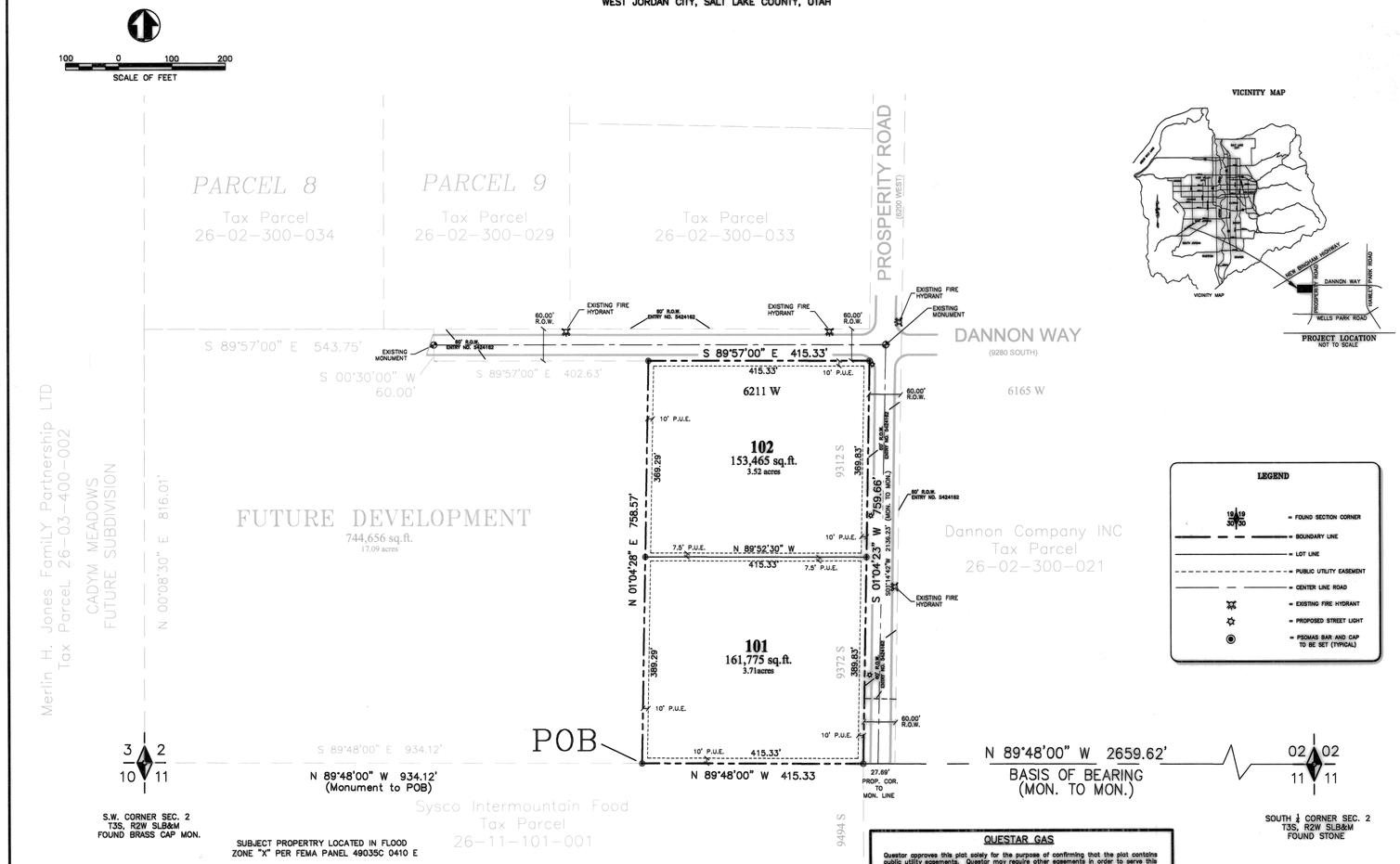
21st CENTURY BUSINESS PARK
PARCEL 7 SUBDIVISION–PHASE 1

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST JORDAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP

PROJECT LOCATION
NOT TO SCALE

LEGEND

- 10 LD 30 30 = FOUND SECTON CORNER
- = BOUNDARY LINE
- = LOT LINE
- = PUBLIC UTILITY EASEMENT
- = CENTER LINE ROAD
- = EXISTING FIRE HYDRANT
- = PROPOSED STREET LIGHT
- = PSOMAS BAR AND CAP TO BE SET (TYPICAL)

SURVEYOR'S CERTIFICATE

I, William L. Clark, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 5251265 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, hereafter to be known as

21st CENTURY BUSINESS PARK
PARCEL 7 SUBDIVISION-PHASE 1

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR WILLIAM L. CLARK No. 5251265 STATE OF UTAH

11/16/07

LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian. Basis of Bearing for said parcel being North 89°48'00" West 2659.62' between the South Quarter Corner and the Southwest Corner of said Section 2.

