



# VIEW 72 RETAIL SUBDIVISION 4TH AMENDED

AMENDING LOTS 3 AND 4 OF VIEW 72 RETAIL SUBDIVISION 3RD AMENDED

LOCATED IN THE NORTHEAST CORNER OF SECTION 26  
TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN,  
MIDVALE CITY, SALT LAKE COUNTY, UTAH

### LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- 
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

**PERPETUAL OPEN SPACE PUBLIC USE EASEMENT**  
Beginning at the intersection of 7200 South Street and Bingham Junction Boulevard, said point being North 0°17'30\"/>

### SURVEYOR'S CERTIFICATE

I, **KAREN F. WHITE**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **191326**, as prescribed under the laws of the State of Utah. Further certified by authority of the Owners, I have made a survey of the tract of land shown on this plat as described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **VIEW 72 RETAIL SUBDIVISION 4TH AMENDED**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinance.

### BOUNDARY DESCRIPTION

All of Lots 3 and 4 of View 72 Retail Subdivision 3rd Amended, recorded July 27, 2015 as Entry No. 12068866 in Book 2015P at Page 165, being more particularly described as follows:  
Beginning at a point on the Westerly Right-of-Way Line of Grandeur View Way, said point also being South 0°17'30\"/>

Contains 220,550 Square Feet or 5.063 Acres and 1 Lot

Sept 5, 2019  
KAREN F. WHITE  
P.L.S. 191326

### OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, having caused same to be divided as shown together with easements as set forth hereon, to be known as the:

## VIEW 72 RETAIL SUBDIVISION 4TH AMENDED

AMENDING LOTS 3 AND 4 OF VIEW 72 RETAIL SUBDIVISION 3RD AMENDED

The undersigned owners hereby dedicate to Midvale City all those parts or portions of said tract of land on said plat designated hereon as public roads, the same to be used as public thoroughfares. The undersigned owners also hereby convey to any and all public and private utility companies providing service to the heretofore described tract of land a perpetual, non-exclusive easement over the public and private roads and public utility easements shown on this plat, the same to be used for drainage and installation, maintenance and operation of public and private utility service lines and facilities. The undersigned owners also hereby convey to the public a perpetual easement of open space use over the Perpetual Open Space Public Use Easements shown on this plat, the same to be used for the public's enjoyment of these trails and amenities as required by the Development Agreement for the Junction at Midvale Project.

In witness whereof I have hereunto set our hand (s) this 11 day of September, A.D. 2019.

*Christian Gardner*  
By: Christian Gardner, Manager  
Arbor Gardner Bingham Junction Office 4, L.L.C.

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of SALT LAKE ss.  
On this 11 day of September, A.D. 2019, CHRISTIAN GARDNER personally appeared before me, the undersigned Notary Public, in and for said County of SALT LAKE in the State of Utah, who being duly sworn, acknowledged to me that he/she is the MANAGER of ARBOR GARDNER BINGHAM JUNCTION OFFICE 4, a Limited Liability Company and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the foregoing instrument.

MY COMMISSION EXPIRES: 10-16-20  
NOTARY PUBLIC RESIDING IN: DM

SONIA CORTES PEREZ  
NOTARY PUBLIC - STATE OF UTAH  
My Comm. Exp. 10/16/2020  
Commission # 691238

### VIEW 72 RETAIL SUBDIVISION 4TH AMENDED

AMENDING LOTS 3 AND 4 OF VIEW 72 RETAIL SUBDIVISION 3RD AMENDED  
LOCATED IN THE NORTHEAST CORNER OF SECTION 26  
TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN,  
MIDVALE CITY, SALT LAKE COUNTY, UTAH

**EASEMENT APPROVAL**  
DATE: 9/12/19  
DATE: 9-12-19

**ROCKY MOUNTAIN POWER 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. 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.

**DOMINION ENERGY UTAH - Note:**  
Quarter One Company the Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Gravel and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements, however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute acceptance or waiver of any other existing rights, obligations or liabilities provided by law or contract. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in this plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-368-8532.

**DEVELOPER**  
GARDNER COMPANY  
201 SOUTH MAIN  
SALT LAKE CITY, UTAH 84101  
801-456-4140

**APPROVAL AS TO FORM**  
APPROVED THIS 12 DAY OF September 2019 BY THE MIDVALE CITY ASSessor

**CITY COUNCIL APPROVAL**  
RESUBMITTED TO THE MIDVALE CITY COUNCIL THIS 17 DAY OF September 2019 AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: Shelley Reed CITY RECORDER MAYOR Robert Smith

**SHEET 1 OF 1**  
PROJECT NUMBER: 847C  
MANAGER: JKF  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 9/19

**CITY ENGINEERING DEPARTMENT**  
APPROVED THIS 12 DAY OF September 2019 BY THE MIDVALE CITY ENGINEER

**CITY PLANNING**  
APPROVED THIS 17 DAY OF September 2019 BY THE MIDVALE CITY PLANNING COMMISSIONER

**BOARD OF HEALTH APPROVAL**  
APPROVED THIS 12 DAY OF September 2019 BY THE BOARD OF HEALTH

**APPROVAL AS TO FORM**  
APPROVED THIS 12 DAY OF September 2019 BY THE MIDVALE CITY ASSessor

**ENSIGN**  
SALT LAKE CITY  
451 W. 3000 S., Suite 300  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4446  
WWW.ENSIGNING.COM

**LAYTON**  
Phone: 801.541.1100  
**TOOELE**  
Phone: 438.933.989  
**CORONA CITY**  
Phone: 462.981.1483  
**RICHFIELD**  
Phone: 468.983.885

**APPROVED THIS 17 DAY OF September 2019 BY THE MIDVALE CITY ENGINEER**

**APPROVED THIS 12 DAY OF September 2019 BY THE BOARD OF HEALTH**

**APPROVED THIS 12 DAY OF September 2019 BY THE MIDVALE CITY ASSessor**

RECORDED # 1307870

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: MIDVALE CITY  
DATE: 09.20.19 TIME: 9:30 BOOK: 2019 PAGE: 262  
\$ 52.00 FEES  
DEPUTY SALT LAKE COUNTY RECORDER

21-26-276-008  
21-26-276-009

21-26-21  
21-26-22