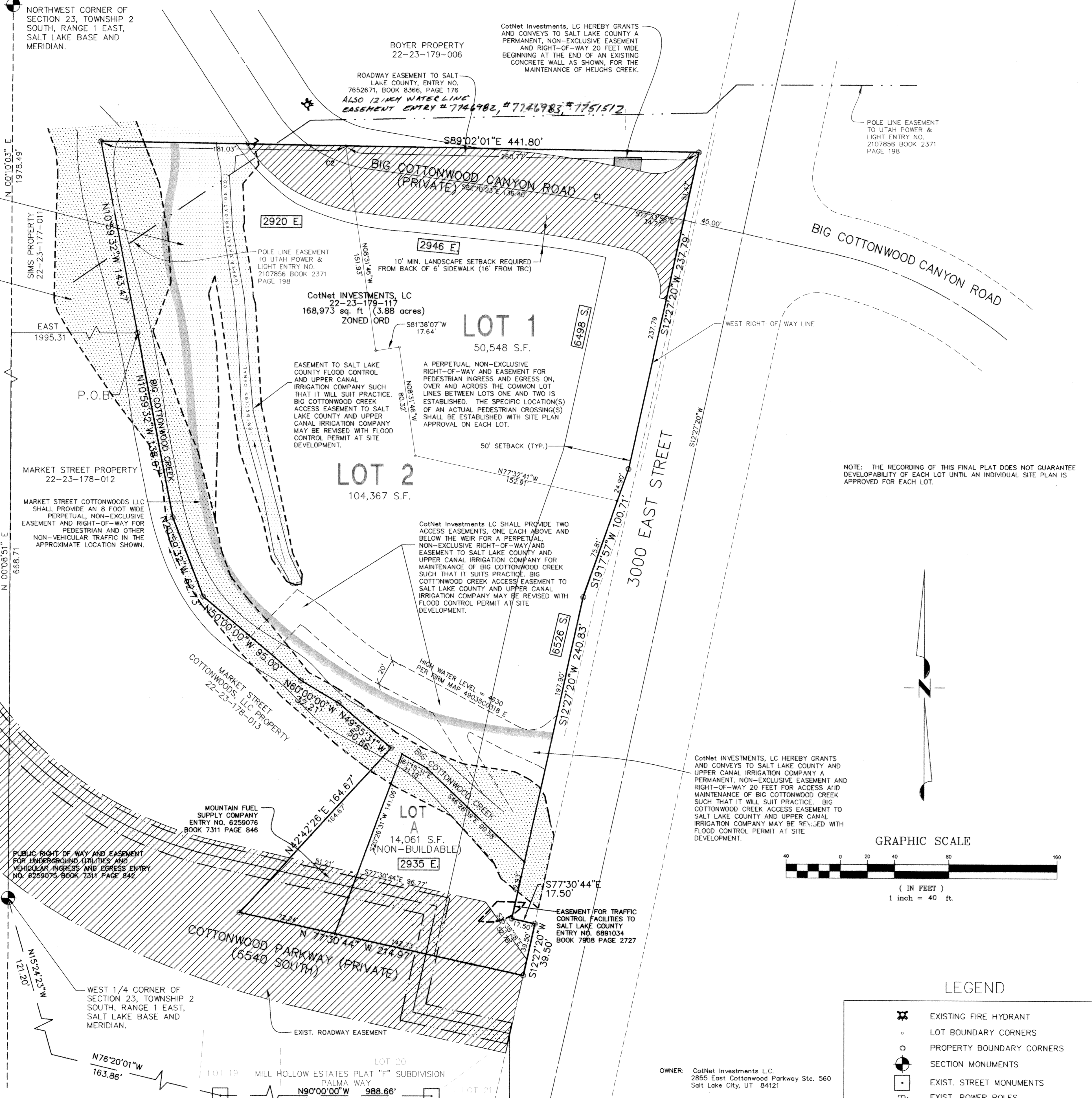


COTTONWOOD CORPORATE CENTER SUBDIVISION

CURVE TABLE				
CURVE	LENGTH	RADIUS	TAN	DELTA
C1	64.33'	800.00'	32.18'	4°36'27"
C2	48.44'	100.00'	24.71'	27°45'16"



LOT 1
50,548 S.F.
ZONED ORD

LOT 2
104,367 S.F.

