

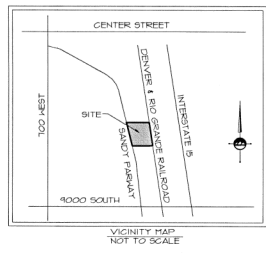
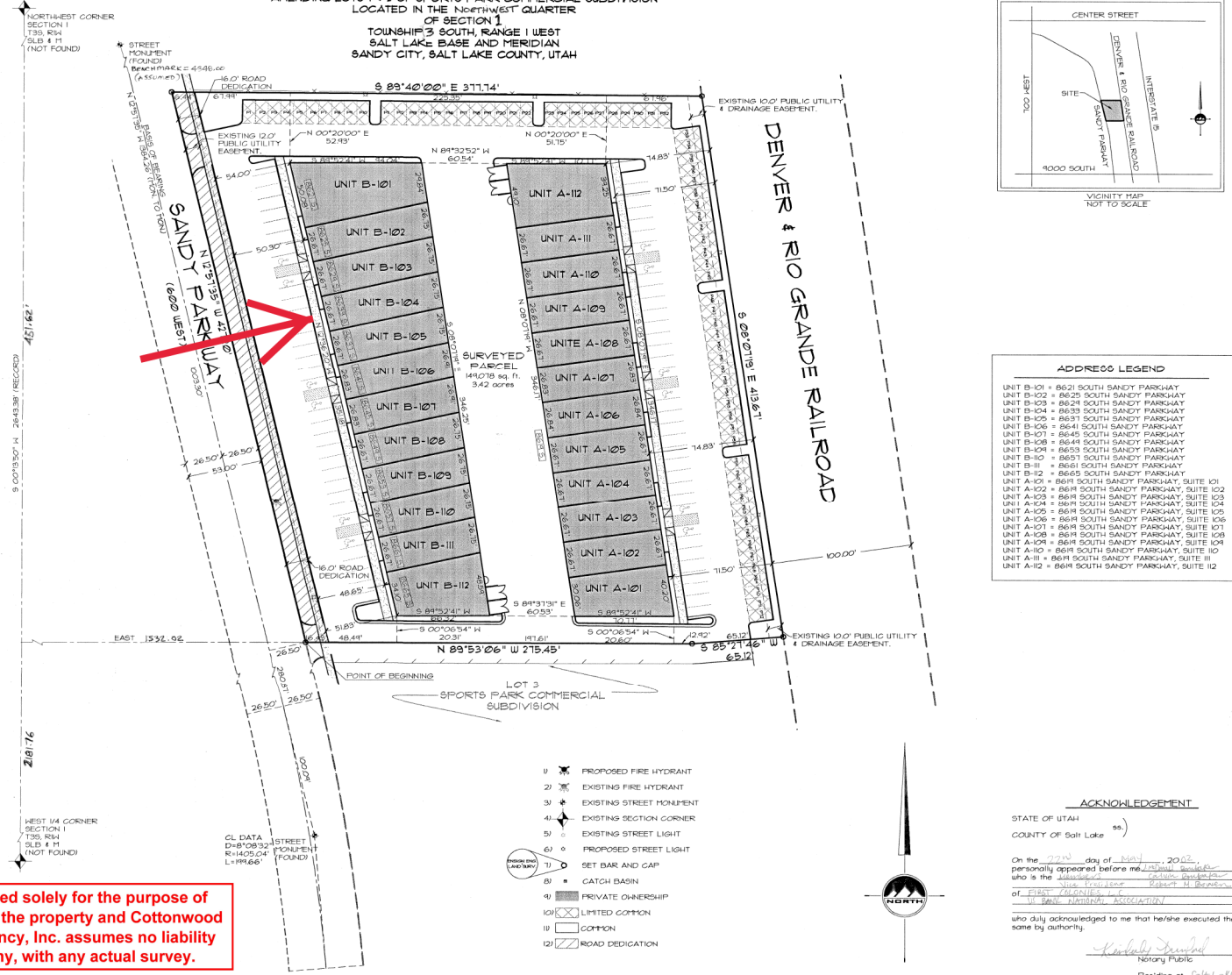
**NOTES:**

- Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
- Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
- Certain measures are required to control blowing soil and sand during construction on a lot.

Reference should be made to Sandy City Community Development file #802.06 and Engineering file #802.06 and the Sandy City Land Development Code concerning the above Notes.

# SPORTS PARK COMMERCIAL CONDOMINIUMS

AMENDING LOTS 1 & 2 OF SPORTS PARK COMMERCIAL SUBDIVISION  
 LOCATED IN THE NORTHWEST QUARTER  
 OF SECTION 1  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 SANDY CITY, SALT LAKE COUNTY, UTAH



**ADDRESS LEGEND**

UNIT B-101 = 8621 SOUTH SANDY PARKWAY, SUITE 101  
 UNIT B-102 = 8621 SOUTH SANDY PARKWAY, SUITE 102  
 UNIT B-103 = 8621 SOUTH SANDY PARKWAY, SUITE 103  
 UNIT B-104 = 8621 SOUTH SANDY PARKWAY, SUITE 104  
 UNIT B-105 = 8621 SOUTH SANDY PARKWAY, SUITE 105  
 UNIT B-106 = 8621 SOUTH SANDY PARKWAY, SUITE 106  
 UNIT B-107 = 8621 SOUTH SANDY PARKWAY, SUITE 107  
 UNIT B-108 = 8621 SOUTH SANDY PARKWAY, SUITE 108  
 UNIT B-109 = 8621 SOUTH SANDY PARKWAY, SUITE 109  
 UNIT B-110 = 8621 SOUTH SANDY PARKWAY, SUITE 110  
 UNIT B-111 = 8621 SOUTH SANDY PARKWAY, SUITE 111  
 UNIT B-112 = 8621 SOUTH SANDY PARKWAY, SUITE 112  
 UNIT A-101 = 8621 SOUTH SANDY PARKWAY, SUITE 101  
 UNIT A-102 = 8621 SOUTH SANDY PARKWAY, SUITE 102  
 UNIT A-103 = 8621 SOUTH SANDY PARKWAY, SUITE 103  
 UNIT A-104 = 8621 SOUTH SANDY PARKWAY, SUITE 104  
 UNIT A-105 = 8621 SOUTH SANDY PARKWAY, SUITE 105  
 UNIT A-106 = 8621 SOUTH SANDY PARKWAY, SUITE 106  
 UNIT A-107 = 8621 SOUTH SANDY PARKWAY, SUITE 107  
 UNIT A-108 = 8621 SOUTH SANDY PARKWAY, SUITE 108  
 UNIT A-109 = 8621 SOUTH SANDY PARKWAY, SUITE 109  
 UNIT A-110 = 8621 SOUTH SANDY PARKWAY, SUITE 110  
 UNIT A-111 = 8621 SOUTH SANDY PARKWAY, SUITE 111  
 UNIT A-112 = 8621 SOUTH SANDY PARKWAY, SUITE 112

- 1) PROPOSED FIRE HYDRANT
- 2) EXISTING FIRE HYDRANT
- 3) EXISTING STREET MONUMENT
- 4) EXISTING SECTION CORNER
- 5) EXISTING STREET LIGHT
- 6) PROPOSED STREET LIGHT
- 7) SET BAR AND CAP
- 8) CATCH BASIN
- 9) PRIVATE OWNERSHIP
- 10) LIMITED COMMON
- 11) COMMON
- 12) ROAD DEDICATION

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, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **286882**, as prescribed under 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 plan and described by law, and have subdivided said tract of land into lots and streets, hereafter to be known as **SPORTS PARK COMMERCIAL CONDOMINIUMS**, and that the same has been correctly surveyed and staked on the ground as shown on this plan. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

**SURVEYOR'S NARRATIVE**

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor holding certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this map is to eliminate the lot line between Lots 1 and 2 of Sports Park Commercial Subdivision and create one parcel with a legal description. The Block of Bearing is the line between existing street monuments found on the centerline of Sandy Parkway measuring South 12°51'35" East 1384.26 feet.

**PROPERTY DESCRIPTION**

Beginning at the Northwest Corner of Lot 3, Sports Park Commercial Subdivision as found and on file at the Salt Lake County Records Office, Book 981-10, Page 205 and being on the east line of Sandy Parkway, said point being South 12°51'35" East 1003.30 feet along the centerline of said Sandy Parkway, and North 11°02'25" East 26.50 feet from a monument found at a point of curvature being the centerline of said Sandy Parkway, said point of beginning also being South 0°13'30" West 451.62 feet along the section line and East 832.48 feet from the Northwest Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence North 12°51'35" West 421.20 feet along the east line of said Sandy Parkway;

thence South 84°40'00" East 317.14 feet to the west line of the Denver & Rio Grande Railroad right-of-way;

thence South 8°01'18" East 493.61 feet along the west line of said Denver & Rio Grande Railroad right-of-way;

thence South 85°21'18" West 651.3 feet;

thence North 84°53'06" West 275.45 feet to the point of beginning.

Contains 149,078 sq. ft., 3.42 acres. 24 Units.

April 15, 2002  
 Date Patrick M. Harris  
 License No. 286882



## OWNER'S DEDICATION

I, the undersigned owner of the above described tract of land hereby caused same to be subdivided into lots and streets to be hereafter known as:

## SPORTS PARK COMMERCIAL CONDOMINIUMS

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

In witness whereof, I have hereunto set my hand this day of April, A.D. 2002.

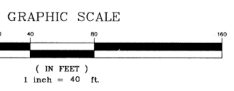
First Colonies LLC by Robert M. Bowen its member  
Utah Public National Association by Robert M. Bowen its Vice President

## ACKNOWLEDGEMENT

STATE OF UTAH  
 COUNTY OF Salt Lake ss)

On the 15th day of April, 2002, I, Patrick M. Harris, personally appeared before me, Kimberly Dunford, who is the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signers of the above described dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned; commission expires March 2, 2005.

who duly acknowledged to me that he/she executed the same by authority.

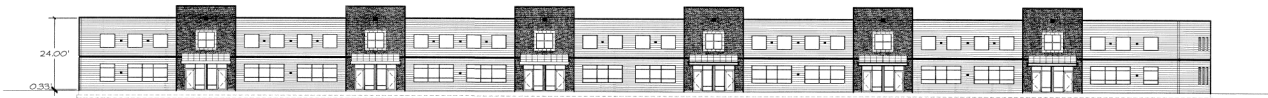


<b>QUESTAR</b> APPROVED THIS <u>27th</u> DAY OF <u>April</u> , A.D. <u>2002</u> <i>Joseph J. ...</i>	<b>SANDY SUBURBAN IMPROVEMENT DISTRICT</b> APPROVED THIS <u>27th</u> DAY OF <u>April</u> , A.D. <u>2002</u> <i>Manuel B. ...</i>	<b>ENSIIGN</b> engineering • planning • surveying 90 East Fort Union Boulevard, Suite 100 Midvale, Utah 84047 (801) 255-0529 fax (801) 255-4449	<b>BOARD OF HEALTH</b> APPROVED THIS <u>27th</u> DAY OF <u>May</u> , A.D. <u>2002</u> <i>John S. ...</i> DIRECTOR S.L. CO. BOARD OF HEALTH	<b>SANDY CITY PUBLIC UTILITIES</b> APPROVED THIS <u>27th</u> DAY OF <u>May</u> , A.D. <u>2002</u> <i>John S. ...</i> CHIEF ENGINEER	<b>ENGINEER'S CERTIFICATE</b> APPROVED AS TO COMPLIANCE WITH SANDY CITY ORDINANCE. DATE <u>4/17/02</u> <i>John S. ...</i> SANDY CITY ENGINEER	<b>APPROVAL AS TO FORM 1</b> APPROVED AS TO COMPLY WITH SECTION 1 OF SANDY CITY ORDINANCE. DATE <u>4/17/02</u> <i>Robert M. Bowen</i> SANDY CITY ATTORNEY	<b>SANDY CITY MAYOR</b> PRESENTED TO THE MAYOR AND SANDY CITY COUNCIL THIS DAY OF <u>April</u> , A.D. <u>2002</u> AT WHICH TIME THIS SUBDIVISION HAS BEEN APPROVED AND ACCEPTED. DATE <u>4/17/02</u> <i>Robert M. Bowen</i> MAYOR	<b>RECORDED # 8273443</b> STATE OF UTAH COUNTY OF SALT LAKE RECORDS AND FILED IN THE REQUEST OF <u>TATE SUBURBAN REAL ESTATE</u> DATE <u>4-24-02</u> THE <u>4111</u> BOOK <u>2002</u> PAGE <u>158</u> #1158 SALT LAKE COUNTY RECORDER
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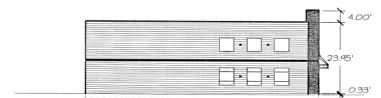
# SPORTS PARK COMMERCIAL CONDOMINIUMS

AMENDING LOTS 1 & 2 OF SPORTS PARK COMMERCIAL SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

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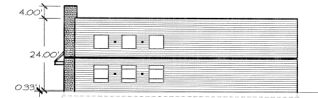
**EAST ELEVATION**  
BUILDING "A"  
SCALE: 1" = 20'



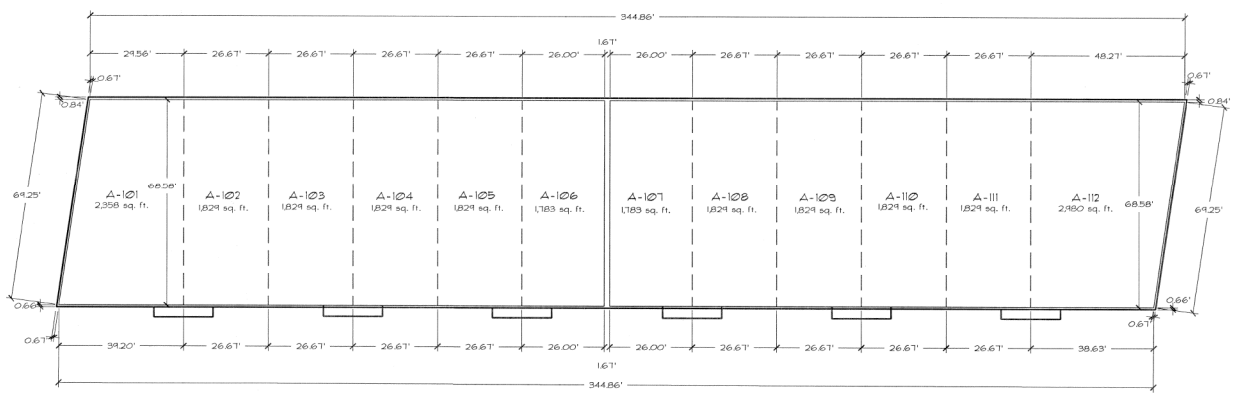
**SOUTH ELEVATION**  
BUILDING "A"  
SCALE: 1" = 20'



**WEST ELEVATION**  
BUILDING "A"  
SCALE: 1" = 20'



**NORTH ELEVATION**  
BUILDING "A"  
SCALE: 1" = 20'



**FLOOR PLAN**  
BUILDING "A"  
SCALE: 1" = 20'

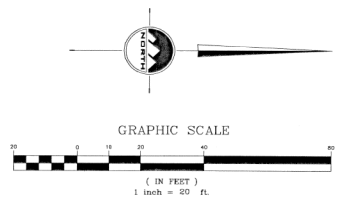
FINISH FLOOR SCHEDULE		
UNIT #	FLOOR	CEILING
A-1 - A-15	4353.6'	4311.6'



**ADDRESS LEGEND**

- UNIT A-101 = 86R SOUTH SANDY PARKWAY, SUITE 101
- UNIT A-102 = 86R SOUTH SANDY PARKWAY, SUITE 102
- UNIT A-103 = 86R SOUTH SANDY PARKWAY, SUITE 103
- UNIT A-104 = 86R SOUTH SANDY PARKWAY, SUITE 104
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- UNIT A-111 = 86R SOUTH SANDY PARKWAY, SUITE 111
- UNIT A-112 = 86R SOUTH SANDY PARKWAY, SUITE 112

## BUILDING "A"



**ENSIGN**  
engineering • planning • surveying  
90 East Fort Union Boulevard, Suite 100 Midvale, Utah 84047 (801) 255-0529 fax (801) 295-4449

**SPORTS PARK COMMERCIAL  
CONDOMINIUMS**  
AMENDING LOTS 1 & 2 OF SPORTS PARK COMMERCIAL SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 1  
TOWNSHIP 2 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED # 202002-158

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:  
**TATE DRUMMONG REAL ESTATE**  
DATE: 10-24-02 THE SALT LAKE COUNTY RECORDER HAS FILED THIS INSTRUMENT.  
SALT LAKE COUNTY RECORDER

JOB NO. 1980-D SHEET 2 OF 3

2002P-158

# SPORTS PARK COMMERCIAL CONDOMINIUMS

AMENDING LOTS 1 & 2 OF SPORTS PARK COMMERCIAL SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 1  
TOWNSHIP 3 SOUTH, RANGE 1 WEST  
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SANDY CITY, SALT LAKE COUNTY, UTAH

