each Owner shall maintain any access and parking easement area located on its property in good, clean condition and repair. Such maintenance shall include, without limitation, (a) the regular and timely removal of all garbage, debris, and refuse; (b) the timely removal of ice, snow, and standing water; and (c) maintaining, repairing, repainting and resurfacing all paved surfaces when necessary, with the type of surfacing materials used in the Parcels as of the date hereof, or a substitute material equal thereto in quality, appearance, and durability.

9. **INDEMNIFICATION AND INSURANCE.**

9.1 **Indemnification.** The Owner of each Parcel, as the grantee of the easements granted herein ("**Indemnitor**") shall indemnify, defend and hold harmless each other Owner, as the grantor of such easements, as well as such grantor's agents, contractors and employees ("**Indemnitee**") from any and all liabilities, claims, damages, expenses (including, without limitation, reasonable attorney's fees and reasonable attorney's fees on any appeal), judgments, proceedings, and causes of action of any kind whatsoever for injury to or death of any person or damage to any property, unless caused by the willful or negligent act or omission

of the Indemnitee (i) occurring on the Indemnitor's Parcel; (ii) arising from the use of the Indemnitee's Parcel and/or the easement area by the Indemnitor or any of its tenants, licensees, invitees, customers, agents or employees; and (iii) any negligence or willful misconduct or omission of Indemnitor or any of its tenants, licensees, invitees, customers, agents or employees.

9.2 Insurance. The Owner of each Parcel shall provide and maintain commercial general liability insurance with broad form coverage endorsement (including broad form property damage endorsement) covering its obligations under this Section 9 and insuring it against claims for personal injury, bodily injury or death, and property damage or destruction. Such insurance shall be written with an insurer licensed to do business in the state in which the Parcels are located. The limits of liability of all such insurance shall be reasonable for the value of the property and customary for this type of coverage.

10. MISCELLANEOUS.

10.1 Runs with the Land; Successors and Assigns. The provisions of this Declaration shall run with the land and shall inure to the benefit of, and be binding upon, the Owners and their respect successors and assigns.

10.2 Modification and Termination. This Declaration may not be modified or terminated, in whole or in part, except with the consent of the Owners, and then only by written instrument duly executed and acknowledged by the Owners and recorded in the office of the recorder of the county in which Parcels are located.

10.3 Not a Public Dedication; No Third Party Beneficiaries. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Parcels to the general public or for the general public or for any public purpose whatsoever. This Declaration is not intended to create, nor shall it be in any way interpreted or construed to create, any third party beneficiary rights in any person other than the Owners.

10.4 Attorney's Fees. In the event any party initiates or defends any legal action or proceeding arising out of or related to this Declaration, the prevailing party in any such action or proceeding (in addition to any other relief which may be granted, whether legal or equitable), shall be entitled to recover from the losing party in any such action or proceeding its reasonable costs and attorney's fees (including, without limitation, its reasonable costs and attorney's fees on any appeal). All such costs and attorney's fees shall be deemed to have accrued on commencement of any legal action or proceeding.

10.5 Severability. If any term or provision of this Declaration or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Declaration or the application of such term or provision to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Declaration shall be valid and shall be enforced to the extent permitted by law.

10.6 **Not a Partnership.** The provisions of this Declaration are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership, or any other similar relationship between Owners.

10.7 **Entire Agreement.** This Declaration contains the entire agreement between the Parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Declaration shall be construed as a whole and not strictly for or against any Party.

10.8 **Construction; Governing Law.** In construing the provisions of this Declaration and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular. The captions and headings in this Declaration are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions or agreements contained herein. This Declaration shall be governed by and construed and enforced in accordance with the internal laws of the State of Utah.

10.9 **Exhibits and Schedules.** All Exhibits and Schedules are considered an integral part of this Declaration and are hereby incorporated herein and this Declaration shall not be considered executed and/or complete until and unless they shall be attached hereto.

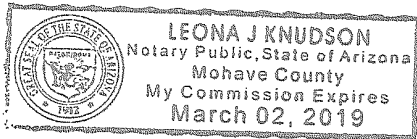
[Signature Page Follows]

DECLARANT:
Owner of Lot 7 and Lot 6

7525 Union Park, LLC

By: *Allen Zitting*
Allen Zitting, Managing Member

SUBSCRIBED AND SWORN TO before me, this 28 day of Aug, 2017.