Commencing at a point on the Section Line being South 89°48'00" East 934.12 feet from the Southwest Corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 01°04'28" East 758.57 feet; thence South 89°57'00" East 415.33 feet; thence South 01°04'23" West 759.66 feet to a point on the Section Line; thence North 89°48'00" West along said Section Line 415.33 feet to the Point of Beginning.

Contains 7.24 Acres, 315,240 Sq. Feet.

Notice

Parcel 7 (labeled 'Future Development') will have a 17.09 Acres, 744,656 sq. feet remaining to be subdivided.

OWNER'S CERTIFICATE

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

21st CENTURY BUSINESS PARK
PARCEL 7 SUBDIVISION-PHASE 1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or 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.

In witness whereof we have hereunto set our hand this 16 day of November A.D., 2007.

LAMAR WALTON COON (TRUSTEE) (PRINTED NAME) — SHIRLEY EVANS COON (TRUSTEE) (PRINTED NAME)

LAMAR WALTON COON (TRUSTEE) (SIGNATURE) — SHIRLEY EVANS COON (TRUSTEE) (SIGNATURE)

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

On the 16 day of November 2007 personally appeared before me, the undersigned notary public in and for the County of Salt Lake in said State of Utah, the signers of the above Owner's Certificate, two in number, who duly acknowledged to me that he, LaMar Walton Coon, and she, Shirley Evans Coon, signed it freely and voluntarily as Trustees of the LaMar Walton Coon and Shirley Evans Coon Trust and for the use and purpose therein mentioned.

MY COMMISSION EXPIRES April 17, 2011

Notary Public Residing in Salt Lake City

PSOMAS
4179 RIVERBOAT ROAD
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DATE: 11-8-07	DESIGNED WLC
SCALE: 1" = 100'	DRAFTED WLC
PROJECT No. 8C00010100	CHECKED WLC

QWEST COMMUNICATIONS
APPROVED THIS 16th DAY OF November A.D., 2007 BY QWEST COMMUNICATIONS.
QWEST COMMUNICATIONS

ROCKY MOUNTAIN POWER
APPROVED THIS 16TH DAY OF November A.D., 2007 BY ROCKY MOUNTAIN POWER.
ROCKY MOUNTAIN POWER

QUESTAR GAS
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 forth 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's Right-of-Way department at 1-800-366-8532.
Approved this 16TH Day Nov. 2007
QUESTAR GAS COMPANY
By –
Time –

COMCAST CABLE
APPROVED THIS 16th DAY OF November A.D., 2007 BY
ENGINEER OF RECORD

CITY PLANNING COMMISSION
APPROVED THIS 27TH DAY OF November A.D., 2007 BY THE WEST JORDAN CITY PLANNING COMMISSION.
COMMISSION CHAIR

BOARD OF HEALTH
APPROVED THIS 16th DAY OF November A.D., 2007.
SALT LAKE COUNTY BOARD OF HEALTH

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
CITY ENGINEER — 27 November 2007 DATE

CITY ATTORNEY
APPROVED AS TO FORM THIS 29th DAY OF November A.D., 2007.
CITY ATTORNEY

CITY COUNCIL
PRESENTED TO WEST JORDAN THIS 29th DAY of November A.D., 2007
MAYOR
ATTEST: CITY RECORDER

26-02-300-056-4001 26-2-31 $329

SALT LAKE COUNTY RECORDER
Recorded 10287712
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF LaMar Coon
DATE 11-29-07 TIME 2:32PM BOOK 2009P
PAGE 459 FEE $ 32.00
COUNTY RECORDER — Deputy

21st CENTURY BUSINESS PARK
PARCEL 7 SUBDIVISION–PHASE 1
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH
A Subdivision located in the Southwest Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian.