

North 1/4 Corner Section 35
T. 1 N., R. 2 W. S.L.B.&M.
Found Salt Lake County
Monument

BONNEVILLE CENTER PLAT E - 1st AMENDED
Amending Areas Affected by Elevation Limitations
Located in the Southeast Quarter of Section 35,
Township 1 North, Range 2 West, Salt Lake Base and Meridian,
Salt Lake County, Utah

SURVEYOR'S CERTIFICATE

I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots and streets hereafter to be known as Bonneville Center Plat E - 1st Amended and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

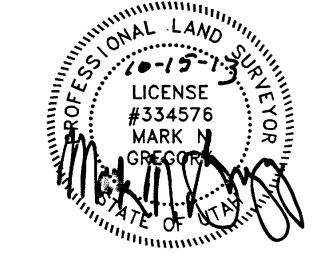
BOUNDARY DESCRIPTION
All of Lots 12, 13 and 14 of Bonneville Center Plat E, a subdivision recorded April 16, 2008 as Entry No. 10402252 in Book 2008P at Page 92 of the Salt Lake County records.

ALSO DESCRIBED AS:
A parcel of land located in the Southeast Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point North 00°03'46" East 734.77 feet along the west line of the Southeast Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian and East 903.70 feet from the South Quarter Corner of said Section 35, and thence along the southeasterly right-of-way line of Apollo Road the following three courses: 1) North 58°45'43" East 1,178.67 to a point of tangency of a 333.00 foot radius curve to the left, 2) Northeasterly 344.52 feet along said curve through a central angle of 59°16'39" and a long chord of North 29°07'24" East 329.36 feet and 3) North 00°30'56" West 296.54 feet to the southwest corner of Lot 1, Bonneville Center Plat A, a subdivision recorded August 15, 1985 as Entry No. 4124222 in Book 85-8P at Page 136 of the official records of Salt Lake County; thence along the south line of said Lot 1 the following two courses: 1) South 45°30'00" East 347.18 feet and 2) South 43°28'12" East 288.11 feet to the west right-of-way line of 5600 West Street; thence along said west right-of-way line South 02°33'10" West 343.04 feet to the northerly right-of-way line of Interstate 80; thence along said northerly right-of-way line the following five courses: 1) South 82°16'17" West 239.07 feet, 2) South 73°17'41" West 280.97 feet, 3) South 65°05'12" West 295.05 feet, 4) South 75°44'45" West 625.97 feet and 5) South 87°36'11" West 215.86 feet to the POINT OF BEGINNING. Said parcel contains 548,980 square feet or 12.60 acres, more or less.

Date October 15, 2013

Mark N Gregory
P.L.S. No. 334576



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned owners of all the above-described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

BONNEVILLE CENTER PLAT E - 1st Amended

and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

Suburban Land Reserve, Inc., a Utah corporation

Owner(s)
By: Matthew A. Baldwin
Its: President

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE }
On this 17th day of October, 2013, personally appeared before me Matthew A. Baldwin, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as President of Suburban Land Reserve, Inc.

Colette D. Yates
A Notary Public Commissioned in Utah
Colette D. Yates
Print Name