Leona J Knudson
Notary Public

Exhibit A

Parcel 1:

Lot 7, OVERLOOK AT UNION POINT LOT 3A AMENDED, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax ID: 22-29-427-024

Parcel 2:

Lot 6, OVERLOOK AT UNION POINT LOT 3A AMENDED, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax ID: 22-29-427-023

Parcel 1 and 2, above, were created by the subdivision plat recorded in the Salt Lake County Recorder's office on June 6th, 2016 at record number 12295639. A copy of which is attached hereto. Before subdivision the legal description was:

PARCEL 1:

LOT 3A, OVERLOOK AT UNION POINT LOT 3 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN BOOK 2001P OF PLATS, AT PAGE 227 OF OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THAT PROPERTY AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED OCTOBER 06, 2005, AS ENTRY NO. 9515042, IN BOOK 9199, AT PAGE 8239.

A PART OF LOT 3A, OVERLOOK AT UNION POINT LOT 3 AMENDED, (FORMERLY LOT 3, OVERLOOK AT UNION POINT) A SUBDIVISION IN SANDY CITY, SALT LAKE COUNTY, UTAH, WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 3A AND RUNNING THENCE SOUTH No. 041-5676170 40°00'00" WEST 38.86 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, THENCE NORTH 50°00'51" WEST 15.44; THENCE SOUTH 39°59'09" WEST 13.86 FEET TO THE BACK OR NORTHEASTERLY SIDE OF THE EXISTING CONCRETE CURB AND GUTTER; THENCE NORTH 50°00'51" WEST 108.56 FEET ALONG THE BACK OF SAID CURB AND GUTTER AND SAID LINE EXTENDED TO THE NORTHWESTERLY LINE OF SAID LOT 3A; THENCE NORTH 40°00'00" EAST 40.20 FEET ALONG SAID NORTHWESTERLY LINE TO THE MOST NORTHERLY CORNER OF SAID LOT 3A; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 3A THE FOLLOWING TWO COURSES: SOUTHEASTERLY ALONG THE ARC OF A 416.06 FOOT RADIUS CURVE TO THE LEFT A

DISTANCE OF 41.52 FEET (CENTRAL ANGLE EQUALS 5°43'04" AND LONG CHORD BEARS SOUTH 53°52'28" EAST 41.50 FEET) TO A POINT OF TANGENCY, AND SOUTH 56°44'00" EAST 83.17 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO PARCEL 1, CREATED BY THAT CERTAIN DECLARATION OF RECIPROCAL ACCESS EASEMENT RECORDED AUGUST 23, 2001, AS ENTRY NO. 7983531, IN BOOK 8492, AT PAGE 5511 OF OFFICIAL RECORDS, WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEING 14.0 FEET WIDE ON THE NORTHWESTERLY SIDE AND 10.0 FEET ON THE SOUTHEASTERLY SIDE OF THE FOLLOWING DESCRIBED PORTION OF THE LOT LINE BETWEEN LOTS 3A AND 3B OF OVERLOOK AT UNION POINT LOT 3 AMENDED, A SUBDIVISION FILED IN BOOK 2001P OF PLATS, AT PAGE 227 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF A NORTH-SOUTH CROSS ACCESS ROAD, SAID POINT BEING EAST 1123.850 FEET AND SOUTH 56.218 FEET AND SOUTHEASTERLY ALONG THE ARC OF A 1001.690 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 76°21'57" EAST) THROUGH A CENTRAL ANGLE OF 47°40'43" A DISTANCE OF 833.55 FEET AND NORTH 55°57'21" EAST 50.00 FEET FROM THE CENTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 55°57'21" EAST 15.00 FEET; THENCE NORTH 40°00'00" EAST 181.81 FEET.

PARCEL 1B:

TOGETHER WITH A COMMON EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY THAT CERTAIN DECLARATION OF RECIPROCAL ACCESS EASEMENT RECORDED AUGUST 23, 2001, AS ENTRY NO. 7983531, IN BOOK 8492, AT PAGE 5511.

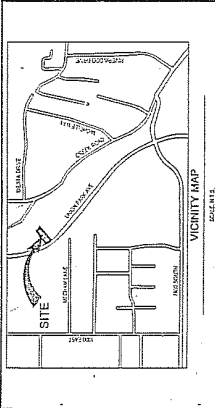
Tax ID No. 22-29-427-019

Exhibit A continued

EXHIBIT A Continued

OVERLOOK AT UNION POINT Lot 3A Amended

AMENDING LOT 3A, OVERLOOK AT UNION POINT LOT 3, AMENDED
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERION



SURVEYOR'S CERTIFICATE
I, the undersigned, a duly licensed and sworn Surveyor of the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor of the State of Utah.

