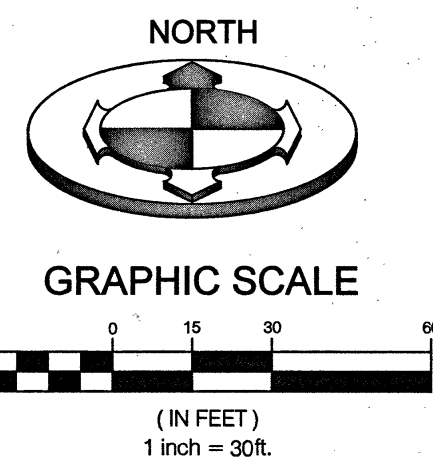


VICINITY MAP
N.T.S.

PARK AVENUE RETAIL PLAT 1 AMENDED

AMENDING LOT 1 OF PARK AVENUE RETAIL PLAT 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE 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 PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

PARK AVENUE RETAIL PLAT 1 AMENDED

AMENDING LOT 1 OF PARK AVENUE RETAIL PLAT 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
LOT 1, PARK AVENUE RETAIL PLAT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN BOOK 211P OF PLATS AT PAGE 103 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.



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.

LEGEND

	SECTION CORNER
	SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." (UNLESS OTHERWISE NOTED)
	BOUNDARY LINE
	ADJACENT PROPERTY
	STREET CENTERLINE EXISTING
	EASEMENT
	LOT LINE
	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT & RIVERTON CITY UTILITY EASEMENT
	PROPOSED FIRE HYDRANT

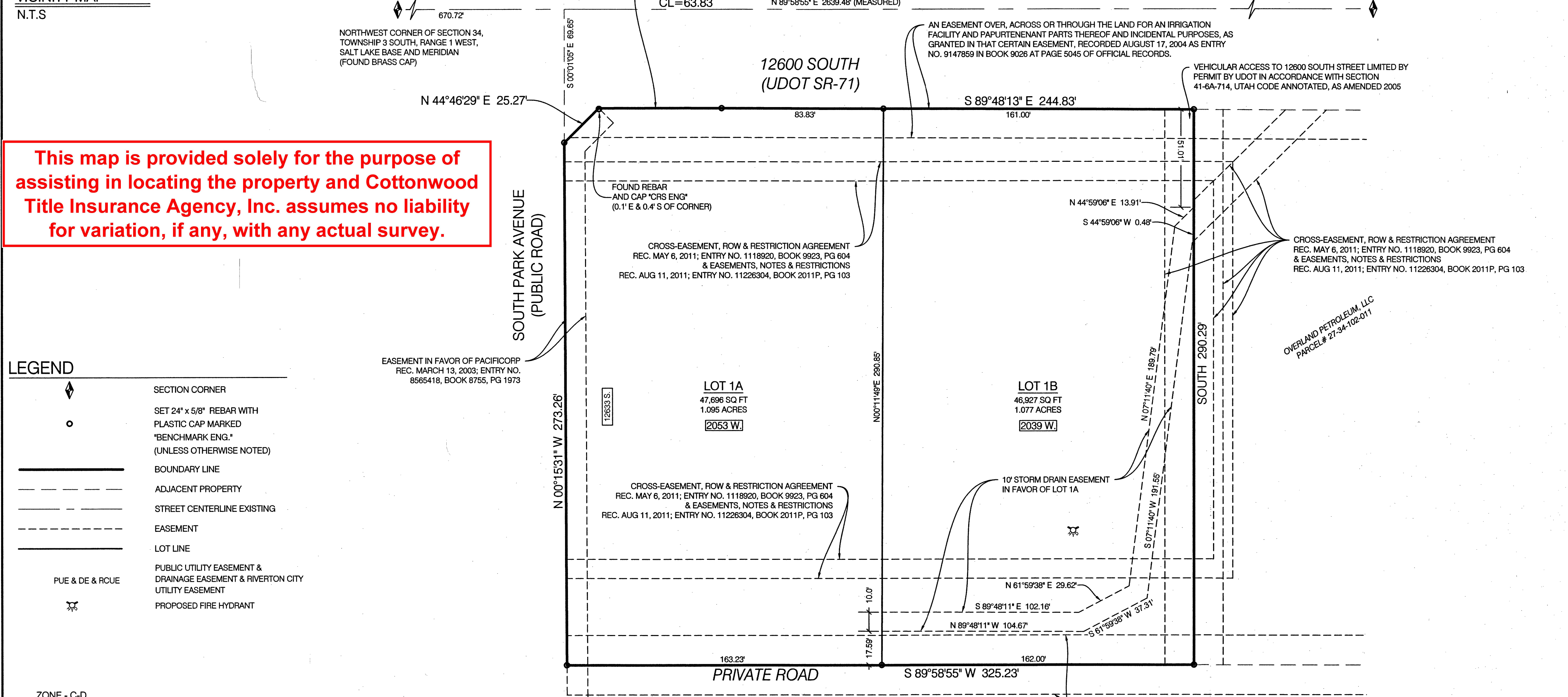
OWNER/DEVELOPER:
RALPH JOHNSON
6770 S 900 E #302
MIDVALE, UT 84047
801.556.6577
ralph.rbj@gmail.com

