

CANYON CENTER SUBDIVISION

A COMMERCIAL SUBDIVISION
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.L.B. & M.
2081 & 2137 EAST 9400 SOUTH, SANDY, UTAH 84093

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RADIAL TIE LINE
- NEW EASEMENT LINE
- ADJOINING LOT LINE
- ADJOINING SUBDIVISION LINE
- RIGHT OF WAY LINE
- FOUND SECTION CORNER
- PLOTTED EASEMENT NUMBER
- SUBDIVISION CORNER
(SEE GENERAL NOTE 2 SHEET 2)
- FOUND PROPERTY MARKER
- FOUND MONUMENT
- NEW LOT CORNER

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 681999, 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, HEREIN SET FORTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CANYON CENTER SUBDIVISION

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

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SANDY CITY, COUNTY OF SALT LAKE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF HIGHLAND DRIVE (2000 EAST STREET), PER SANDY CITY WIDENING PROJECT NO. 2082, AS DISCLOSED IN THE CERTAIN ORDER OF IMMEDIATE OCCUPANCY, RECORDED SEPTEMBER 01, 1995 AS ENTRY NO. 6211547, IN BOOK 7286, AT PAGE 2304-2308, ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING NORTH 89°55'00" EAST, ALONG THE SECTION LINE, A DISTANCE OF 58.00 FEET, TO THE CENTERLINE OF SAID HIGHLAND DRIVE, AND NORTH 0°21'28" EAST, SAID CENTERLINE, A DISTANCE OF 415.86 FEET; SOUTH 89°38'32" EAST, A DISTANCE OF 63.90 FEET; FROM THE SOUTHWEST CORNER OF SAID SECTION 03, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL CONVEYED TO SANDY CITY PER THE AFORESAID IMMEDIATE OCCUPANCY ORDER, AND RUNNING THENCE NORTH 72°29'28" EAST, ALONG THE EAST LINE OF SAID HIGHLAND DRIVE, A DISTANCE OF 27.77 FEET; THENCE NORTH 1°29'00" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 271.30 FEET; TO THE SOUTH LINE OF PARCEL CONVEYED TO JACKSON AND JENKINS INC. PER ENTRY NO. 4558478, THENCE NORTH 89°55'00" EAST, (N89°55'00"E BY RECORD) ALONG SAID SOUTH LINE AND THE SOUTH LINE OF PARCEL CONVEYED TO THE UNITED STATES POSTAL SERVICE PER WARRANTY DEED RECORDED DECEMBER 03, 1987, AS ENTRY NO. 4588479, A DISTANCE OF 802.08 FEET, TO THE WEST LINE OF PARCEL CONVEYED TO SHOPIO STORES, INC. RECORDED AUGUST 27, 1987, AS ENTRY NO. 4514194, THENCE SOUTH 0°04'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 134.88 FEET; TO THE NORTH LINE OF PARCEL CONVEYED FROM SHOPIO STORES, INC. TO DEE'S INC. RECORDED AS ENTRY NO. 4927720, THENCE SOUTH, AND WEST ALONG THE LINES OF PARCEL CONVEYED TO DEE'S INC., THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 89°56'00" EAST, A DISTANCE OF 73.03 FEET; (2) SOUTH 0°04'00" EAST, A DISTANCE OF 37.00 FEET; (3) NORTH 89°56'00" EAST, A DISTANCE OF 72.00 FEET; (4) SOUTH 0°04'00" EAST, A DISTANCE OF 23.00 FEET; (5) NORTH 89°56'00" EAST, A DISTANCE OF 43.90 FEET; TO THE WEST WALL OF THE EXISTING SHOPIO STORE; (6) SOUTH 0°06'38" EAST, A DISTANCE OF 128.00 FEET, ALONG SAID WEST WALL; (7) SOUTH 89°55'00" WEST, A DISTANCE OF 92.00 FEET; (8) NORTH 0°04'00" WEST, A DISTANCE OF 28.00 FEET; (9) SOUTH 89°56'00" WEST, A DISTANCE OF 62.00 FEET; (10) NORTH 0°04'00" WEST, A DISTANCE OF 22.00 FEET; (11) SOUTH 89°56'00" WEST, A DISTANCE OF 35.03 FEET; TO THE AFORESAID WEST LINE OF PARCEL CONVEYED TO SHOPIO STORES INC. PER ENTRY NO. 4514194, THENCE SOUTH 0°04'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 391.77 FEET; TO THE NORTH LINE OF SAID SOUTH STREET, SAID NORTH LINE BEING A 55.00 FOOT OFFSET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AS SHOWN ON RIGHT OF WAY PLANS (J.D.O.T. PROJECT NUMBER STP-NH-2009(6)); THENCE SOUTH 89°55'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 758.20 FEET, TO A POINT OF CURVATURE, THENCE NORTHWESTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°28'19", A DISTANCE OF 63.14 FEET, THE LONG CHORD OF WHICH BEARS NORTH 44°51'42" EAST, A DISTANCE OF 56.78 FEET; TO THE AFORESAID EAST LINE OF HIGHLAND DRIVE; THENCE NORTH 0°21'28" EAST, ALONG SAID EAST LINE, A DISTANCE OF 322.06 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 556.484 SQUARE FEET, OR 12.775 ACRES IN SEVENTY (70) COMMERCIAL LOTS.