OVERLOOK AT UNION POINT
AMENDING LOT 3A, OVERLOOK AT UNION POINT LOT 3, AMENDED

BOUNDARY DESCRIPTION
THE BOUNDARY DESCRIPTION OF THE FOREGOING PROPERTY IS AS FOLLOWS: BEGINNING AT THE POINT OF BEGINNING OF THE SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE AND MERION, AND PROCEEDING AS FOLLOWS: ...

OWNER'S DEDICATION
I, the undersigned, do hereby dedicate to the public the easement described herein for the use and purpose specified herein.

OVERLOOK AT UNION POINT
AMENDING LOT 3A, OVERLOOK AT UNION POINT LOT 3, AMENDED

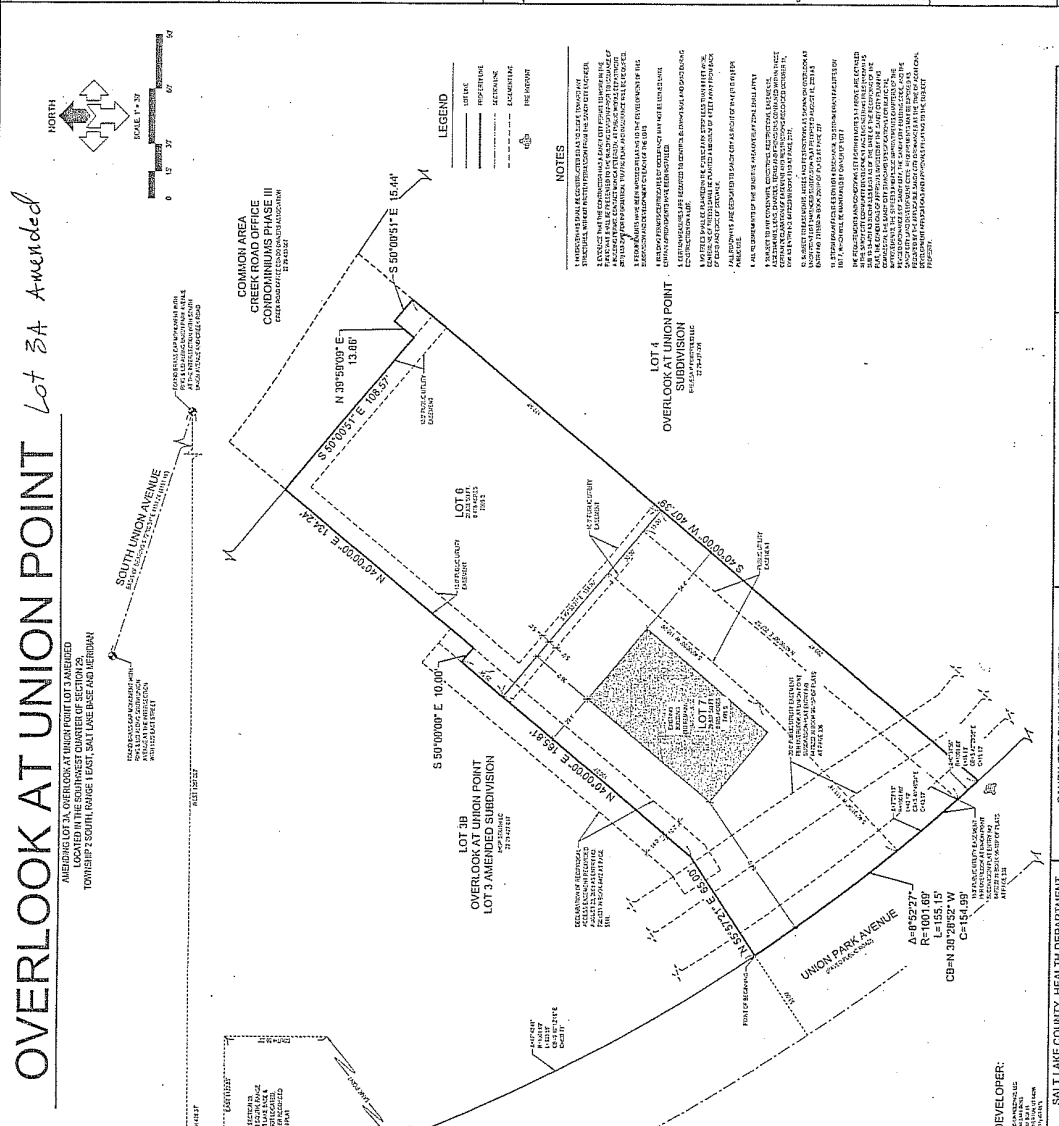
CONSENT BY LIEN HOLDER TO DEDICATE
I, the undersigned, do hereby consent to the dedication of the easement described herein for the use and purpose specified herein.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge the foregoing plat and the dedication of the easement described herein for the use and purpose specified herein.