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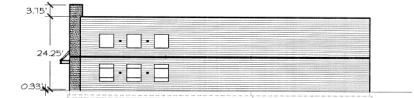
WEST ELEVATION  
BUILDING "B"  
SCALE: 1" = 20'



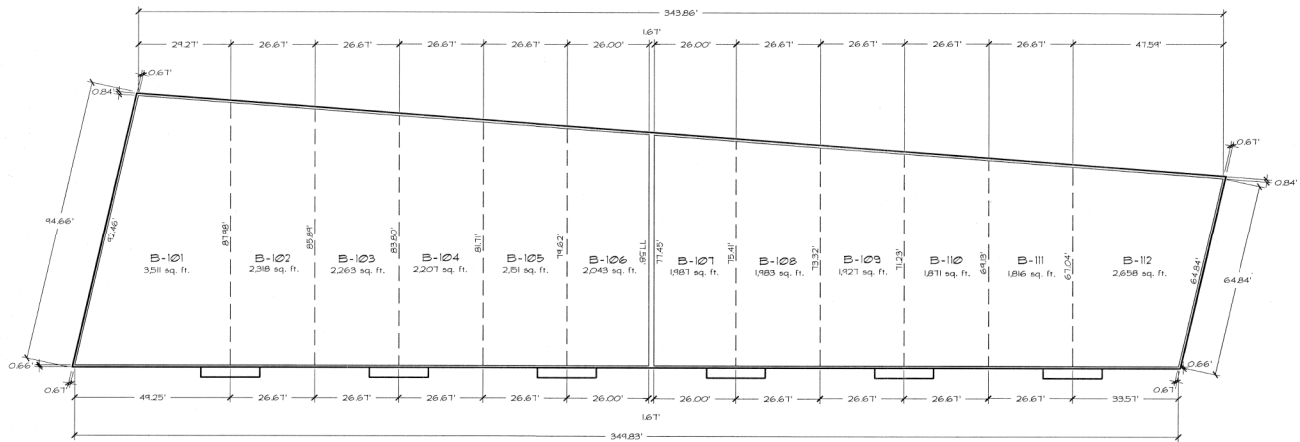
NORTH ELEVATION  
BUILDING "B"  
SCALE: 1" = 20'



EAST ELEVATION  
BUILDING "B"  
SCALE: 1" = 20'



SOUTH ELEVATION  
BUILDING "B"  
SCALE: 1" = 20'



FLOOR PLAN  
BUILDING "B"  
SCALE: 1" = 20'

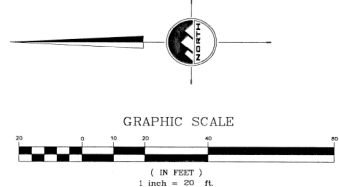
BUILDING "B"



FINISH FLOOR SCHEDULE		
UNIT #	FLOOR	CELINGS
B-1 - B-12	4352.2'	4376.2'

**ADDRESS LEGEND**

UNIT B-101	=	8621 SOUTH SANDY PARKWAY
UNIT B-102	=	8625 SOUTH SANDY PARKWAY
UNIT B-103	=	8629 SOUTH SANDY PARKWAY
UNIT B-104	=	8633 SOUTH SANDY PARKWAY
UNIT B-105	=	8637 SOUTH SANDY PARKWAY
UNIT B-106	=	8641 SOUTH SANDY PARKWAY
UNIT B-107	=	8645 SOUTH SANDY PARKWAY
UNIT B-108	=	8649 SOUTH SANDY PARKWAY
UNIT B-109	=	8653 SOUTH SANDY PARKWAY
UNIT B-110	=	8657 SOUTH SANDY PARKWAY
UNIT B-111	=	8661 SOUTH SANDY PARKWAY
UNIT B-112	=	8665 SOUTH SANDY PARKWAY



**ENSIGN**  
engineering • planning • surveying  
90 East Fort Union, Boulevard, Suite 100 (801) 255-0529  
Midvale, Utah 84047 fax (801) 255-4449

**SPORTS PARK COMMERCIAL  
CONDOMINIUMS**  
AMENDING LOTS 1 & 2 OF SPORTS PARK COMMERCIAL  
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TOWNSHIP 3 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED #827343  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF:  
**TAYLOR DEUBALKE REAL ESTATE**  
DATE: 6-24-08 THE SALT LAKE COUNTY RECORDER PAGE 108  
\$1150 SALT LAKE COUNTY RECORDER  
JOB NO. 180-D SHEET 3 OF 3

2007P-158