

# BONNEVILLE CENTER PLAT E - 1ST AMENDED LOT 12A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

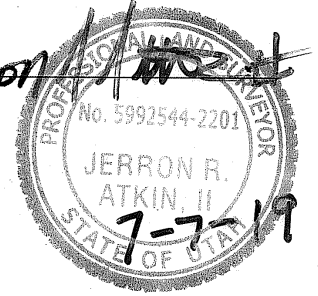
**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**

## SURVEYOR'S CERTIFICATE

I, Jeron R. Atkin II, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 5992544 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as BONNEVILLE CENTER PLAT E - 1ST AMENDED LOT 12A and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct. This plat is based upon the following documents recorded at the Salt Lake County Recorder's Office: A subdivision plat titled Bonneville Center Plat E - 1st Amended in Book 2013P at Page 234.

Date of Plat: July 9, 2019

Registration No.: 5992544  
Galloway  
515 South 700 East, Suite 3F  
Salt Lake City, UT 84102  
(801) 953-1357



## BOUNDARY DESCRIPTION

LOT 12A, BONNEVILLE CENTER PLAT E - 1ST AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 8, 2013, AS ENTRY NO. 11758861, IN BOOK 2013P OF PLATS AT PAGE 234 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS OFFICE. (Tax ID: 07-35-476-004)

Contains: 4.63 acres

## NARRATIVE

The purpose of this subdivision is to subdivide Lot 12 A of Bonneville Center Plat E into 2 Lots. Salt Lake County brass cap monuments were found at the intersection of Ace Yeager Court and Apollo Road and in Ace Yeager Court along the centerline of the point of curvature, a line bearing South 31°14'17" East between these two monuments was used as the Basis of Bearings. The minimum linear closure of the boundary of this subdivision is within 1:15,000.

## OWNER'S CONSENT TO RECORD

COSMO HOTELS MANAGEMENT, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

## BONNEVILLE CENTER PLAT E - 1ST AMENDED LOT 12A

HEREBY CONSENTS AND GIVE APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. THERE ARE NO STREETS, EASEMENTS OR OTHER PROPERTY REFLECTED ON THIS PLAT TO BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 10th DAY OF July 2019

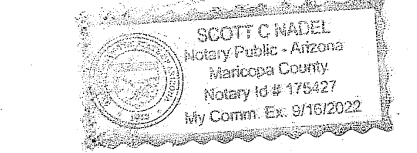
COSMO HOTELS MANAGEMENT, LLC  
By: *Paramjit Kaur*  
TITLE MANAGING MEMBER

## NOTARY ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE, before me, *Scott Nadel*, a Notary Public, personally appeared *Paramjit Kaur*, the Managing Member of COSMO HOTELS MANAGEMENT, LLC, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing owner's consent to record regarding the Bonneville Center Plat E - 1st Amended Lot 12A and was signed by him on behalf of said COSMO HOTELS MANAGEMENT, LLC, and acknowledged that he executed the same. My Commission Expires 9/16/2022

COMMISSION NUMBER: 175427  
MY COMMISSION EXPIRES: 9/16/2022

*Scott Nadel*  
NOTARY PUBLIC COMMISSIONED IN UTAH



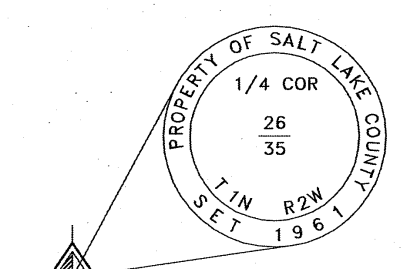
## BONNEVILLE CENTER PLAT E - 1ST AMENDED LOT 12A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 2 WEST, S.L.B.&M., U.S. SURVEY, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PREPARED BY

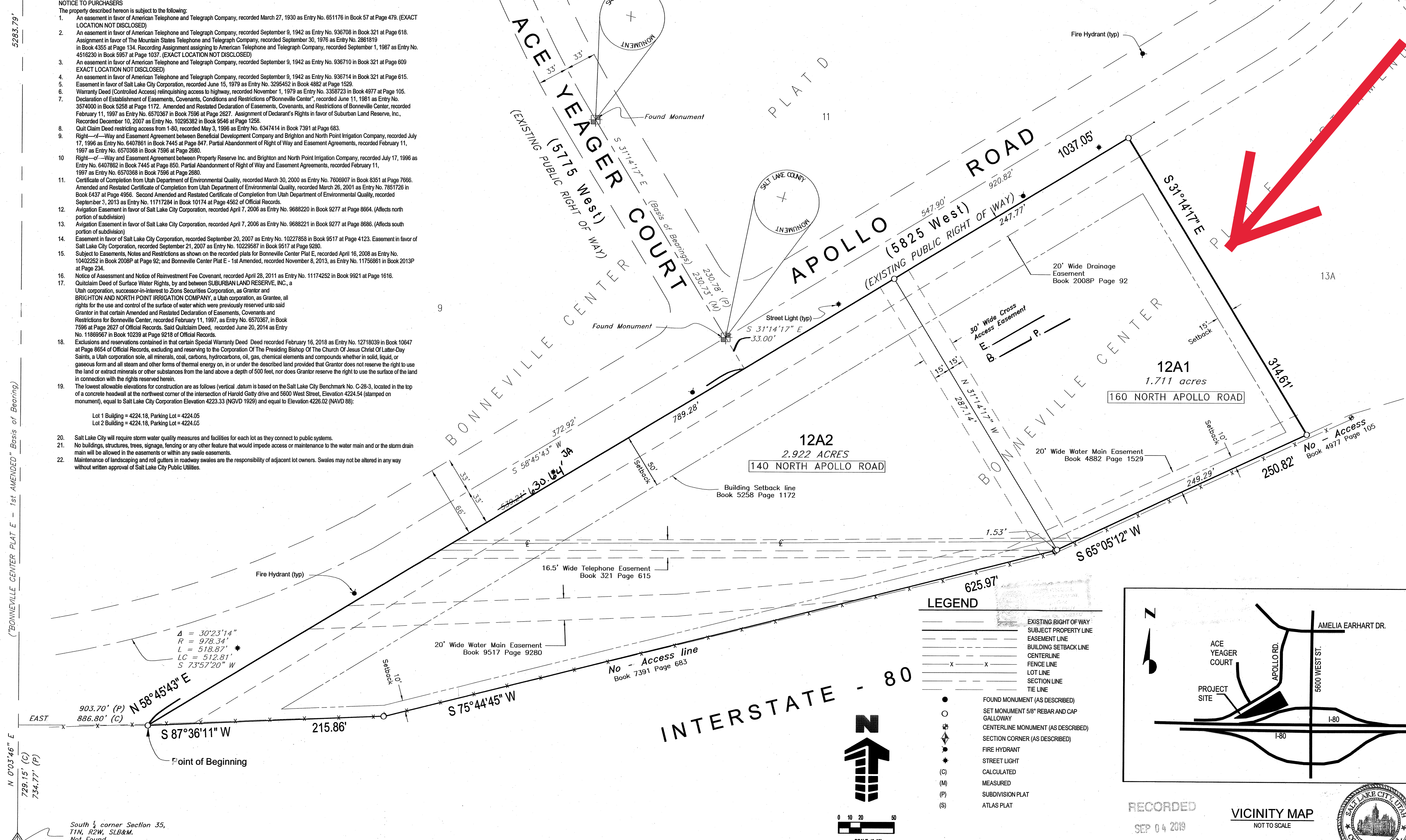


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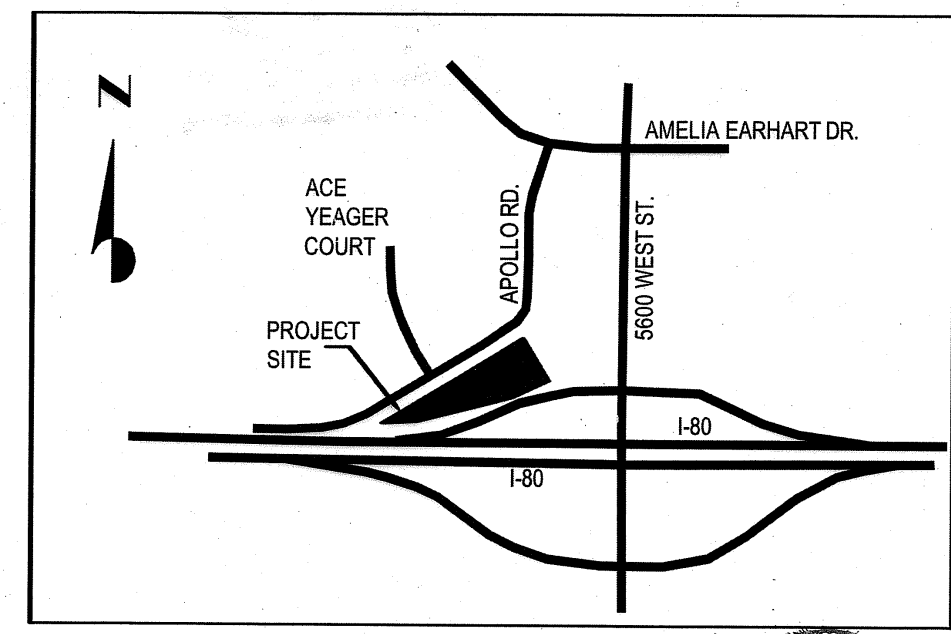
North 1/4 corner Section 35, T1N, R2W, SLB&M. Found Salt Lake County 2.5" Brass Cap Monument

- NOTICE TO PURCHASERS  
The property described herein is subject to the following:
- An easement in favor of American Telephone and Telegraph Company, recorded March 27, 1930 as Entry No. 651176 in Book 57 at Page 479. (EXACT LOCATION NOT DISCLOSED)
  - 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. 4518230 in Book 5967 at Page 1037. (EXACT LOCATION NOT DISCLOSED)
  - An easement in favor of American Telephone and Telegraph Company, recorded September 9, 1942 as Entry No. 936710 in Book 321 at Page 609. EXACT LOCATION NOT DISCLOSED.
  - An easement in favor of American Telephone and Telegraph Company, recorded September 9, 1942 as Entry No. 936714 in Book 321 at Page 615.
  - Easement in favor of Salt Lake City Corporation, recorded June 15, 1979 as Entry No. 3295432 in Book 4882 at Page 1529.
  - Warranty Deed (Controlled Access) relinquishing access to highway, recorded November 1, 1979 as Entry No. 3358723 in Book 4977 at Page 105.
  - 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 Decedant's Rights in favor of Suburban Land Reserve, Inc., recorded December 10, 2007 as Entry No. 10295362 in Book 9546 at Page 1258.
  - Quit Claim Deed restricting access from 1-80, recorded May 3, 1998 as Entry No. 6347414 in Book 7391 at Page 683.
  - Right-of-Way and Easement Agreement between Beneficial Development Company and Brighton and North Point Irrigation Company, recorded July 17, 1996 as Entry No. 6407881 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.
  - Right-of-Way and Easement Agreement between Property Reserve Inc. and Brighton and North Point Irrigation Company, recorded July 17, 1996 as Entry No. 6407882 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.
  - 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. 7851729 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. 1171284 in Book 10174 at Page 4562 of Official Records.
  - Avigation Easement in favor of Salt Lake City Corporation, recorded April 7, 2006 as Entry No. 9688220 in Book 9277 at Page 8664. (Affects north portion of subdivision)
  - Avigation Easement in favor of Salt Lake City Corporation, recorded April 7, 2006 as Entry No. 9688221 in Book 9277 at Page 8666. (Affects south portion of subdivision)