LIMITED LIABILITY ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge the foregoing plat and the dedication of the easement described herein for the use and purpose specified herein.

OVERLOOK AT UNION POINT Lot 3A Amended
AMENDING LOT 3A, OVERLOOK AT UNION POINT LOT 3, AMENDED
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE AND MERION

SALT LAKE COUNTY RECORDER
RECORDED IN BOOK 17228 PAGE 36239
DATE 06/18/2016 BY 128 PLS
BY 8:00 PM
POWER OF ATTORNEY
ALAN ZITTING
POWER OF ATTORNEY
POWER OF ATTORNEY



COTTONWOOD IMPROVEMENT DISTRICT APPROVED BY: 25th April 2016	ROCKY MOUNTAIN POWER APPROVED BY: 25th April 2016	COMCAST APPROVED BY: 25th April 2016	QUESTAR APPROVED BY: 25th April 2016	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED BY: 25th April 2016	SANDY CITY PUBLIC UTILITIES APPROVED BY: 25th April 2016	SANDY CITY PARKS AND RECREATION APPROVED BY: 25th April 2016
QUESTAR APPROVED BY: 25th April 2016	QUESTAR APPROVED BY: 25th April 2016	QUESTAR APPROVED BY: 25th April 2016	QUESTAR APPROVED BY: 25th April 2016	QUESTAR APPROVED BY: 25th April 2016	QUESTAR APPROVED BY: 25th April 2016	QUESTAR APPROVED BY: 25th April 2016
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22-29-427-019 22-29-41 & 22-29-42 \$ 32.00

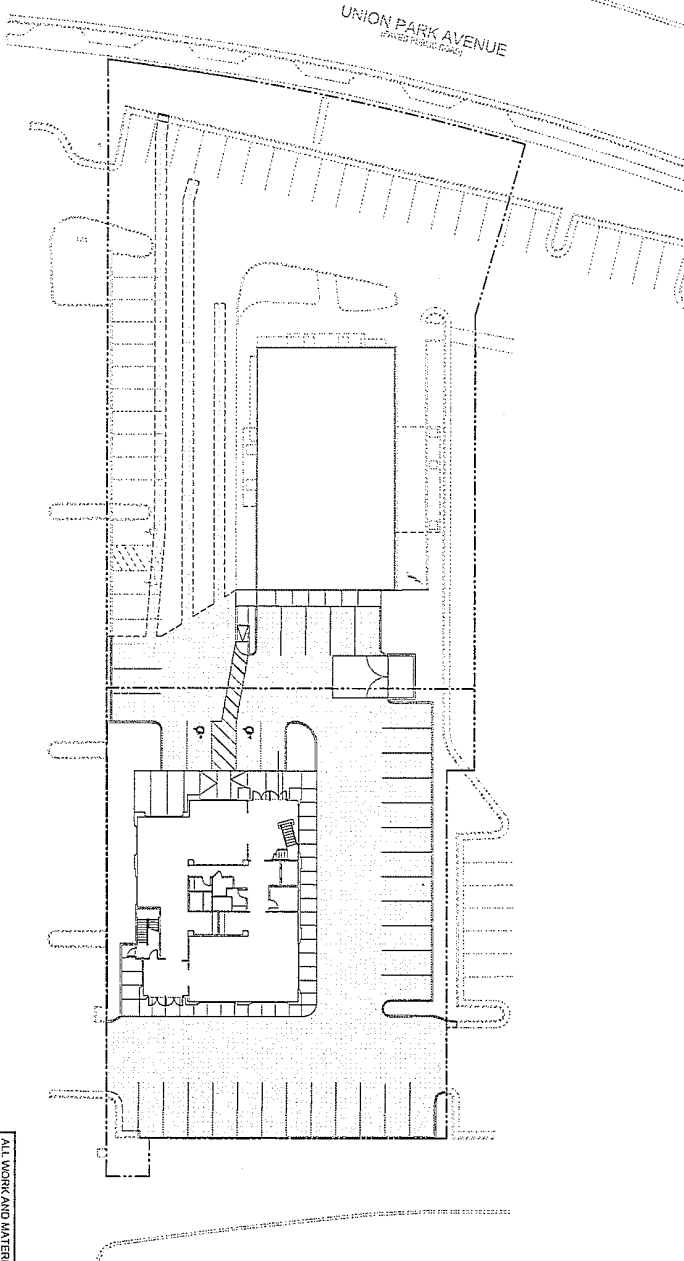
Exhibit B

C:\Users\Agustin\OneDrive\Documents\Projects\1546\1546.dwg, August 10, 2016 - 5:06m