Dennis K. Withers
DENNIS K. WITHERS,
L.S. LICENSE NO. 6132190

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

CANYON CENTER SUBDIVISION

A COMMERCIAL SUBDIVISION
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, I HAVE HEREUNTO SET HANDS THIS _____ DAY OF _____ A.D., 20___.

PACIFIC CASTLE CANYON CENTER, LLC.
By: *Wayne Cheng*
Wayne Cheng
ITS: Authorized Person

SMITHS FOOD & DRUGS CENTERS, INC.
By: *Steven M. Sorensen*
Steven M. Sorensen
ITS: VICE PRESIDENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 25th day of September 2017, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, *Steven M. Sorensen*, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE Vice President of Smiths Food & Drug Centers, Inc. A LIMITED LIABILITY COMPANY, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY, FOR THE PURPOSE THEREIN MENTIONED, AND HEISE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: *9/25/2019*
Oliver D. White
9/25/2017 #*629414*
(DATE)

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 31st day of August 2017, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, *Steven M. Sorensen*, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE Vice President of Smiths Food & Drug Centers, Inc. A CORPORATION, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION, FOR THE PURPOSE THEREIN MENTIONED, AND HEISE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: *8/10/18*
Concepcion
8/31/17 #*629947*
(DATE)

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 31st day of August 2017, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, *Steven M. Sorensen*, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE Vice President of Smiths Food & Drug Centers, Inc. A CORPORATION, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION, FOR THE PURPOSE THEREIN MENTIONED, AND HEISE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

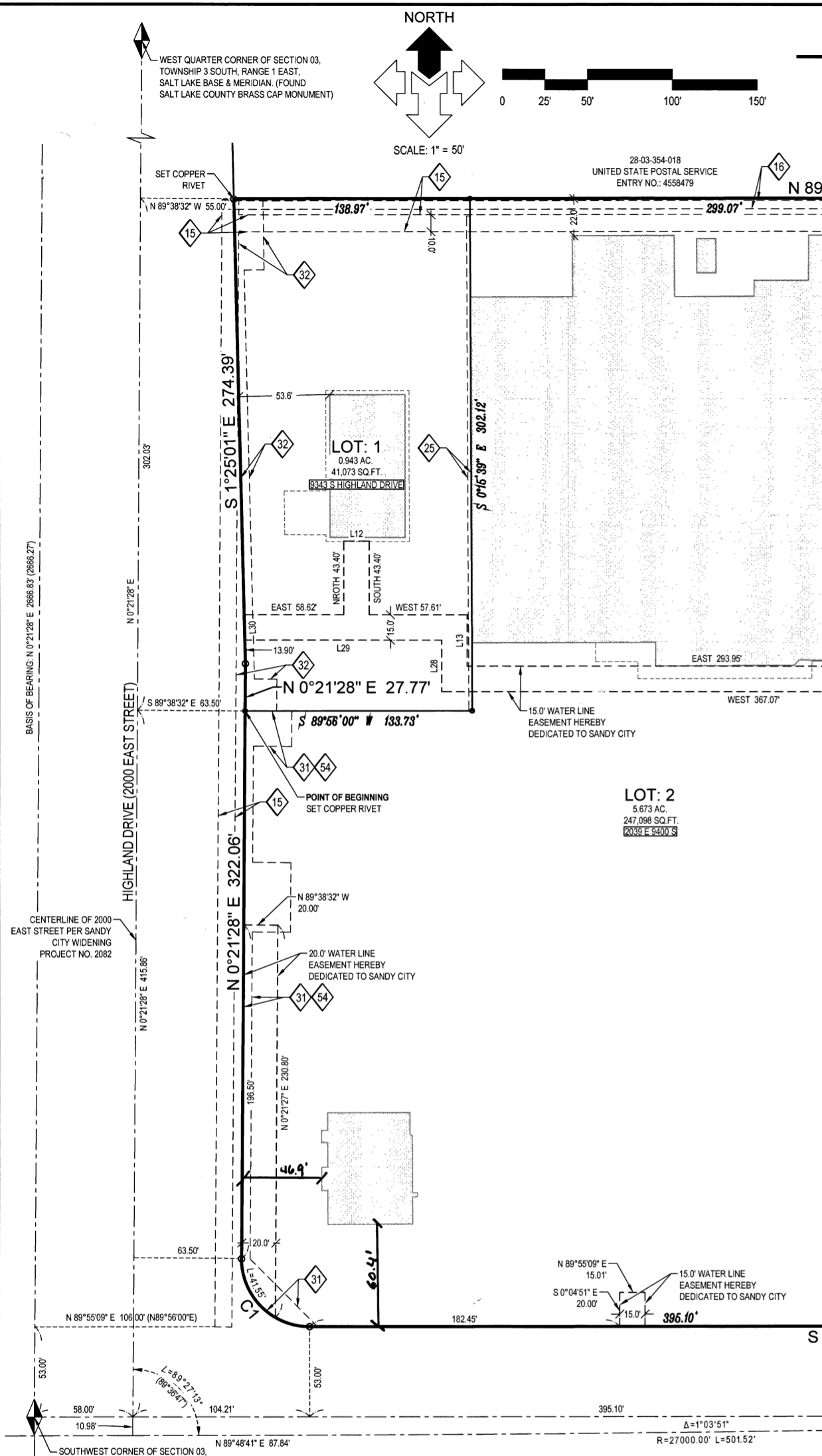
MY COMMISSION EXPIRES: *8/10/18*
Concepcion
8/31/17 #*629947*
(DATE)