The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

ROCKY MOUNTAIN 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 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 RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

	BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	RIVERTON CITY WATER APPROVED THIS 6 TH DAY OF February A.D., 2018 <i>Daniel W. Whiting</i> RIVERTON CITY WATER	COUNTY HEALTH DEPT. APPROVED THIS 29 TH DAY OF January A.D., 2018 <i>Rich Sedletta</i> DIRECTOR	RIVERTON CITY PLANNING APPROVED THIS 9 TH DAY OF February A.D., 2018 BY THE RIVERTON CITY PLANNING DEPARTMENT. <i>[Signature]</i> DIRECTOR	SOUTH VALLEY SEWER DISTRICT APPROVED THIS 26 TH DAY OF Jan. A.D., 2018 <i>[Signature]</i> DISTRICT MANAGER	RIVERTON CITY ENGINEER APPROVED THIS 16 TH DAY OF February A.D., 2018 BY THE RIVERTON CITY ENGINEERING DEPARTMENT. <i>[Signature]</i> CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 8 TH DAY OF February A.D., 2018 <i>[Signature]</i> RIVERTON CITY ATTORNEY	RIVERTON CITY COUNCIL PRESENTED TO THE RIVERTON CITY COUNCIL THIS 8 TH DAY OF February A.D., 2018 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <i>[Signature]</i> MAYOR	SALT LAKE COUNTY RECORDED # 12714215 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <i>Ralph B. Johnson</i> DATE 2-12-2018 TIME 4:44 AM BOOK 208P PAGE 110 \$32.00 FEE \$ <i>[Signature]</i> SALT LAKE COUNTY RECORDER
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OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

PARK AVENUE RETAIL PLAT 1 AMENDED

AMENDING LOT 1 OF PARK AVENUE RETAIL PLAT 1

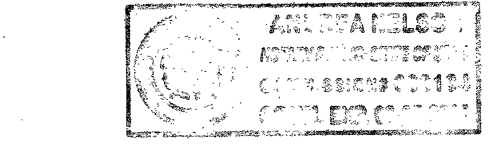
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. IN WITNESS WHEREBY I HAVE HEREUNTO SET MY HAND(S) THIS 29TH DAY OF January A.D., 2018

Ralph B. Johnson
NOTARY PUBLIC (SIGNATURE)

ACKNOWLEDGEMENT

State of Utah } S.S.
County of Salt Lake }
ON THE 29TH DAY OF January 2018, *Ralph B. Johnson* PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 06-05-2019
MY COMMISSION NUMBER: 683134
Andrea Nelson
NOTARY PUBLIC (PRINT NAME)
Andrea Nelson
NOTARY PUBLIC (SIGNATURE)
RESIDING IN SALT LAKE COUNTY



PARK AVENUE RETAIL PLAT 1 AMENDED

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LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
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