UNION CREEK OFFICE COMPLEX CONSTRUCTION PLANS

7528 S. UNION PARK AVE
SANDY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SB18M

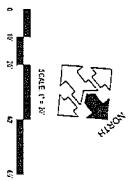
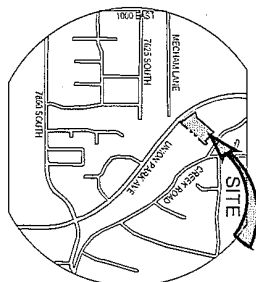
DEVELOPER & OWNER
OWNER/DEVELOPER: VISION HOLDINGS, LLC
CONTRACTOR: BOSS
RIVERTON, UT 84068
PHONE: (801) 403-8878



ALL WORK AND MATERIALS MUST CONFORM TO SANDY CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS



CIVIL PLANS

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LANDSCAPE PLANS

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ARCHITECTURAL PLANS

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ELECTRIC PLANS

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MCNEIL ENGINEERING
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying • HDS

GENERAL NOTES

- 1.1. **CONTRACTOR**
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.2. **EXISTING UTILITIES**
 1. All existing utilities shall be shown on the plan and shall be protected during construction.
 2. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.3. **CONSTRUCTION METHODS**
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.4. **CONSTRUCTION SCHEDULE**
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.5. **MATERIALS**
 1. All materials shall be of the highest quality and shall be approved by the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 4. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.

GENERAL NOTES: CONTINUED

- 1.7. **UTILITIES**
 1. All utilities shall be shown on the plan and shall be protected during construction.
 2. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.8. **CONSTRUCTION SCHEDULE**
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.9. **CONSTRUCTION SCHEDULE**
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.10. **CONSTRUCTION SCHEDULE**
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.

SANDY CITY GENERAL NOTES

- 1.1. **CONTRACTOR**
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.2. **EXISTING UTILITIES**
 1. All existing utilities shall be shown on the plan and shall be protected during construction.
 2. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.3. **CONSTRUCTION METHODS**
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.4. **CONSTRUCTION SCHEDULE**
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.
- 1.5. **MATERIALS**
 1. All materials shall be of the highest quality and shall be approved by the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
 4. The contractor shall be responsible for obtaining all necessary utility information from the appropriate authorities.

ABBREVIATIONS

SYMBOL	DESCRIPTION
	RIGHT-OF-WAY
	EASEMENT
	UTILITY
	BOUNDARY
	SURVEY POINT
	CORNER
	MONUMENT
	ENCLOSURE
	ELEVATION

LEGEND

SYMBOL	DESCRIPTION
	RIGHT-OF-WAY
	EASEMENT
	UTILITY
	BOUNDARY
	SURVEY POINT
	CORNER
	MONUMENT
	ENCLOSURE
	ELEVATION

REVISIONS

REV	DATE	DESCRIPTION
1	11/15/15	ISSUED
2	11/15/15	ISSUED
3	11/15/15	ISSUED
4	11/15/15	ISSUED
5	11/15/15	ISSUED
6	11/15/15	ISSUED
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8	11/15/15	ISSUED
9	11/15/15	ISSUED
10	11/15/15	ISSUED