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A COMMERCIAL SUBDIVISION
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.L.B. & M.
2081 & 2137 EAST 9400 SOUTH, SANDY, UTAH 84093

SALT LAKE COUNTY RECORDER

RECORD NO. 12628594
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Pacific Castle
DATE: 16/02/17 TIME: 3:17pm BOOK: 2017P PAGE: 2/7
\$74.00
FEE \$



15.0' WATER LINE EASEMENT HEREBY DEDICATED TO SANDY CITY

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SANDY CITY PARKS & RECREATION APPROVED THIS 12th DAY OF Sept. 2017 <i>Dad Medina</i>	ROCKY MOUNTAIN POWER APPROVED THIS 22 DAY OF Aug. 2017 <i>R. Coy Wolf</i>	COTTONWOOD IMPROVEMENT DISTRICT APPROVED THIS 22nd DAY OF Aug. 2017 <i>Miguel Ruff</i>
DOMINION APPROVED THIS 23 DAY OF August 2017 <i>Baerly Eldridge</i>	CITY ENGINEER APPROVED THIS 12th DAY OF September A.D. 2017 <i>Steph King</i> SANDY CITY ENGINEER	APPROVAL AS TO FORM APPROVED THIS 24th DAY OF September A.D. 2017 <i>Danielle</i> SANDY CITY ATTORNEY
CENTURY LINK APPROVED THIS 22 DAY OF August 2017 <i>Ed Wilh.</i>	SANDY CITY PUBLIC UTILITIES APPROVED THIS 8th DAY OF SEPT. A.D. 2017 <i>J.A.R.</i> ENGINEERING MANAGER	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS 31 DAY OF August A.D. 2017 <i>David</i> DIRECTOR, S.L.C.O. HEALTH DEPARTMENT
COMCAST APPROVED THIS 22 DAY OF August 2017 <i>E Valdez</i>	PLANNING COMMISSION APPROVED THIS 18th DAY OF SEPT. 2017 <i>Dean P. Kelly</i> CHAIRMAN, SANDY CITY PLANNING COMMISSION	SANDY CITY MAYOR PRESENTED TO SANDY CITY MAYOR THIS DAY OF _____ A.D. 20___ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED <i>Jim Moran</i> MAYOR

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.

SANDY CITY GENERAL PLAT NOTES

- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND THE DEVELOPMENT ON EACH LOT.
- BUILDING PERMITS/CERTIFICATE OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
- CERTAIN MEASURES ARE REQUIRED TO CONTROL EROSION, BLOWING SOIL AND SAND DURING CONSTRUCTION ON ALL LOTS.
- NO TREES SHALL BE PLANTED IN THE PUBLIC PARKS STRIP LESS THAN 6 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
- NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED IN THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT MONICA PETERSON, AT THE PUBLIC WORKS DEPARTMENT (801) 588-2960 FOR INFORMATION. TRAFFIC PLAN, BONDS, AND INSURANCE WILL BE REQUIRED.
- ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUBS E) AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARDS SPECIFICATIONS FOR THE MUNICIPAL IMPROVEMENTS, THE STREET IMPROVEMENTS CHAPTER OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY.