  - 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 5280.
  - Subject to Easements, Notes and Restrictions as shown on the recorded plats for Bonneville Center Plat E, recorded April 16, 2008 as Entry No. 10402292 in Book 2008P at Page 92; and Bonneville Center Plat E - 1st Amended, recorded November 8, 2013, as Entry No. 11758861 in Book 2013P at Page 234.
  - Notice of Assessment and Notice of Reinvestment Fee Covenant, recorded April 28, 2011 as Entry No. 11174252 in Book 9921 at Page 1618.
  - Quitclaim Deed of Surface Water Rights, by and between SUBURBAN LAND RESERVE, INC., a Utah corporation, successor-in-interest to Zions Securities Corporation, as Grantor and BRIGHTON AND NORTH POINT IRRIGATION COMPANY, a Utah corporation, as Grantee, all rights for the use and control of the surface of water which were previously reserved unto said Grantor in that certain Amended and Restated Declaration of Easements, Covenants and Restrictions for Bonneville Center, recorded February 11, 1997, as Entry No. 6570367, in Book 7596 at Page 2627 of Official Records. Said Quitclaim Deed, recorded June 20, 2014 as Entry No. 11869567 in Book 10239 at Page 9218 of Official Records.
  - Exclusions and reservations contained in that certain Special Warranty Deed recorded February 16, 2018 as Entry No. 12718039 in Book 10647 at Page 8654 of Official Records, excluding and reserving to the Corporation of The Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, all minerals, coal, carbon, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form and all steam and other forms of thermal energy on, in or under the described land provided that Grantor does not reserve the right to use the land or extract minerals or other substances from the land above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the land in connection with the rights reserved herein.
  - 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 northeast corner of the intersection of Harold Gatty Drive and 5800 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 1 Building = 4224.18, Parking Lot = 4224.05  
Lot 2 Building = 4224.18, Parking Lot = 4224.05
  - Salt Lake City will require storm water quality measures and facilities for each lot as they connect to public systems.
  - 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.
  - Maintenance of landscaping and roll ups 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.