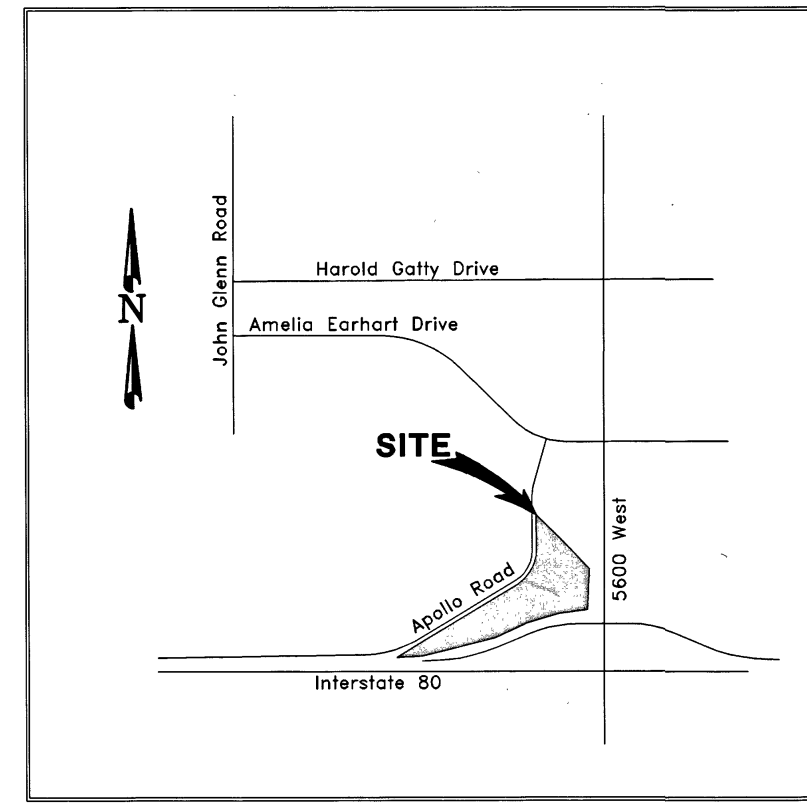
Commission No. 602281

Notary Residing In Salt Lake, Utah

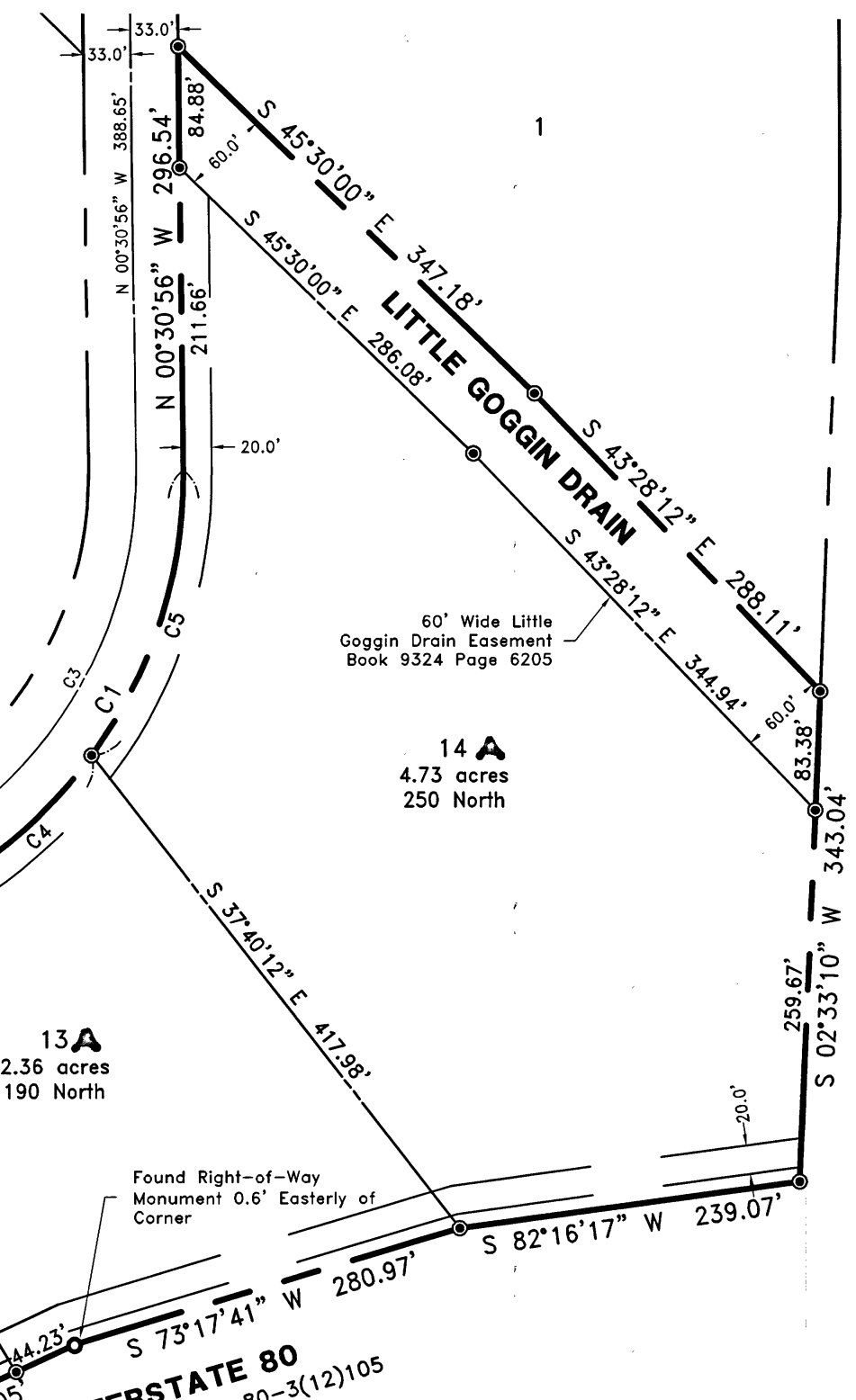
My Commission Expires 10/19/2014

BONNEVILLE CENTER PLAT E - 1st AMENDED
Amending Areas Affected by Elevation Limitations
Located in the Southeast Quarter of Section 35,
Township 1 North, Range 2 West, Salt Lake Base and Meridian,
Salt Lake County, Utah

SALT LAKE COUNTY RECORDER # 11750861
NUMBER _____
ACCOUNT _____
Date 11-8-2013 Time 1:00 PM Book 2013P Page 234
SHEET 1
\$ 63.00
OF 1 SHEETS

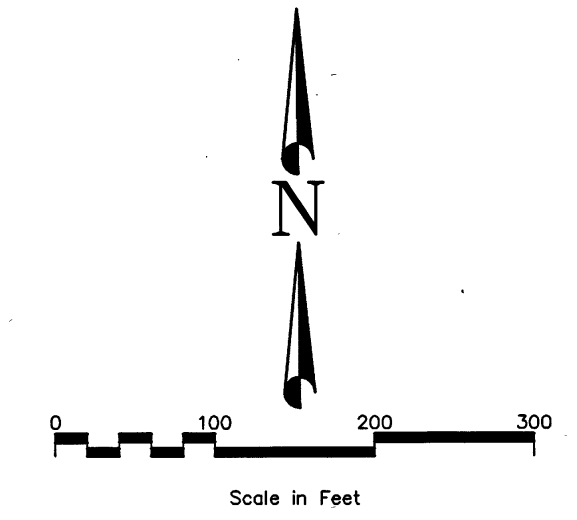


Vicinity Map
Not to Scale



LEGEND

- Section Corner Monument Found (As Noted)
- Street Monument Found
- Subdivision Boundary Line
- Section Line
- Right-of-Way Line
- Centerline
- Easement Line
- Set Rebar W/ Cap Stamped "Dominion Engineering" (Unless Otherwise Noted)
- Found Property Monument (As Noted)



ACCURACY STATEMENT:
The survey measurements completed for the preparation of this plat were made in accordance with the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification.

NOTICE TO PURCHASERS
The property described hereon is subject to the following:

1. An easement in favor of American Telephone and Telegraph Company, recorded March 27, 1930 as Entry No. 651176 in Book 57 at Page 479.
2. An easement in favor of American Telephone and Telegraph Company, recorded September 9, 1942 as Entry No. 936708 in Book 321 at Page 618. Assignment in favor of The Mountain States Telephone and Telegraph Company, recorded September 30, 1976 as Entry No. 2861819 in Book 4355 at Page 134. Recording Assignment assigning to American Telephone and Telegraph Company, recorded September 1, 1987 as Entry No. 4516230 in Book 5957 at Page 1037.
3. An easement in favor of American Telephone and Telegraph Company, recorded September 9, 1942 as Entry No. 936710 in Book 321 at Page 609.
4. An easement in favor of American Telephone and Telegraph Company, recorded September 9, 1942 as Entry No. 936714 in Book 321 at Page 615.
5. Easement in favor of Salt Lake City Corporation, recorded June 15, 1979 as Entry No. 3295452 in Book 4882 at Page 1529.
6. Warranty Deed (Controlled Access) relinquishing access to highway, recorded November 1, 1979 as Entry No. 3358723 in Book 4977 at Page 105.
7. Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of "Bonneville Center", recorded June 11, 1981 as Entry No. 3574000 in Book 5258 at Page 1172. Amended and Restated Declaration of Easements, Covenants, and Restrictions of Bonneville Center, recorded February 11, 1997 as Entry No. 6570367 in Book 7596 at Page 2627. Assignment of Declarant's Rights in favor of Suburban Land Reserve, Inc., recorded December 10, 2007 as Entry No. 10295382 in Book 9546 at Page 1258.
8. A right of way for Little Goggin Drain as shown on the plat for Bonneville Center Plat A, recorded August 15, 1985 as Entry No. 4124222 in Book 85-8 at Page 136.
9. Quit Claim Deed restricting access from 1-80, recorded May 3, 1996 as Entry No. 6347414 in Book 7391 at Page 683.
10. Right-of-Way and Easement Agreement between Beneficial Development Company and Brighton and North Point Irrigation Company, recorded July 17, 1996 as Entry No. 6407861 in Book 7445 at Page 847. Partial Abandonment of Right of Way and Easement Agreements, recorded February 11, 1997 as Entry No. 6570368 in Book 7596 at Page 2680.
11. Right-of-Way and Easement Agreement between Property Reserve Inc. and Brighton and North Point Irrigation Company, recorded July 17, 1996 as Entry No. 6407862 in Book 7445 at Page 850. Partial Abandonment of Right of Way and Easement Agreements, recorded February 11, 1997 as Entry No. 6570368 in Book 7596 at Page 2680.
12. Certificate of Completion from Utah Department of Environmental Quality, recorded March 30, 2000 as Entry No. 7606907 in Book 8351 at Page 7666. Amended and Restated Certificate of Completion from Utah Department of Environmental Quality, recorded March 26, 2001 as Entry No. 7851726 in Book 8437 at Page 4956. Second Amended and Restated Certificate of Completion from Utah Department of Environmental Quality, recorded September 3, 2013 as Entry No. 11717284 in Book 10174 at Page 4562 of official records.
13. Utility Permit from Salt Lake City Corporation to MCI Worldcom Network Services, Inc. recorded December 20, 2000 as Entry No. 7784237 in Book 8409 at Page 4360.
14. Avigation Easement in favor of Salt Lake City Corporation, recorded April 7, 2006 as Entry No. 9688220 in Book 9277 at Page 8664.
15. Avigation Easement in favor of Salt Lake City Corporation, recorded April 7, 2006 as Entry No. 9688221 in Book 9277 at Page 8686.
16. Easement in favor of Salt Lake City Corporation, recorded September 20, 2007 as Entry No. 10227858 in Book 9517 at Page 4123. Easement in favor of Salt Lake City Corporation, recorded September 21, 2007 as Entry No. 10229587 in Book 9517 at Page 9280.
17. Subject to Easements, Notes and Restrictions as shown on the recorded plat for Bonneville Center Plat E, recorded April 16, 2008 as Entry No. 10402252 in Book 2008P at Page 92.
18. Notice of Assessment and Notice of Reinvestment Fee Covenant, recorded April 28, 2011 as Entry No. 11174252 in Book 9921 at Page 1616.
19. The lowest allowable elevations for construction are as follows (vertical datum is based on the Salt Lake City Benchmark No. C-28-3, located in the top of a concrete headwall at the northwest corner of the intersection of Harold Gatty drive and 5600 West Street, Elevation 4224.54 (stamped on monument), equal to Salt Lake City Corporation Elevation 4223.33 (NGVD 1929) and equal to Elevation 4226.02 (NAVD 88):
Lot 12 Building = 4224.18, Parking Lot = 4224.05
Lot 13 Building = 4224.18, Parking Lot = 4224.05
Lot 14 Building = 4224.18, Parking Lot = 4224.05
20. Salt Lake City will require storm water quality measures and facilities for each lot as they connect to public systems.
21. No buildings, structures, trees, signage, fencing or any other feature that would impede access or maintenance to the water main and or the storm drain main will be allowed in the easements or within any swale easements.
22. Maintenance of landscaping and roll gutters in roadway swales are the responsibility of adjacent lot owners. Swales may not be altered in any way without written approval of Salt Lake City Public Utilities.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	59°16'39"	333.00'	344.52'	189.47'	N 29°07'24" E	329.36'
C2	30°23'14"	978.34'	518.87'	265.69'	N 73°57'20" E	512.81'
C3	59°16'39"	300.00'	310.38'	170.69'	N 29°07'24" E	296.72'
C4	22°30'40"	333.00'	130.83'	66.27'	N 47°30'23" E	129.99'
C5	36°45'59"	333.00'	213.68'	110.67'	N 17°52'04" E	210.04'

