

# ON POINT PROPERTIES LLC COMMERCIAL CAMPUS LOT 2 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
RIVERTON CITY, SALT LAKE COUNTY, UTAH

Found North Quarter  
Section 32, T.3S., R.1W.  
Salt Lake County Standard Flat Brass 2.5"

29  
32

32  
32

1393.45

EAST 53.0'

N90°00'00"E 147.80'

N90°00'00"E 1393.45'

3600 WEST STREET (PUBLIC RIGHT OF WAY)

NO 14°33'E 2630.33' (BASIS OF BEARING)

NO 14°33'E 1236.99'

12907 SOUTH

3433 W. Water St.

3437 W Water St.

3437 W Water St.

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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.

LOT 1 ON POINT PROPERTIES, LLC COMMERCIAL CAMPUS #86691528

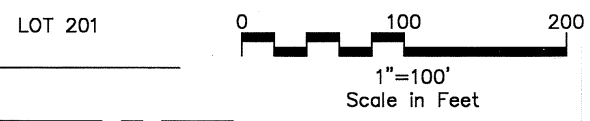
45.0' Cross Access and Utility Easement #13682277, Bk: 11185 Pg: 5779-5793

20.0' Sewer Easement in favor of SVSD #8759473 Bk: 8856 Pg: 698-701

LOT 2A  
1,483,082 Sq. Ft.  
34.047 Ac.  
12907 SOUTH

20.0' Gas Easement in favor of Questar Gas Company #8846202, Bk: 8894 Pg: 2935-2936

Storm Drainage Retention Pond Easement in favor of Lot 2B and Lot 2C #13682277, Bk: 11185 Pg: 5779-5793 (See Exhibit 'A')



**LEGEND**

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Storm Drain Retention Easement
- Set Rebar and Cap stamped CIR Engineering
- Street Monument (Existing)

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	89.97	240.00	21°28'40"	N79° 15' 38"E	89.44
C2	93.90	250.50	21°28'40"	N79° 15' 41"E	93.36
C3	41.46	66.26	35°51'07"	S3° 53' 32"E	40.79
C4	15.85	33.05	27°28'47"	S6° 22' 50"E	15.70

**NOTARY ACKNOWLEDGMENT**

State of Utah )  
County of Salt Lake )  
On this 5th day of March, in the year 2022, before me, Hailey Simmons, a Notary Public, personally appeared Sterling Gardner, the Manager of On Point Properties LLC Commercial Campus, Lot 2 Amended, and was signed by him/her on behalf of said and acknowledged that he/she executed the same.  
Commission Number 712787  
My Commission Expires 07/23/2024  
Signature: [Signature]  
Print Name: Hailey Simmons  
A Notary Public Commissioned in Utah

**South Valley Sewer District Note**  
The signature of South Valley Sewer District on this Plat does not constitute approval of the owner(s) 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.

- Notes:**
- 1) Maintain swale grade at backwards installed curb lip elevation in accordance to long-term storm water maintenance plan.
  - 2) Maintenance includes grooming in accordance to city ordinance and including but not limited to: vegetation heights, removal of silt and sediment accumulations, trash, loose vegetation and debris.
  - 3) Landscaping material must be pervious and not float. Dense shrubbery is recommended to improve filtration.
  - 4) \*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 the basement.

