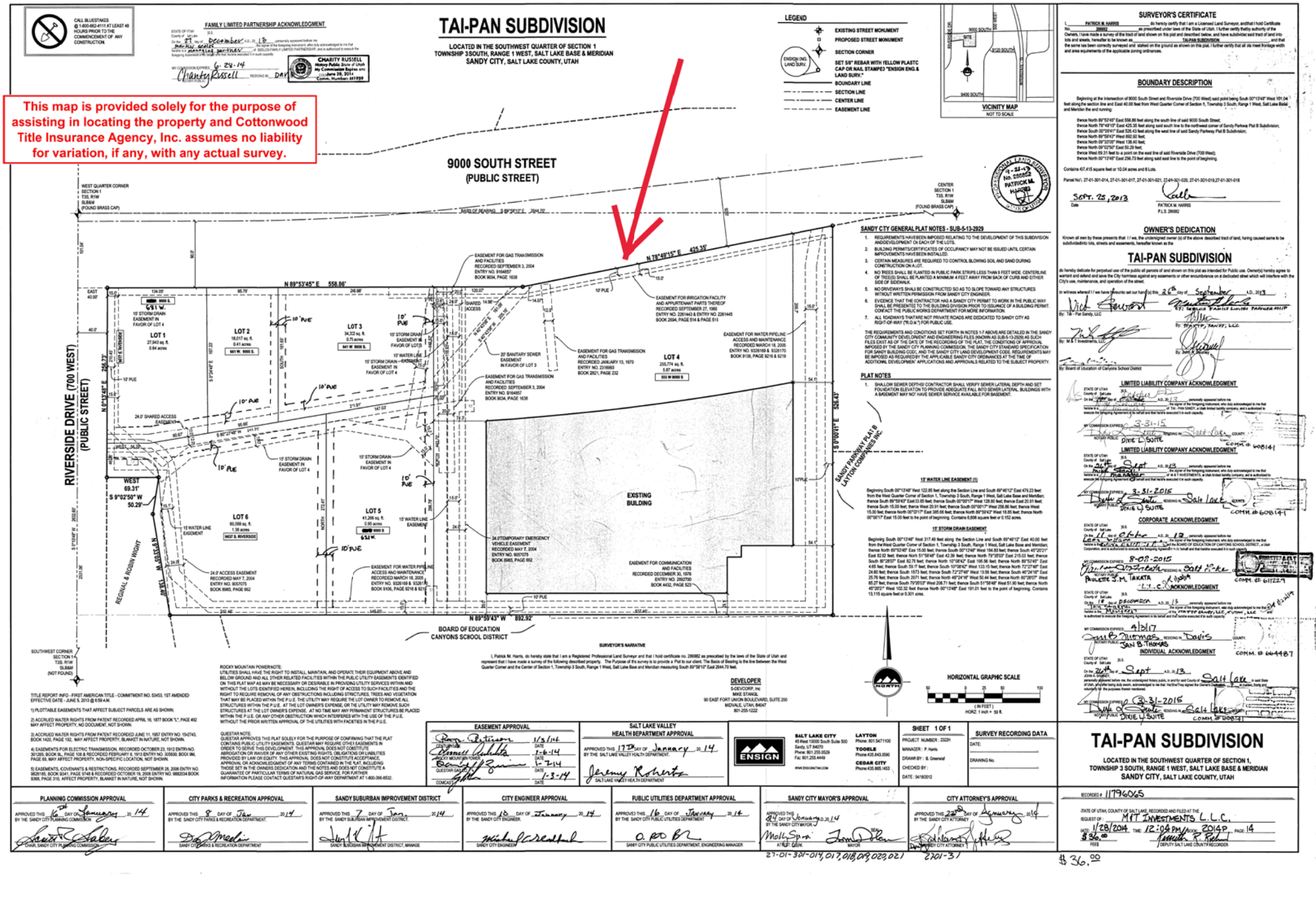

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

FAMILY LIMITED PARTNERSHIP ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, ss.
On the 27 day of December A.D. 13 personally appeared before me Marky Scott the signer of the foregoing instrument, who duly acknowledged to me that he is a manager partner of SEELOS FAMILY LIMITED PARTNERSHIP, and is authorized to execute the foregoing Agreement on behalf of said limited liability company.
MY COMMISSION EXPIRES: 6-28-14 RESIDING IN: DAVIS COUNTY
Chanty Russell NOTARY PUBLIC
CHARITY RUSSELL Notary Public State of Utah My Commission Expires on June 28, 2014 Comm. Number: 611999

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286862 as prescribed under laws of the State of Utah. I further certify thatby 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 TAI-PAN SUBDIVISION, 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 ordinances.

Date: SEPT. 25, 2013
PATRICK M. HARRIS
P.L.S. 286862

BOUNDARY DESCRIPTION

Beginning at the intersection of 9000 South Street and Riverside Drive (700 West) said point being South 00°13'48" West 101.04 feet along the section line and East 40.00 feet from West Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian the and running:

thence North 89°53'45" East 558.86 feet along the south line of said 9000 South Street;
thence North 78°49'15" East 425.35 feet along said south line to the northwest corner of Sandy Parkway Plat B Subdivision;
thence South 00°00'41" East 528.43 feet along the west line of said Sandy Parkway Plat B Subdivision;
thence North 89°59'43" West 892.92 feet;
thence North 09°32'00" West 138.40 feet;
thence North 09°02'50" East 50.29 feet;
thence West 69.31 feet to a point on the east line of said Riverside Drive (700 West);
thence North 00°13'48" East 256.73 feet along said east line to the point of beginning.

Contains 437,415 square feet or 10.04 acres and 6 Lots.

Parcel No's. 27-01-301-014, 27-01-301-017, 27-01-301-021, 27-01-301-022, 27-01-301-019,27-01-301-018

SANDY CITY GENERAL PLAT NOTES - SUB-5-13-2929

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND/DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
6. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS 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 SUB-5-13-2929 AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY 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 RELATED TO THE SUBJECT PROPERTY.

PLAT NOTES

1. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

15' WATER LINE EASEMENT (1)

Beginning South 00°13'48" West 122.85 feet along the Section Line and South 89°46'12" East 479.23 feet from the West Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°59'43" East 13.85 feet; thence South 00°00'17" West 128.80 feet; thence East 20.91 feet; thence South 15.00 feet; thence West 20.91 feet; thence South 00°00'17" West 256.86 feet; thence West 15.00 feet; thence North 00°01'17" East 385.66 feet; thence North 89°59'43" West 18.85 feet; thence North 00°00'17" East 15.00 feet to te point of beginning. Contains 6,606 square feet or 0.152 acres.

15' STORM DRAIN EASEMENT

Beginning South 00°13'48" West 317.49 feet along the Section Line and South 89°46'12" East 40.00 feet from the West Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°53'45" East 15.00 feet; thence South 00°13'48" West 184.83 feet; thence South 45°20'21" East 82.82 feet; thence North 51°56'48" East 42.39 feet; thence North 79°35'02" East 215.03 feet; thence South 80°28'07" East 42.76 feet; thence North 10°08'42" East 106.56 feet; thence North 89°53'45" East 4.65 feet; thence South 59.17 feet; thence South 10°08'42" West 133.15 feet; thence North 72°27'48" East 24.60 feet; thence South 1573 feet; thence South 72°27'48" West 13.56 feet; thence South 45°24'18" East 25.76 feet; thence South 2071 feet; thence North 49°24'18" West 50.44 feet; thence North 80°28'07" West 85.27 feet; thence South 79°35'02" West 208.71 feet; thence South 51°56'48" West 51.90 feet; thence North 45°20'21" West 102.32 feet thence North 00°13'48" East 191.01 feet to the point of beginning. Contains 13,115 square feet or 0.301 acres.

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the

TAI-PAN SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of and shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this 26th day of September A.D., 2013

By: TAI - Pan Sandy, LLC — By: SEELOS FAMILY LIMITED PARTNERSHIP
By: M & T Investments, LLC — By: JOHN R. MCKAY
By: Board of Education of Canyons School District

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, ss.
On the 26 day of Sept A.D. 13 personally appeared before me [illegible] the signer of the foregoing instrument, who duly acknowledged to me that he/she is a/an [illegible] of TAI - PAN SANDY, a Utah limited liability company, and is authorized to execute the foregoing Agreement on behalf of said limited liability company and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: 3-31-15 RESIDING IN: Salt Lake COUNTY
NOTARY PUBLIC: DIXIE L. SUITE — COMM. # 608141

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, ss.
On the 26th day of Sept A.D. 13 personally appeared before me [illegible] the signer of the foregoing instrument, who duly acknowledged to me that he/she is a/an [illegible] of M & T INVESTMENTS, a Utah limited liability company, and is authorized to execute the foregoing Agreement on behalf of said limited liability company and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: 3-31-2015 RESIDING IN: Salt Lake COUNTY
NOTARY PUBLIC: DIXIE L. SUITE — COMM. # 608141

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, ss.
On the 11 day of October A.D. 13 personally appeared before me [illegible] the signer of the foregoing instrument, who duly acknowledged to me that he/she is a/an [illegible] of the BOARD OF EDUCATION OF CANYONS SCHOOL DISTRICT, a Utah Corporation, and is authorized to execute the foregoing Agreement on behalf of said Corporation and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: 8-08-2015 RESIDING IN: Salt Lake COUNTY
NOTARY PUBLIC: PAULETTE J.M. TAKATA — COMM. # 611229

L.L.C. ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, ss.
On the 18 day of DECEMBER A.D. 13 personally appeared before me [illegible] the signer of the foregoing instrument, who duly acknowledged to me that he/she is a/an [illegible] of TAI-PAN SANDY, L.L.C., a Utah limited liability company, and is authorized to execute the foregoing Agreement on behalf of said limited liability company and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: 4/3/17 RESIDING IN: Davis COUNTY
NOTARY PUBLIC: JAN B. THOMAS — COMM. # 664487

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, ss.
On the 26th day of Sept A.D. 13 personally appeared before me JOHN R. MCKAY, personally known to me, the undersigned Notary public, in and for said County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication freely and voluntarily for the purposes therein mentioned.
MY COMMISSION EXPIRES: 3-31-2015 RESIDING IN: Salt Lake COUNTY
NOTARY PUBLIC: DIXIE L. SUITE — COMM. # 608141

SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286862 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 survey is to provide a Plat to our client. The Basis of Bearing is the line between the West Quarter Corner and the Center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian measuring South 89°58'10" East 2644.70 feet.

DEVELOPER

S-DEVCORP, Inc
MIKE STANGL
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTAH, 84047
801-255-1222

TITLE REPORT INFO - FIRST AMERICAN TITLE - COMMITMENT NO. 53453, 1ST AMENDED EFFECTIVE DATE - JUNE 5, 2013 @ 6:59 A.M.

1) PLOTTABLE EASEMENTS THAT AFFECT SUBJECT PARCELS ARE AS SHOWN.

2) ACCRUED WATER RIGHTS FROM PATENT RECORDED APRIL 16, 1877 BOOK "L", PAGE 492 MAY AFFECT PROPERTY, NO DOCUMENT, NOT SHOWN.

3) ACCRUED WATER RIGHTS FROM PATENT RECORDED JUNE 11, 1957 ENTRY NO. 154743, BOOK 1420, PAGE 192, MAY AFFECT PROPERTY, BLANKET IN NATURE, NOT SHOWN.

4) EASEMENTS FOR ELECTRIC TRANSMISSION, RECORDED OCTOBER 23, 1912 ENTRY NO. 391285, BOOK 9L, PAGE 108 & RECORDED FEBRUARY 8, 1913 ENTRY NO. 393630, BOOK 9M, PAGE 69, MAY AFFECT PROPERTY, NON-SPECIFIC LOCATION, NOT SHOWN.

5) EASEMENTS, COVENANTS & RESTRICTIONS, RECORDED SEPTEMBER 28, 2006 ENTRY NO. 9829185, BOOK 9249, PAGE 5748 & RECORDED OCTOBER 19, 2006 ENTRY NO. 9852034 BOOK 9368, PAGE 3103, AFFECT PROPERTY, BLANKET IN NATURE, NOT SHOWN.

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. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S 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.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

EASEMENT APPROVAL

QUESTAR GAS COMPANY	1/3/14 DATE
ROCKY MOUNTAIN POWER	1-6-14 DATE
QUESTAR GAS COMPANY	1-7-14 DATE
COMCAST	1-3-14 DATE

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL

APPROVED THIS 17th DAY OF January 20 14 BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
SALT LAKE VALLEY HEALTH DEPARTMENT

ENSIGN — SALT LAKE CITY 45 West 10000 South Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 — LAYTON Phone: 801.547.1100 — TOOELE Phone:435.843.3590 — CEDAR CITY Phone:435.865.1453

SHEET 1 OF 1
PROJECT NUMBER : 23221
MANAGER : P. Harris
DRAWN BY : B. Greenleaf
CHECKED BY :
DATE : 04/18/2012

SURVEY RECORDING DATA
DATE:
DRAWING No.

PLANNING COMMISSION APPROVAL

APPROVED THIS 16th DAY OF January 20 14 BY THE SANDY CITY PLANNING COMMISSION
CHAIR, SANDY CITY PLANNING COMMISSION

CITY PARKS & RECREATION APPROVAL

APPROVED THIS 8 DAY OF Jan 20 14 BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
SANDY CITY PARKS & RECREATION DEPARTMENT

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS 7 DAY OF Jan 20 14 BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGE

CITY ENGINEER APPROVAL

APPROVED THIS 15 DAY OF January 20 14 BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

PUBLIC UTILITIES DEPARTMENT APPROVAL

APPROVED THIS 16 DAY OF JANUARY 20 14 BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

SANDY CITY MAYOR'S APPROVAL

APPROVED THIS 24 DAY OF January A.D. 20 14 BY THE SANDY CITY MAYOR.
ATTEST: CITY CLERK — MAYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS 23rd DAY OF January 20 14 BY THE SANDY CITY ATTORNEY.
SANDY CITY ATTORNEY

27-01-301-014,017,018,019,022,021 2101-31

TAI-PAN SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED : 11796065
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: M & T INVESTMENTS L.L.C.
DATE: 1/28/2014 TIME: 12:04 PM BOOK: 2014P PAGE: 14
FEES: $36.00
DEPUTY SALT LAKE COUNTY RECORDER

$36.00