LOT A
14,061 S.F.
(NON-BUILDABLE)

STREET AND ADDRESS FRONTAGE COORDINATES APPROVED
2/2/04 *Mark St. Hughes*
Date Development Services Address Coordinator

Subject to the terms, conditions, provisions, restrictions, covenants and easements contained within that certain Declaration of Easements, Covenants and Restrictions [Cottonwood Corporate Center] recorded January 17, 1996 as Entry No. 6259074 in Book 7311 at Page 0821 of Official Records.

Please refer to said document for further information.

First Amendment to Declaration of Easements, Covenants and Restrictions [Cottonwood Corporate Center] recorded July 3, 1996 as Entry No. 6398547 in Book 7437 at Page 0265 of Official Records.

Please refer to said document for further information.

Second Amendment to Declaration of Easements, Covenants and Restrictions [Cottonwood Corporate Center] recorded May 2, 1997 as Entry No. 6635821 in Book 7658 at Page 2663 of Official Records.

IN ADDITION TO AMENDMENTS 3 & 4 IN BK 7716 PG 0180 AND BK 8160 PG 1199 RESPECTIVELY

Subject to the terms, provisions, conditions, restrictions and easements contained within that certain Cross-Easement Agreement dated November 12, 1998, by and between WallNet Investments, L.C., a Utah limited liability company and Market Street Cottonwoods, L.L.C., a Utah limited liability company recorded November 12, 99 as Entry No. 7152538 in Book 8160 at Page 1225 of Official Records.

SURVEYORS CERTIFICATE

I, KENNETH W. WATSON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 152300/158397 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS COTTONWOOD CORPORATE CENTER SUBDIVISION, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

I FURTHER CERTIFY THAT ALL LOTS MEET THE MINIMUM FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°08'51" East along the section line 668.71 feet and East 1995.31 feet from the West quarter corner of Section 23, Township 2 South, Range 1 East, SLB&M, and running thence North 10°59'32" West 143.47 feet to a point on the northerly line of the certain "parcel 12" conveyed to CotNet Investments, L.C., a Utah Limited Liability Company, in that certain special warranty deed recorded may 8, 1995 as Entry No. 6075837 in Book 7147 at Pages 232-237, inclusive of the official records of the Salt Lake County Recorder, (hereinafter "the official records"); thence South 89°02'01" East along said northerly line 441.80 feet to the west right-of-way line of 3000 East Street (as widened); thence South 12°27'20" West along said west line 237.79 feet; thence South 19°17'57" West along said west line 100.71 feet; thence South 12°27'20" West along said west line 240.83 feet; thence South 77°30'44" East along said west line 17.50 feet to the existing West right-of-way line of said 3000 East Street as recorded in Salt Lake County Entry #6259075, Book 7311 and Page 844; thence South 12°27'20" West along said west line 39.50 feet to the northerly line of the land conveyed to Blue Cross and Blue Shield of Utah; a Utah Corporation, in that certain special warranty deed recorded January 17, 1996 as Entry no. 6259077 in Book 7311 at Page 849 of the official records; thence North 77°30'44" West along said northerly line 214.97 feet; thence North 42°42'26" East 164.67 feet to the east line of Market Street Cottonwoods, LLC property, thence North 49°55'31" West 50.66 feet; thence North 60°00'00" West 32.21 feet; thence North 50°00'00" West 95.00 feet; thence North 20°59'32" West 62.73 feet; thence North 10°59'32" West 138.07 feet to the point of beginning. Contains 168,973.26 sq. Ft. (3.88 acres), and 3 lots.

2/2/04
DATE

Kenneth W. Watson, P.E., L.S.
REG. PROFESSIONAL ENGINEER (#152300)
REG. PROFESSIONAL LAND SURVEYOR (#158397)

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

COTTONWOOD CORPORATE CENTER SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown of this plat as intended for Public use.

In witness whereof _____ have hereunto set _____ this _____ day of February, A.D., 2004.

John L. West
CotNet Investments, L.C.

By: *John L. West*
TITLE: Manager of the Manager
ACKNOWLEDGMENT

STATE OF UTAH S.S.
County of Salt Lake

On this 9th day of February, 2004, personally appeared before me John L. West, who being by me duly sworn, did say that s/he is the Manager of the Manager of CotNet Investments, L.C. and that the within Owners Dedication was signed in behalf of said limited liability company by authority of its operating agreement/articles of organization and s/he acknowledged to me that said CotNet Investments, L.C. executed the same

My Commission Expires: 8/8/06

NOTARY PUBLIC Janet G. Vise
Residing at Salt Lake County

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.
County of Salt Lake

On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____, in said State of Utah, _____ who after being duly sworn, acknowledged to me that _____

a _____ Corporation (), that _____ signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

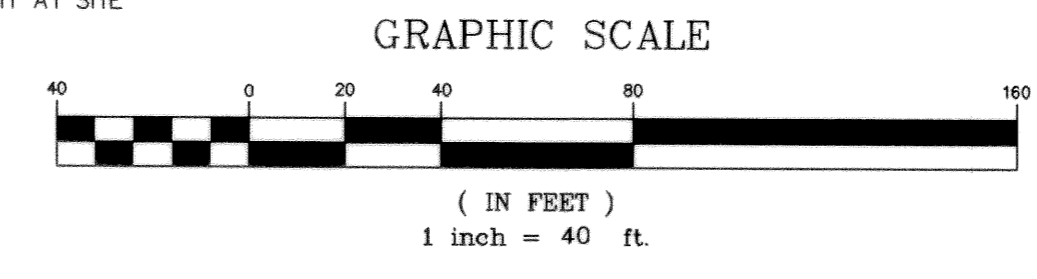
MY COMMISSION EXPIRES _____

NOTARY PUBLIC RESIDING IN _____ COUNTY

COTTONWOOD CORPORATE CENTER SUBDIVISION
6512 SOUTH 3000 EAST SALT LAKE CITY UTAH

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, T.2 S., R.1 E., S.L.B. & M. SALT LAKE COUNTY, UTAH

NOTE: THE RECORDING OF THIS FINAL PLAT DOES NOT GUARANTEE DEVELOPABILITY OF EACH LOT UNTIL AN INDIVIDUAL SITE PLAN IS APPROVED FOR EACH LOT.



LEGEND

- EXISTING FIRE HYDRANT
- LOT BOUNDARY CORNERS
- PROPERTY BOUNDARY CORNERS
- SECTION MONUMENTS
- EXIST. STREET MONUMENTS
- EXIST. POWER POLES

No.	Revision	By	Date
7	COUNTY RELINES	CB	1/30/04
6	REVISE CROSS ACCESS EASEMENT	CB	1/26/04
5	REVISE CREEK ACCESS EASEMENTS	RGE	12/31/03
4	ADD CREEK ACCESS EASEMENTS	RGE	12/30/03
3	ADD EASEMENTS, OHG, SETBACKS	CB	12/23/03
2	REVISE LOTS 1 & 2, UPDATE NORTH END	CB	9/29/03
1	ADD LOT 3 & REVISE AREAS	CB	7/8/03

Project Number 86301344
Designed By KWW
Drawn By CB
Checked By KWW Date JULY 2003

Stantec
Stantec Consulting Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

HEALTH
APPROVED THIS 4th DAY OF February A.D., 2004
Sy Blue
SALT LAKE VALLEY HEALTH DEPT.

PLANNING & DEVELOPMENT SERVICES DIVISION
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
2/4/04
DATE DIRECTOR

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10th DAY OF February A.D., 2004
Norm J. Martin
SALT LAKE COUNTY DISTRICT ATTORNEY

MAYOR
PRESENTED TO THE SALT LAKE COUNTY COMMISSION THIS 11 DAY OF February A.D., 2004, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
John L. West
MAYOR OR DESIGNEE

RECORDED # 8987990
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF FIRST AMERICAN TITLE
DATE 2-25-04 TIME 4:48 PM BOOK 2004P PAGE 45
FEE \$ 33.00
SALT LAKE COUNTY RECORDER