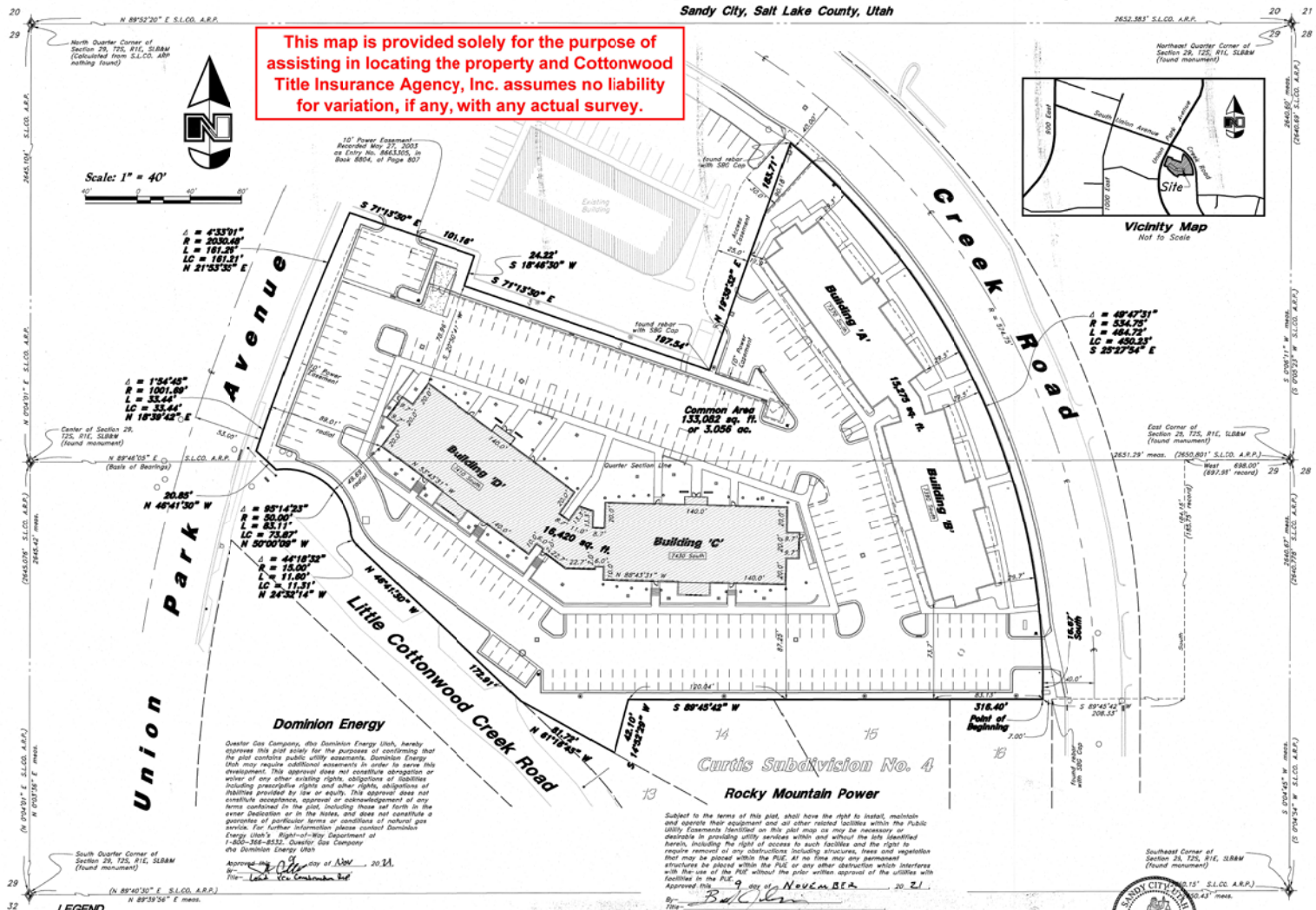
Creek Road Office Condominiums 5th Amended

Converting Free Space Unit 302D into a Private Unit 302E

A Part of the Northeast and Southeast Quarters of Section 29, T2S, R1E, SLB&M, U.S. Survey

Sandy City, Salt Lake County, Utah



NARRATIVE

This Survey was requested by Marcus Green of UAS-7410 South Creek Sandy, LLC, for the purpose of amending Creek Road Office Condominiums and converting Free Space Into a Private Unit.