OWNER: SALT LAKE VALLEY HEALTH DEPARTMENT
Suburban Land Reserve Inc.
79 South Main Street, Suite 500
Salt Lake City Utah, 84111
801-321-7500
Approved this 21 day of October, 2013.
Rick Sedberry
Salt Lake Valley Health Department

PREPARED BY: PUBLIC UTILITIES DEPARTMENT
DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000
Approved as to Sanitary Sewer, Storm Drainage and Water Utility Detail this 17 day of Oct, 2013.
John P. Niman
Salt Lake City Public Utilities Director

CITY PLANNING DIRECTOR
Approved this 24 day of October, 2013 by the Salt Lake City Planning Commission.
Will Linder
Salt Lake City Planning Director

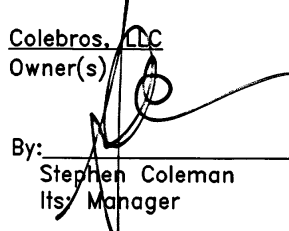
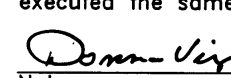
CITY ENGINEERING DIVISION
I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file and is hereby approved.
Victoria Ortaquiel
City Engineer
Date 10/22/13

CITY ATTORNEY
Approved as to form this 28th day of October, 2013, and is hereby approved.
Thomas D. Rice
Salt Lake City Attorney
Date 10/22/2013

CITY APPROVAL
Presented to Salt Lake City this 1 day of November, 2013, and is hereby approved.
David R. Jones
Salt Lake City Mayor
David R. Jones
Salt Lake City Mayor Deputy Recorder

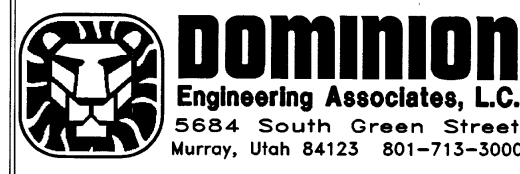
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BONNEVILLE CENTER PLAT E - 1st AMENDED
 Amending Areas Affected by Elevation Limitations
 Located in the Southeast Quarter of Section 35,
 Township 1 North, Range 2 West, Salt Lake Base and Meridian,
 Salt Lake County, Utah

OWNER'S DEDICATION AND CONSENT TO RECORD	ACKNOWLEDGMENT
<p>Know all men by these presents that the undersigned owners of all the above-described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:</p> <p align="center">BONNEVILLE CENTER PLAT E - 1st Amended</p> <p>and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicated the easements as shown for the use by all suppliers of utility or other necessary services.</p> <p>Colebros, LLC Owner(s)</p> <p>By:  Stephen Coleman Its Manager</p>	<p>STATE OF <u>FLORIDA</u> COUNTY OF <u>COLLIER</u> :ss</p> <p>On this <u>7th</u> day of <u>November</u>, 2013, personally appeared before me Stephen Coleman, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as Manager of <u>Colebros, LLC</u>.</p> <p> Notary Donna Viaga Print Name</p> <p>Commission No. <u>EE 92797</u></p> <p>Notary Residing In <u>Naples, Florida</u></p> <p>My Commission Expires <u>June 15, 2005</u></p>

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 Salt Lake County, Utah

P:\bonneville\BONNEVILLE CENTER PLAT E\Survey\dwg\Plat E 1st Amended.dwg

NUMBER _____	PREPARED BY:
ACCOUNT _____	 <p>Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000</p>
SHEET <u>2</u>	
OF <u>2</u> SHEETS	

SALT LAKE COUNTY RECORDER # <u>11756261</u>		NUMBER _____
State of Utah, County of Salt Lake, recorded and filed at the request of <u>SUCURAW LAND RESERVE</u>		ACCOUNT _____
Date <u>11-8-2013</u> Time <u>1:06 PM</u> Book <u>2013P</u> Page <u>234</u>		SHEET <u>2</u>
Fees <u>\$ 630</u>	 Salt Lake County Recorder, UTAH	OF <u>2</u> SHEETS