**Exhibit 'A' (Storm Drain Retention Easement Description Entry No. 13682277):**  
Beginning at point which is 25.17 feet N. 0°11'04" E. along the easterly line of Lot 2 from the southeast corner of Lot 2, On Point Properties LLC Commercial Campus, recorded November 13, 2003 as Entry No. 8891528 in Book 2003-P at Page 352 in the Office of the Salt Lake County Recorder; thence N. 89°48'56"W. 193.31 feet; thence N. 68°29'18"W. 146.17 feet; thence N. 20°23'05"W. 140.19 feet; thence N. 29°13'30"E. 203.99 feet; thence N. 42°01'00"E. 204.80 feet; thence N. 13°07'34"E. 121.29 feet; thence S. 83°52'21"E. 95.78 feet; thence N. 00°21'11"E. 85.42 feet; thence N. 02°23'44"E. 127.10 feet; thence N. 57°24'01"W. 155.55 feet; thence S. 83°01'59"W. 70.24 feet; thence N. 06°58'01"W. 10.00 feet; thence N. 83°01'59"E. 73.84 feet; thence S. 57°24'01"E. 164.90 feet; thence S. 02°24'44"W. 132.67 feet; thence S. 00°21'11"W. 96.30 feet; thence N. 83°52'21"W. 97.99 feet; thence S. 13°07'26"W. 88.34 feet; thence East 127.85 feet; thence S. 00°10'18"W. 537.02 feet along the easterly line of said Lot 2 to the Point of Beginning.  
Easement Contains 160,769 sq ft or 3.691 acres more or less.

**Dominion Energy Utah - Note with existing natural gas easement**  
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s) Dominion Energy Utah may require additional 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 of equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owner's Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

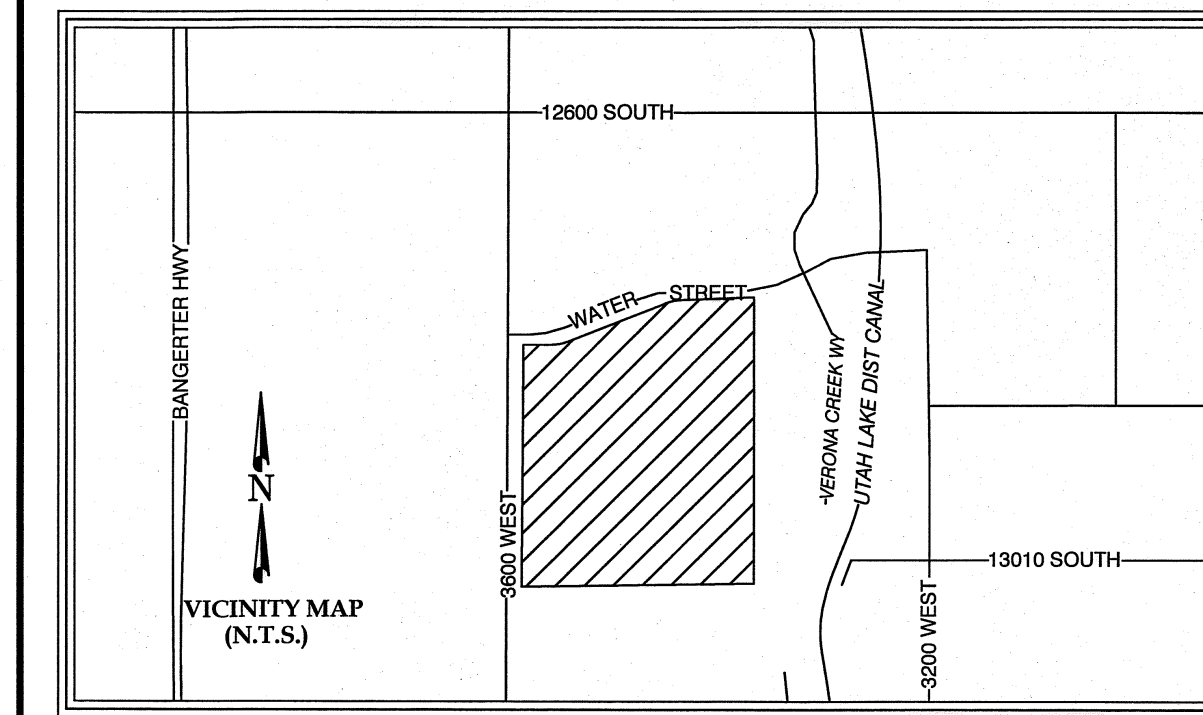
QUESTAR GAS COMPANY  
dba DOMINION ENERGY UT 'H'  
Approved this \_\_\_ day of \_\_\_, 20\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

**Flood Zone Designation**  
Subject property falls within Flood Zone X (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49035C0440G, which bears an Effective Date of September 25, 2009.

**DEVELOPER/OWNER:**  
Milan Investments, LLC  
259 Riverbend Way, Suite 102  
North Salt Lake, Utah 84054

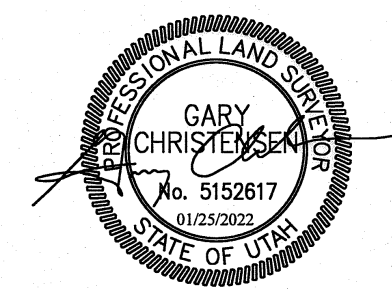
**PREPARED BY:**  
**CIR CIVIL ENGINEERING + SURVEYING**  
10718 S Becksstead Lane, Suite 102,  
South Jordan, Utah 84095 - Ph: 435-503-7641



**SURVEYOR'S CERTIFICATE**

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; 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 hereon in accordance with Section 17-23-17, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as ON POINT PROPERTIES LLC COMMERCIAL CAMPUS, LOT 2 AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 11th day of January, 2022.



**BOUNDARY DESCRIPTION**

All of Lot 2, On Point Properties LLC Commercial Campus recorded November 13, 2003 as Entry No. 8891528 in Book 2003-P at Page 352 in the Office of the Salt Lake County Recorder. Said Lot 2 is located in the Northeast Quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Said Lot 2 contains 1,762,238 sq. ft. or 40.455 acres more or less. 3 Lots

**OWNERS DEDICATION**

I/We, the owners of the described tracts of land to be hereafter known as ON POINT PROPERTIES LLC COMMERCIAL CAMPUS, LOT 2 AMENDED, do hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this 5th day of March, 2022.

On Point Properties, LLC Milan Investments, LLC  
By: [Signature] By: [Signature]  
Print Name: Sterling Gardner Print Name: TOM STUART  
By: Manager By: Manager

**NOTARY ACKNOWLEDGMENT**

State of Utah )  
County of Salt Lake )

On this 5th day of March, in the year 2022, before me, Hailey Simmons, a Notary Public, personally appeared Tom Stuart, the Manager of Milan Investments, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ON POINT PROPERTIES LLC COMMERCIAL CAMPUS, LOT 2 AMENDED and was signed by him/her on behalf of said and acknowledged that he/she executed the same.

Commission Number 712787  
My Commission Expires 07/23/2024

Signature: [Signature]  
Print Name: Hailey Simmons

A Notary Public Commissioned in Utah

**ON POINT PROPERTIES LLC COMMERCIAL CAMPUS  
LOT 2 AMENDED**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
RIVERTON CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY HEALTH DEPARTMENT  
Approved this 18 day of March, A.D. 2022.  
Rick Sedberry, Director

RIVERTON CITY PLANNING  
Approved this 22 day of March, A.D. 2022.  
[Signature], Director

SOUTH VALLEY SEWER DISTRICT  
Approved this 17 day of March, A.D. 2022.  
[Signature], District Manager

RIVERTON CITY ENGINEER  
Approved this 6 day of July, A.D. 2022 by the Riverton City Engineering Department.  
Brian K. Moore, Riverton City Engineer

APPROVAL AS TO FORM  
Approved as to form this 12 day of July, A.D. 2022.  
[Signature], Riverton City Attorney

RIVERTON CITY COUNCIL  
Presented to the Riverton City Council this 12 day of July, A.D. 2022 at which time this subdivision was approved and accepted.  
[Signature], Mayor

SALT LAKE COUNTY RECORDER  
Recorded # 13985122  
State of Utah, County of Salt Lake, Recorded and filed at the request of Milan Investments, LLC  
Date: 07/14/22 Time: 12:42 PM Book: 2022P Page: 170  
\$54.00 Fee \$  
[Signature], Chief Deputy Recorder