DEVELOPER INFORMATION:
PACIFIC CASTLE
JONATHAN CHANG, DIRECTOR OF INVESTMENTS
2601 MAIN STREET, SUITE 900
IRVINE, CA 92614
949-375-1614 (PHONE)

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

- ### POST-CONSTRUCTION STORM WATER MAINTENANCE NOTES
- THE STORM WATER FACILITIES (INLET BOXES, COMBO BOXES, JUNCTION BOXES, MANHOLES, STORM DRAIN PIPES, DETENTION OR RETENTION PONDS, OIL WATER SEPARATORS) AS SHOWN ON THE APPROVED DEVELOPMENT PLANS AND SPECIFICATIONS SHALL BE MAINTAINED BY THE PROPERTY OWNER, ITS ADMINISTRATOR, EXECUTORS, SUCCESSORS, HEIRS, OR ASSIGNS.
 - THE STORM WATER FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITIONS ACCEPTABLE TO THE CITY AND WITH THE SCHEDULE IDENTIFIED HEREIN.
 - THE PROPERTY OWNER, ITS ADMINISTRATORS, EXECUTORS, SUCCESSORS, HEIRS OR ASSIGNS GRANT PERMISSION TO THE CITY, ITS AUTHORIZED AGENTS AND EMPLOYEES, TO ENTER UPON THE PROPERTY AND TO INSPECT THE FACILITIES WHENEVER THE CITY DEEMS NECESSARY.
 - IF THE PROPERTY OWNER, ITS ADMINISTRATORS, EXECUTORS, SUCCESSORS, HEIRS OR ASSIGNS FAILS TO MAINTAIN THE FACILITIES AS SPECIFIED HEREIN, THE CITY, WITH DUE NOTICE, MAY ENTER THE PROPERTY AND TAKE WHATEVER STEPS IT DEEMS NECESSARY TO RETURN THE FACILITIES TO A GOOD WORKING CONDITION. THE CITY IS UNDER NO OBLIGATION TO MAINTAIN OR REPAIR THE FACILITIES.
 - IN THE EVENT THE CITY PERFORMS WORK OF ANY NATURE, OR EXTENDS ANY FUNDS IN THE PERFORMANCE OF WORK FOR LABOR, USE OF EQUIPMENT, SUPPLIES, MATERIALS, THE PROPERTY OWNER SHALL REIMBURSE THE CITY WITHIN THIRTY (30) DAYS OF RECEIPT THEREOF FOR ALL THE COSTS INCURRED BY THE CITY.
 - STORM DRAIN FACILITIES SHALL BE INSPECTED AND MAINTAINED AT A MINIMUM OF ONCE PER YEAR. THE PROPERTY OWNER SHALL PROVIDE INFORMATION TO THE PUBLIC UTILITIES DEPARTMENT (1000 CENTENNIAL PARKWAY, SUITE 241, SANDY, UTAH, 84070) DEMONSTRATING THAT THE REQUIRED INSPECTION AND MAINTENANCE HAS BEEN PERFORMED.
 - THE FOLLOWING MAINTENANCE SHALL BE PERFORMED BY THE PROPERTY OWNER:
A. DETENTION/RETENTION POND: REMOVING SEDIMENT AND DEBRIS, REPAIR SIDE SLOPES, REPAIR RIP-RAP PROTECTION, CLEAN AND REPAIR CONTROL STRUCTURE AND OUTFALL, REMOVE FLOATABLE DEBRIS, AND MAINTAIN INLETS AND OUTLETS.
B. STORM DRAIN SYSTEM: CLEAN AND REPAIR STORM DRAIN PIPES AND STRUCTURES, MAINTAIN DRAINAGE SWALES, REMOVE SEDIMENT FROM INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND MANHOLES; REMOVE SEDIMENT FROM SUMPS, AND CLEAN AND REPAIR OIL/WATER SEPARATOR.
C. PARKING LOT MAINTENANCE: SWEEP PARKING LOT, CLEAN GARBAGE ENCLOSURE, MANAGE FERTILIZER, PESTICIDE, AND HERBICIDE USE, AND REMOVAL OF GRASS AFTER LAWN MOWING.

SHEET 1 OF 1