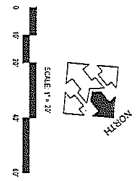
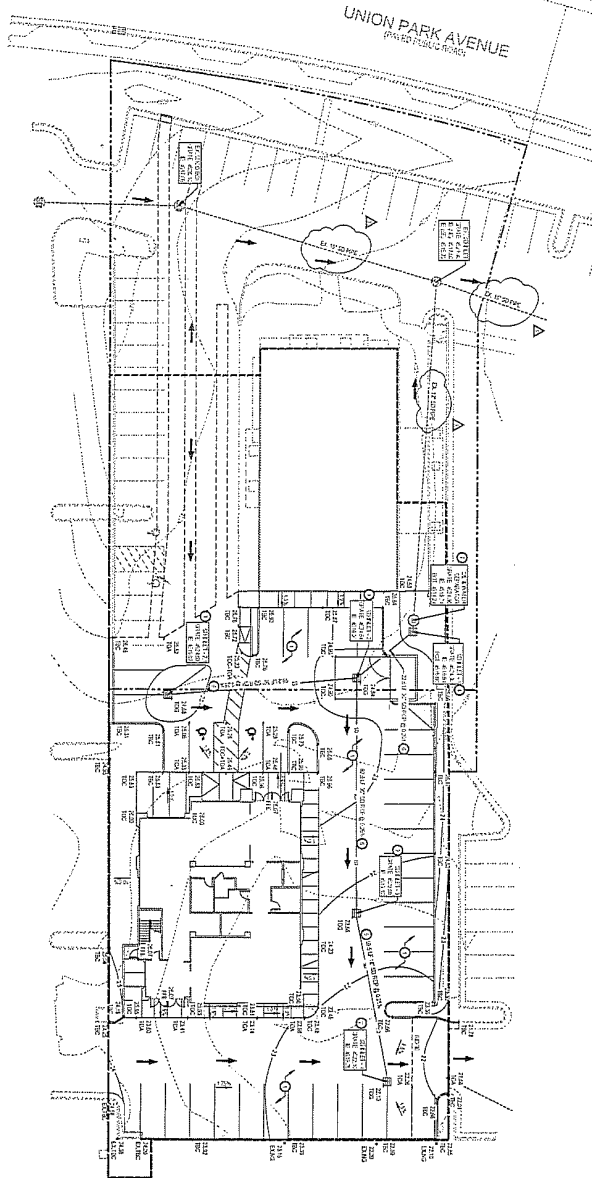
GENERAL NOTES AND ABBREVIATIONS

C0.01

UNION CREEK OFFICE COMPLEX

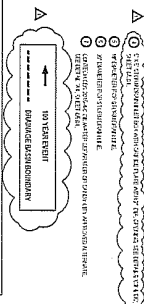
7525 UNION PARK AVENUE
SANDY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, T25, R1E, S1&M

McNEIL ENGINEERING
 CONSULTING ARCHITECTS AND ENGINEERS
 CIVIL ENGINEERING • CONSULTING & LANDSCAPE ARCHITECTURE
 STRUCTURAL ENGINEERING • LAND SURVEYING & HDS



GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH LAND DEVELOPMENT CODE.
- 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- 5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- 6. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- 7. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- 8. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- 9. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- 10. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.



NO.	DATE	DESCRIPTION
1	07/27/15	ISSUED FOR PERMIT
2	08/10/16	REVISED PER LOCAL COMMENTS

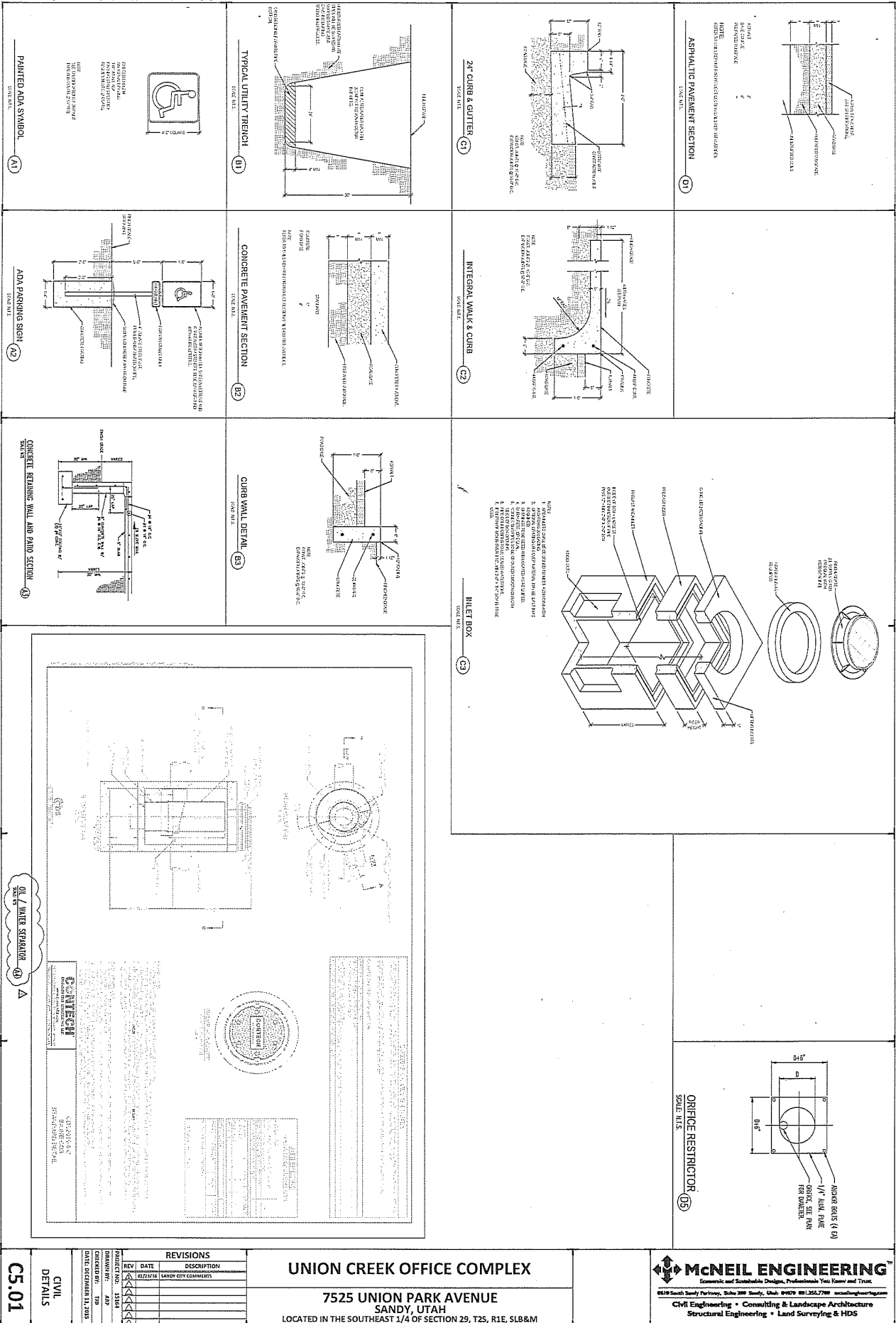
NO.	DATE	DESCRIPTION
1	07/27/15	ISSUED FOR PERMIT
2	08/10/16	REVISED PER LOCAL COMMENTS