This Survey retraces and honors the underlying 2003 Condominium Plat by Great Basin-South.

A line between monuments found for the Center and the East Quarter Cornor of Section 29 was assigned the Salt Lake County ARP bearing of North 89°46'05" East as the Basis of Bearings to place the Survey on State Plane Basis.

Site conditions shown are from the previous condo plat and may not reflect current condition

No Property Corners were placed with this Survey.

OVERALL PROJECT BOUNDARY DESCRIPTION

A part of the East half of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the North Line of Curtis Subdivision No. 4 being 7.00 feet South 89°45'42" West from the Northeast corner of Lot 16 of said Curtis Subdivision; said point of beginning is 698.00 feet West; 184.15 feet South; and 208.33 feet South 89°45'42" West along the North Line of said subdivision from the East Quarter Corner of said Section 29; said point of beginning is also on the Westerly Line of Creek Road (as widened to 40.00 foot half-width); and running thence South 89°45'42" West 316.40 feet along said North Line of Curtis Subdivision; thence South 1°52'29" West 42.10 feet to the Southwesterly Line of Lot 14 in said Curtis Subdivision; thence North 61°16'43" West 81.72 feet along said Lot Line; thence North 46°41'30" West 172.91 feet to a point of curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 11.60 feet (Central Angle equals 44°18'32" and Long Chord bears North 24°32'14" West 11.31 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 50.00 foot radius curve to the left a distance of 83.11 feet (Central Angle equals 95°14'23" and Long Chord bears North 50°00'09" West 73.87 feet); thence North 46°41'30" West 20.85 feet to the East Line of Union Park Avenue as it exists at 53.00 foot half-width; thence along said East Line the following two courses: Northeasterly along the arc of a 1001.69 foot radius curve to the right a distance of 33.44 feet (Central Angle equals 1°54'45" and Long Chord bears North 18°39'42" East 33.44 feet) to a point of compound curvature; and Northeasterly along the arc of a 2030.48 foot radius curve to the right a distance of 161.26 feet (Central Angle equals 4°33'01" and Long Chord bears North 21°53'35" East 161.21 feet); thence South 71°13'30" East 101.16 feet; thence South 18°46'30" West 24.22 feet; thence South 71°13'30" East 197.54 feet; thence North 19°38'32" East 183.71 feet to a point on the Westerly Line of said Creek Road (as widened to 40.00 foot half-width); thence Southeasterly along the arc of a 534.75 foot radius curve to the right a distance of 464.72 feet (Central Angle equals 49°47'31" and Long Chord bears South 25°27'54" East 450.23 feet) and South 16.67 feet along said Westerly Line of Creek Road to the Point of Beginning.

CREEK ROAD OFFICE CONDOMINIUMS 5TH AMENDED DESCRIPTION

Unit 302D, in Building D, contained within the Amended and Restated Condominium Plat of CREEK ROAD OFFICE CONDOMINIUMS, together with Free Space 302D.

SURVEYOR'S CERTIFICATE

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Condominium Plat, and this Condominium Plat complies with the provisions of Section 57-8-13(1)(b) of the Utah Condominium Ownership Act, Utah Annotated Section 57-8-1 Through 57-8-60 (2010 Replacement, Supp. 2019); and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; Creek Road Office Condominiums 5th Amended.

8707113 PROFESSIONAL LAND SURVEYOR KEN B. HAWKES

3 Nov, 2021 — Date

Ken B. Hawkes — Utah PLS No. 8707113

CONSENT TO RECORD

Know all Men By These Presents that we the undersigned owners of "Creek Road Office Condominiums 5th Amended" a Utah condominium project located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made and this condominium plat to be prepared and that said owners have consented to and do hereby consent to the recordation of these survey maps in accordance with the Utah Condominium Owners Ownership Act.

UAS-7410 South Creek Sandy, LLC

by: Marcus Green
Its: Owner

ACKNOWLEDGMENT

State of Utah
County of Salt Lake } ss

On the 3rd day of November, 2021, personally appeared before me, the undersigned Notary Public, Marcus Green who being by me duly sworn did say that he is the Owner of UAS-7410 Creek Sandy, LLC., by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Residing at: Salt lake
Commission Expires: June 5, 2022
Katherine Tempfer — Print Name
A Notary Public — Commit# 700721

Notary Public - State of Utah — Katherine Tempfer — Comm. #700721 — My Commission Expires June 5, 2022

LEGEND

General Common Elements
See Sheet 2

MONUMENT LEGEND

Salt Lake County Survey Monument
SBG Sear-Brown Group
A.R.P. Area Reference Plat

Salt Lake County Surveyor
Approved this ____ Day of ____ A.D., 20__.
County Reviewer — Date

Comcast Cable
Approved this 9th Day of November A.D., 2021.
Comcast Cable Representative

CenturyLink
Approved this 9th Day of NOV A.D. 2021
Paul Bieving
Centurylink Representative

Salt Lake County Health Department
Approved this 15th Day of November A.D. 2021
Director S.L. Co. Health Department

Sandy City Mayor
Presented to the Sandy City Mayor this 23rd Day of NOVEMBER A.D. 2021, at which time this subdivision was approved and accepted.
Attest: City Recorder — Sandy City Mayor

Cottonwood Improvement District
Approved this 15th Day of November A.D. 2021
District Representative

Sandy City Engineer
Approved this 17 Day of November A.D. 2021
Sandy City Engineer

Parks and Recreation
Approved this 17th Day of November A.D. 2021
Sandy City Parks And Recreation Director

Sandy City Attorney
Approved as to Form this 22nd Day of November A.D. 2021
Sandy City Attorney

Planning Commission
Approved this 15th Day of November A.D. 2021
Chairman, Sandy City Planning Commission

Sandy City Public Utilities
Approved this 17th Day of November A.D. 2021
Engineering Manager

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 — AWAengineering.net

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Sandy City, Salt Lake County, Utah

Salt Lake County Recorder
Recorded # 13852533
State of Utah, County of Salt Lake, Recorded and Filed at the Request of
MARCUS GREEN
Date 12/21/2021 Time 3:08 PM Book 2021P Page 333
$104.00 Fee $
Cheryl Jaggi Salt Lake County Deputy Recorder

Sheet 1 of 2

22-29-42 22-29-432-037 $104.00 2021P-333

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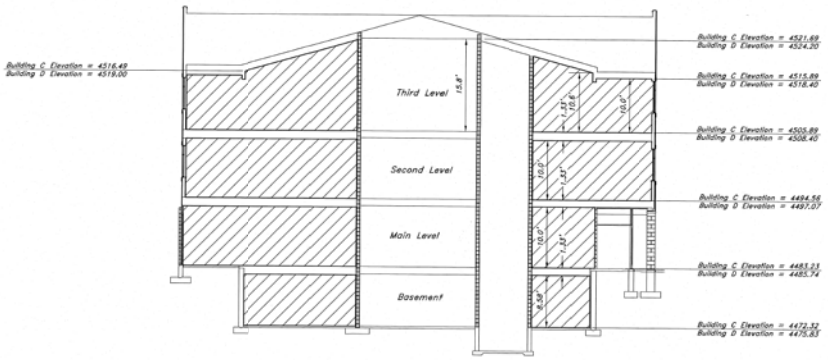
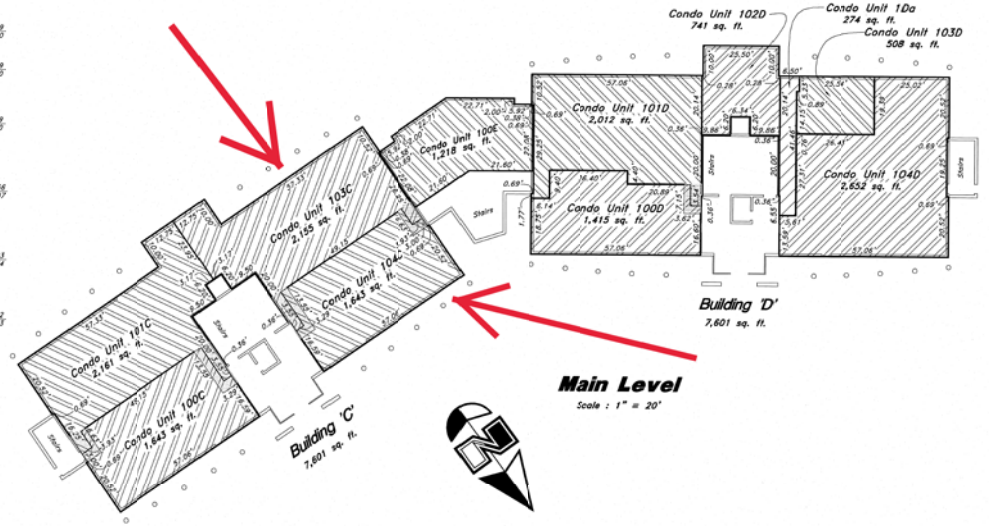