**LEGEND**

- EXISTING RIGHT OF WAY
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CENTERLINE
- FENCE LINE
- LOT LINE
- SECTION LINE
- TIE LINE
- FOUND MONUMENT (AS DESCRIBED)
- SET MONUMENT 5/8" REBAR AND CAP
- GALLOWAY
- CENTERLINE MONUMENT (AS DESCRIBED)
- SECTION CORNER (AS DESCRIBED)
- FIRE HYDRANT
- STREET LIGHT
- CALCULATED
- MEASURED
- (M)
- (P)
- SUBDIVISION PLAT
- ATLAS PLAT



RECORDED  
SEP 04 2019  
CITY RECORDER

VICINITY MAP  
NOT TO SCALE

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS <u>25</u> DAY OF <u>July</u> , 20 <u>19</u> . SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS <u>26</u> DAY OF <u>July</u> , 20 <u>19</u> . S. L. COUNTY HEALTH DEPARTMENT	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. CITY ENGINEER <i>Peter Murphy</i> DATE <u>7/30/19</u> CITY SURVEYOR <i>Peter Murphy</i> DATE <u>July 30, 2019</u>	CITY PLANNING DIRECTOR APPROVED THIS <u>7th</u> DAY OF <u>August</u> , 20 <u>19</u> BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR <i>Neil</i> DATE <u>8/7/2019</u>	CITY ATTORNEY APPROVED AS TO FORM THIS <u>23rd</u> DAY OF <u>August</u> , 20 <u>19</u> . SALT LAKE CITY ATTORNEY <i>James H. Purr</i>	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS <u>4th</u> DAY OF <u>September</u> , 20 <u>19</u> AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR <i>Jacque Bishop</i> SALT LAKE CITY RECORDER <i>Tom Shoup</i>	SALT LAKE COUNTY RECORDER #13078765 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Mark G Hendry</u> DATE: <u>09/20/2019</u> TIME: <u>9:50 AM</u> BOOK: <u>2019P</u> PAGE: <u>263</u> FEE <u>\$54.00</u> SALT LAKE COUNTY RECORDER <i>Lynn Don Deputy</i>	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
	\$54.00 07-35-4142 07-35-476-004							