Call
 801.255.7788
D19
 1154.DWG

REV	DATE	DESCRIPTION
1	07/27/15	ISSUED FOR PERMIT
2	08/10/16	REVISED PER LOCAL COMMENTS

UNION CREEK OFFICE COMPLEX
 7525 UNION PARK AVENUE
 SANDY, UTAH
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, T2S, R1E, 5LB&M

McNEIL ENGINEERING
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS



SEDIMENT BARRIER / FILTER SOCK PROTECTION (A1)

DESCRIPTION: This barrier is used to prevent sediment from entering the water body. It consists of a series of filter socks that are placed in a line across the path of the water. The filter socks are made of a material that allows water to pass through but traps sediment. The barrier is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks. The barrier is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

INSTALLATION: The barrier is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks. The barrier is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

MAINTENANCE: The barrier should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced. The barrier should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced.

NOTES: 1. The barrier should be installed in a trench that is dug into the ground. 2. The trench should be filled with a layer of gravel and a layer of filter socks. 3. The barrier should be installed in a trench that is dug into the ground. 4. The trench should be filled with a layer of gravel and a layer of filter socks.

STABILIZED CONSTRUCTION ENTRANCE (C1)

DESCRIPTION: This entrance is used to prevent sediment from entering the water body. It consists of a concrete curb that is placed across the path of the water. The curb is filled with a layer of gravel and a layer of filter socks. The filter socks are made of a material that allows water to pass through but traps sediment. The entrance is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

INSTALLATION: The entrance is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks. The entrance is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

MAINTENANCE: The entrance should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced. The entrance should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced.

NOTES: 1. The entrance should be installed in a trench that is dug into the ground. 2. The trench should be filled with a layer of gravel and a layer of filter socks. 3. The entrance should be installed in a trench that is dug into the ground. 4. The trench should be filled with a layer of gravel and a layer of filter socks.

PORTABLE TOILETS (A3)

DESCRIPTION: This toilet is used for construction workers. It is a portable unit that can be moved around the site. It consists of a toilet bowl, a tank, and a discharge pipe. The toilet is installed on a concrete pad. The tank is filled with water. The discharge pipe is connected to a collection system. The toilet is installed on a concrete pad. The tank is filled with water. The discharge pipe is connected to a collection system.

INSTALLATION: The toilet is installed on a concrete pad. The tank is filled with water. The discharge pipe is connected to a collection system. The toilet is installed on a concrete pad. The tank is filled with water. The discharge pipe is connected to a collection system.

MAINTENANCE: The toilet should be inspected regularly to ensure that it is functioning properly. If the tank becomes empty, it should be refilled. The toilet should be inspected regularly to ensure that it is functioning properly. If the tank becomes empty, it should be refilled.

NOTES: 1. The toilet should be installed on a concrete pad. 2. The tank should be filled with water. 3. The discharge pipe should be connected to a collection system. 4. The toilet should be installed on a concrete pad. 5. The tank should be filled with water. 6. The discharge pipe should be connected to a collection system.

SILT FENCE (C3)

DESCRIPTION: This fence is used to prevent sediment from entering the water body. It consists of a concrete curb that is placed across the path of the water. The curb is filled with a layer of gravel and a layer of filter socks. The filter socks are made of a material that allows water to pass through but traps sediment. The fence is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

INSTALLATION: The fence is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks. The fence is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

MAINTENANCE: The fence should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced. The fence should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced.

NOTES: 1. The fence should be installed in a trench that is dug into the ground. 2. The trench should be filled with a layer of gravel and a layer of filter socks. 3. The fence should be installed in a trench that is dug into the ground. 4. The trench should be filled with a layer of gravel and a layer of filter socks.

CONCRETE WASTE MANAGEMENT (A5)

DESCRIPTION: This system is used to manage concrete waste. It consists of a concrete curb that is placed across the path of the water. The curb is filled with a layer of gravel and a layer of filter socks. The filter socks are made of a material that allows water to pass through but traps sediment. The system is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

INSTALLATION: The system is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks. The system is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

MAINTENANCE: The system should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced. The system should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced.

NOTES: 1. The system should be installed in a trench that is dug into the ground. 2. The trench should be filled with a layer of gravel and a layer of filter socks. 3. The system should be installed in a trench that is dug into the ground. 4. The trench should be filled with a layer of gravel and a layer of filter socks.

CONCRETE WASTE MANAGEMENT (A5)

DESCRIPTION: This system is used to manage concrete waste. It consists of a concrete curb that is placed across the path of the water. The curb is filled with a layer of gravel and a layer of filter socks. The filter socks are made of a material that allows water to pass through but traps sediment. The system is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

INSTALLATION: The system is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks. The system is installed in a trench that is dug into the ground. The trench is filled with a layer of gravel and a layer of filter socks.

MAINTENANCE: The system should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced. The system should be inspected regularly to ensure that it is functioning properly. If the filter socks become clogged, they should be replaced.

NOTES: 1. The system should be installed in a trench that is dug into the ground. 2. The trench should be filled with a layer of gravel and a layer of filter socks. 3. The system should be installed in a trench that is dug into the ground. 4. The trench should be filled with a layer of gravel and a layer of filter socks.

REV	DATE	DESCRIPTION
1	11/16/2016	ISSUED FOR PERMIT
2	11/16/2016	ISSUED FOR PERMIT
3	11/16/2016	ISSUED FOR PERMIT
4	11/16/2016	ISSUED FOR PERMIT
5	11/16/2016	ISSUED FOR PERMIT
6	11/16/2016	ISSUED FOR PERMIT
7	11/16/2016	ISSUED FOR PERMIT
8	11/16/2016	ISSUED FOR PERMIT
9	11/16/2016	ISSUED FOR PERMIT
10	11/16/2016	ISSUED FOR PERMIT

UNION CREEK OFFICE COMPLEX
 7525 UNION PARK AVENUE
 SANDY, UTAH
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, T2S, R1E, 5LB&M

McNEIL ENGINEERING
 Environmental and Sustainable Design, Professional, Cost Control and Team
 9416 South Sandy Avenue, Suite 200 Sandy, Utah 84070 801.255.7799 www.mcneileng.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

C5.02
 CIVIL
 DETAILS



DOOR ACCESS/ENTRANCE
 ADA ACCESSIBLE ROUTE
 CROSS-SLOPE SHALL NOT EXCEED 2.0%



EX-01

REVISIONS		
REV	DATE	DESCRIPTION
1	09/27/23	BUILDING PERMIT SUBMITTAL
2	04/23/23	SITE REVISION
3	04/26/23	PER SANDY CITY COMMENTS
4		
5		
6		
7		
8		
9		
10		

PROJECT NO: 15164
 DRAWN BY: JAP
 CHECKED BY: TJE
 DATE PLOTTED: 11/20/23

UNION CREEK OFFICE COMPLEX

7525 UNION PARK AVENUE
SANDY, UTAH
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, T2S, R1E, SLB&M

McNEIL ENGINEERING™
Engineering and Sustainable Design, Professional "Seal" Cover and Trust
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