Vertical Section

Scale : 1" = 10'



Main Level

Scale : 1" = 20'

Sandy City General Plat Notes

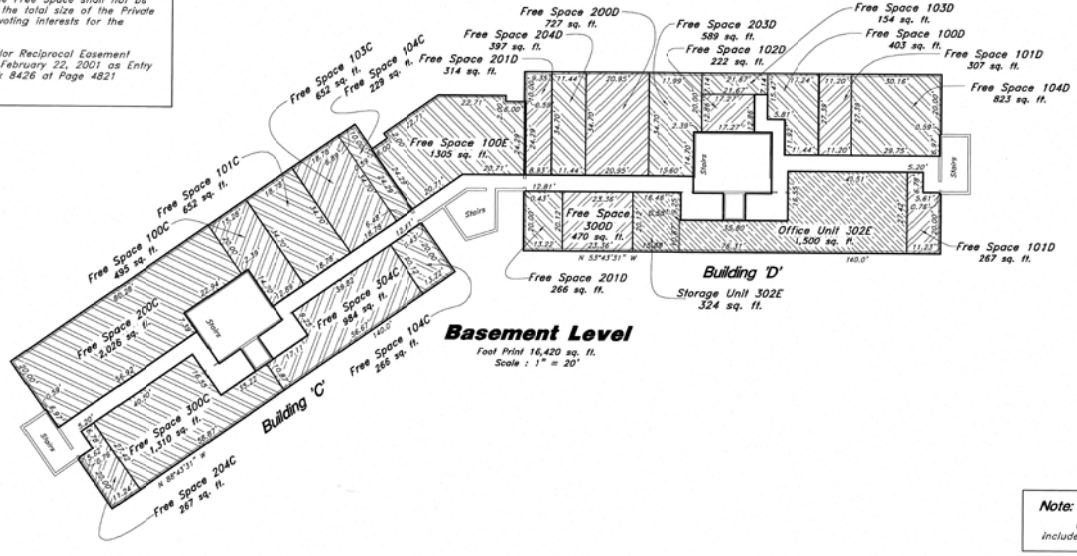
1. Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
2. Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
3. Certain measures are required to control blowing soil and sand during construction on a lot.
4. No trees shall be planted in the public park strip less than 8 feet wide. Centerline of tree(s) shall be planted a minimum of 4 feet away from back of curb and edge of sidewalk.
5. No driveways shall be constructed as to slope toward any structure without written permission from the 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 (if any) are dedicated to Sandy City as right of way (R.O.W.) for public use.
8. This Amended Condominium is only converting free space within the existing Building 'D' and no site improvements will be made to the exterior of the buildings with this plat requiring changes to the storm drain system and no post construction storm water maintenance plan is required for this amended condominium plat per Sandy City Public Utilities Department.

The requirements and conditions set forth in notes 1-8 above are detailed in the Sandy City Community Development and Engineering files (known as SUB-07072021-006097) as such files exist as of the date of the recording of the plat, then Conditions Approval imposed by the Sandy City Planning Commission, the Sandy City Standard Specifications for Municipal Improvements, the Streets and Public Improvements chapters 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.

Note:

The areas designated on this Plat as "Free Space" shall be deemed to be a portion of the designated Private Unit for the purpose of the ownership, use and enjoyment thereof, but the square footage of the Free Space shall not be used for calculating the total size of the Private Unit or determining voting interests for the Private Unit.

Creek Road-Taylor Reciprocal Easement Agreement recorded February 22, 2001 as Entry No. 7826336 in Book 8426 at Page 4821



Basement Level

Foot Print 16,420 sq. ft.
Scale : 1" = 20'

LEGEND

- General Common Elements
- Converted Private Unit 302D
- Private Unit
- Access Area

Note:

Commercial area has been calculated to include exterior walls and half of interior walls.

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.

REV	DESCRIPTION	DATE

Designed by: DH
Drafted by: TC
Client Name:
Marcus Green
21-089 Condo Plat

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-3529 - AWAengineering.com

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Sandy City, Salt Lake County, Utah

9207113
KEN B. HAWKES
NOTARY PUBLIC

4 May, 2021

SHEET NO.
2
of 2