

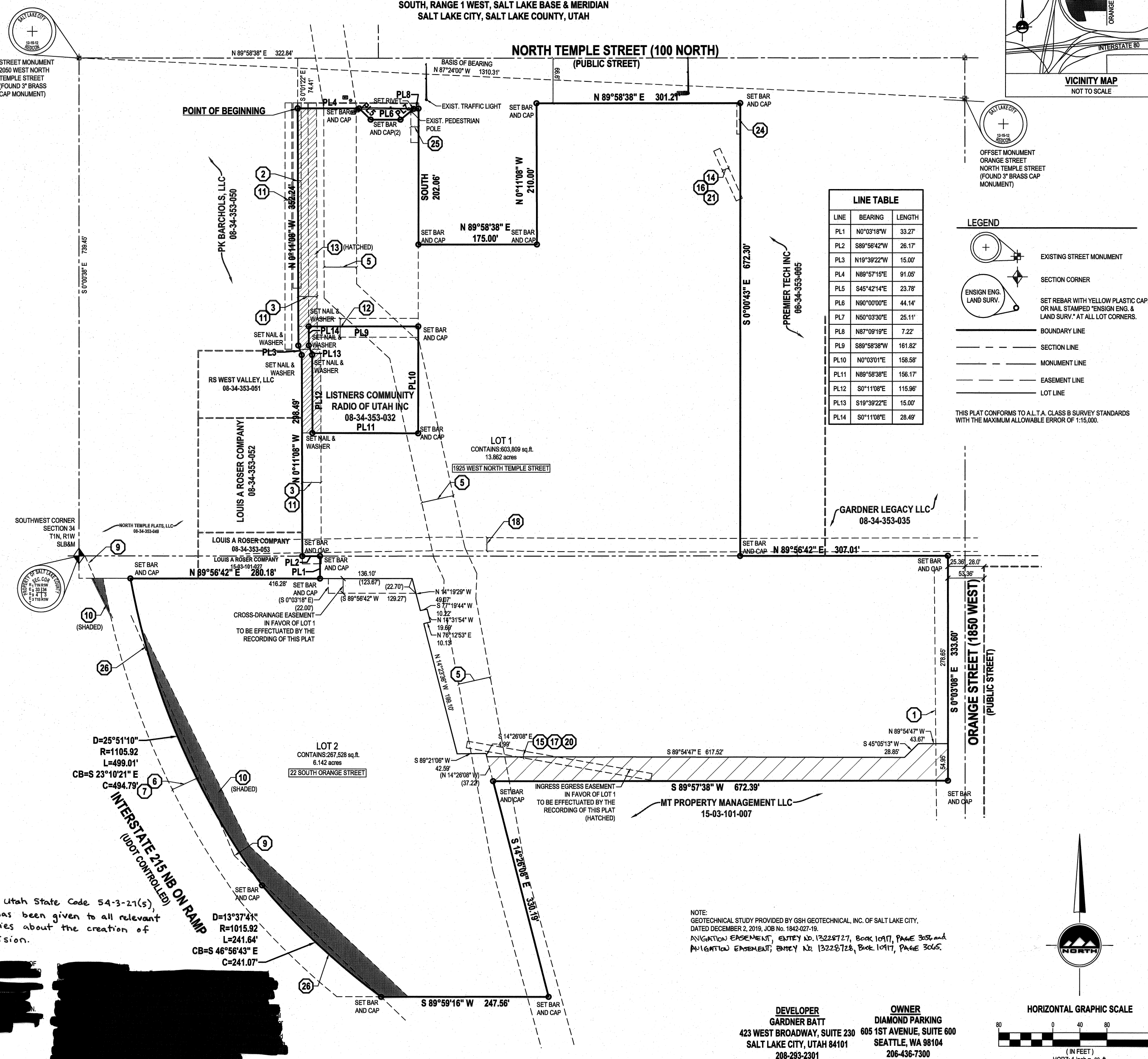
# 1925 WEST NORTH TEMPLE SUBDIVISION

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

## EASEMENT NOTES:

- Pole Line Easement in favor of Utah Power and Light Company. Said Easement recorded November 27, 1967, as Entry No. 1567108, in Book 1463, at Page 448. (Shown on survey)
  - Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company. Said Right of Way and Easement Grant recorded April 19, 1973, as Entry No. 2533458, in Book 3306, at Page 15. (Shown on survey)
  - An easement for ingress, egress and regress as created by that certain Warranty Deed recorded May 15, 1974 as Entry No. 3821863 in Book 3887 at Page 22 and that certain Agreement recorded May 15, 1974 as Entry No. 2621864 in Book 3887 at Page 24 of official records. (Shown on survey)
  - Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company. In construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject land, recorded October 1, 1974, as Entry No. 2655196, in Book 3692, at Page 493 (Unable to plot)
  - A right of way for the Brighton and North Point Canal. Quilt Claim Deed recorded February 19, 1975 as Entry No. 2685862 in Book 3788 at Page 15 of official records.
- The effects of a Quilt Claim Deed, recorded December 12, 1978 as Entry No. 3209960 in Book 4785 at Page 236 of official records.
- The effects of a Quilt Claim Deed, recorded December 12, 1978 as Entry No. 3209961 in Book 4785 at Page 237 of official records. (Shown on survey)
- Easement in favor of the Utah Department of Transportation, by instrument dated October 25, 1978 and recorded December 12, 1978, as Entry No. 3209962, in Book 4785, at Page 248. (Shown on survey)
  - Easement in favor of the Utah Department of Transportation, by instrument dated November 15, 1978 and recorded December 12, 1978, as Entry No. 3209963, in Book 4785, at Page 249. (Shown on survey)
  - Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, recorded October 3, 1980, as Entry No. 3482624, in Book 5195, at Page 528. (Unable to plot)
  - Easement in favor of Utah Power and Light Company, recorded September 12, 1985, as Entry No. 4136363, in Book 5686, at Page 237. (Shown on survey)
  - Easement in favor of Utah Power and Light Company, recorded March 29, 1986, as Entry No. 4602809, in Book 6014, at Page 265. (Shown on survey)
  - Declaration and Grant of Easements, dated April 6, 1994 and recorded April 11, 1994 as Entry No. 5791610 in Book 6915 at Page 2902. (Shown on survey)
  - Terms and conditions contained in that certain Easement and Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 in Book 7635 at Page 258 and in that certain Agreement recorded April 21, 2000 as Entry No. 7622378 in Book 8356 at Page 6020. (Shown on survey)
  - Declaration and Grant of Easements, recorded April 21, 2000 as Entry No. 7622377 in Book 8356 at Page 6011. (Shown on survey)
  - Underground Power Utility Right of Way Easement, by instrument dated October 2, 2008 and recorded October 3, 2008, as Entry No. 1054465, in Book 9468. (Shown on survey)
  - Underground Power Utility Right of Way Easement, by instrument dated October 2, 2008 and recorded October 3, 2008, as Entry No. 1054467, in Book 9468, at Page 6020. (Shown on survey)
  - Underground Power Utility Right of Way Easement in favor of PacifiCorp, by instrument dated October 14, 2009 and recorded October 15, 2009, as Entry No. 10542033, in Book 9651, at Page 558. (Shown on survey)
  - Underground Power Utility Right of Way Easement in favor of PacifiCorp, by instrument dated October 14, 2009 and recorded October 15, 2009, as Entry No. 10542034, in Book 9651, at Page 560. (Shown on survey)
  - Right of Way and Easement Grant, in favor of Questar Gas Company, recorded October 24, 2008, as Entry No. 10548474, in Book 9653, at Page 7871. (Shown on survey)
  - Abstract of Findings and Order, recorded October 31, 2008 as Entry No. 10553119 in Book 9656 at Page 6309. (Blanket in nature)
  - Underground Power Utility Right of Way Easement in favor of PacifiCorp, by instrument dated October 14, 2009 and recorded January 8, 2009, as Entry No. 10594225, in Book 9672, at Page 5277. (Shown on survey)
  - Underground Power Utility Right of Way Easement in favor of PacifiCorp, by instrument dated October 14, 2009 and recorded January 8, 2009, as Entry No. 10594227, in Book 9672, at Page 5233. (Shown on survey)
  - Abstract of Findings and Order, recorded February 11, 2009 as Entry No. 10620408 in Book 9684 at Page 9779. (Blanket in nature)
  - Declaration of Easement by Diamond Parking Inc., by instrument dated June 9, 2009 and recorded June 19, 2009, as Entry No. 1073921, in Book 9737, at Page 3705. (Blanket in nature)
- NOTE: Said document was not executed by the Owner of record.
- Right of Way Easement in favor of PacifiCorp, recorded September 30, 2010, as Entry No. 11043142, in Book 9864, at Page 1275. (Shown on survey)
  - Underground Right of Way Easement in favor of PacifiCorp, recorded September 30, 2010, as Entry No. 11043143, in Book 9864, at Page 1579. (Shown on survey)
  - Corrective Right of Way Easement recorded October 25, 2010 as Entry No. 11058997 in Book 9871 at Page 7554. (Shown on survey)
  - Lack of access to Interstate 215 abutting property. Quilt Claim Deed (Controlled Access) recorded November 24, 1976 as Entry No. 2880112 in Book 4415 at Page 406 and in that certain Warranty Deed (Controlled Access) recorded March 29, 1986 as Entry No. 4602910 in Book 6014 at Page 2688. (Shown on survey)
  - Avigation Easement to SALT LAKE CITY CORPORATION for perpetual and assignable easement for the Free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting persons or property through the air, in, through, across and about the airspace over the property, recorded, March 21, 2020 as Entry No. 13226727 in Book 17117 at Page 2678.
  - A water line and sanitary easement in favor of the Listeners Community Radio of Utah, Inc. property (Parcel No. 08-34-353-032) shall be effectuated by the recording of this plat. The easement shall be 10' wide and being 5' each side of the centerline of the service line as it may exist in the ground. The easement shall remain in place to a point in time when the service line may be required to be re-aligned or abandoned.
  - Avigation Easement to SALT LAKE CITY CORPORATION for perpetual and assignable easement for the Free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting persons or property through the air, in, through, across and about the airspace over the property, recorded, March 21, 2020 as Entry No. 13226728 in Book 17117 at Page 3045.

Persuant to Utah State Code 54-3-21(s), notification has been given to all relevant public utilities about the creation of this subdivision.



LINE	BEARING	LENGTH
PL1	N0°03'19"W	33.27
PL2	S89°58'42"W	26.17
PL3	N19°59'22"W	15.00
PL4	N89°57'15"E	91.05
PL5	S45°42'14"E	23.78
PL6	N69°00'07"E	44.14
PL7	N50°03'30"E	25.11
PL8	N87°09'19"E	7.22
PL9	S88°58'38"W	161.82
PL10	N0°03'19"W	158.58
PL11	N89°58'38"E	156.17
PL12	S01°11'08"E	115.96
PL13	S19°39'22"W	15.00
PL14	S01°11'08"E	28.49

**LEGEND**

- EXISTING STREET MONUMENT
- SECTION CORNER
- ENGIN ENCL. LAND SURV.
- SET REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENCL. & LAND SURV." AT ALL LOT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- MONUMENT LINE
- EASEMENT LINE
- LOT LINE

THIS PLAT CONFORMS TO A.L.T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1:15,000.

**SURVEYOR'S CERTIFICATE**

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 28882, as prescribed under 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, hereinafter to be known as the 1925 WEST NORTH TEMPLE SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

ENGIN ENGINEERING  
45 W. 10000 S., SUITE 600  
SANDY, UTAH 84070  
PHONE: 801.265.0229

DATE: MARCH 23, 2020

PATRICK M. HARRIS  
P.L.S. 28882

**BOUNDARY DESCRIPTION**

A parcel of land situated in the Southwest Quarter of Section 34, Township 1 North, Range 1 West, and in the Northwest Quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way of North Temple Street, said point being North 89°58'38" East 322.84 feet along the monument line and South 0°03'19" East 74.41 feet from the Street Monument at 2050 West Street and North Temple Street, said monument being North 0°03'19" East 333.50 feet along the Westerly Right-of-Way of said Orange Street, Salt Lake Base and Meridian, and running:

thence along the Southerly Right-of-Way of said North Temple Street the following (5)th course: 1) North 89°57'15" East 91.05 feet; 2) South 45°42'14" East 23.78 feet; 3) East 44.14 feet; 4) North 50°03'30" East 25.11 feet; 5) North 87°09'19" East 7.22 feet; thence South 202.06 feet;

thence North 89°58'42" East 175.00 feet;

thence North 0°11'08" West 210.00 feet to a point on the Southerly Right-of-Way of said North Temple Street;

thence North 89°58'38" East 301.21 feet along said Southerly Right-of-Way;

thence South 0°03'19" East 672.30 feet;

thence North 89°58'42" East 307.01 feet to a point on the Westerly Right-of-Way of Orange Street;

thence South 0°03'19" East 333.50 feet along the Westerly Right-of-Way of said Orange Street;

thence South 89°57'15" West 672.38 feet;

thence South 14°28'06" East 350.19 feet;

thence South 89°58'19" West 247.56 feet to a point on the Northeasterly Right-of-Way of Interstate 215;

thence Northerly 241.84 feet along the arc of a 1,015.82 foot radius curve to the right (center bears North 38°14'27" East and the chord bears North 49°56'43" West 241.07 feet with a central angle of 13°37'41") along the Northeasterly Right-of-Way of said Interstate 215;

thence Northwesterly 469.01 feet along the arc of a 1,105.82 foot radius curve to the right (center bears North 53°54'04" East and the chord bears North 23°10'21" West 494.79 feet with a central angle of 25°51'07") along the Northeasterly Right-of-Way of said Interstate 215;

thence North 89°58'42" East 286.18 feet;

thence North 0°03'19" East 333.50 feet;

thence South 89°56'42" West 26.17 feet;

thence North 0°11'08" West 115.96 feet;

thence North 19°39'22" West 15.00 feet;

thence North 0°11'08" West 28.49 feet to the point of beginning.

**LESS AND EXCEPTING**

Commencing North 89°58'38" East 322.84 feet and South 0°03'19" East 74.41 feet and South 0°11'08" East 323.74 feet and North 89°48'52" East 15.00 feet from the Street Monument at the 2050 West Street and North Temple Street, said monument being North 0°03'19" East 333.50 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running:

thence North 89°58'38" East 161.82 feet;

thence South 0°03'19" East 158.58 feet;

thence South 89°58'38" West 156.17 feet;

thence North 0°11'08" West 115.96 feet;

thence North 19°39'22" West 15.00 feet;

thence North 0°11'08" West 28.49 feet to the point of beginning.

Contains 871,338 square feet or 20,003 acres or 2 Lots.  
Parcel No. 08-34-353-045 & 15-03-101-026

Statement of accuracy: Linear closure of 1:913,325.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

J.L.C. LLC, the owners of the described tract of land to be hereinafter known as

**1925 WEST NORTH TEMPLE SUBDIVISION**

does hereby dedicate for the perpetual use of the public, all streets and other property as reflected 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 24th day of March, A.D. 2020

J.L.C. LLC  
By: [Signature]  
Title: Manager

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH, County of SALT LAKE  
On this day of March, in the year 2020, before me, the undersigned, a Notary Public, personally appeared [Signature], the Manager of J.L.C. 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 1925 WEST NORTH TEMPLE SUBDIVISION and was signed by him/her on behalf of said J.L.C. LLC and acknowledged that he/she/they executed the same.

Commission Number 64672  
My Commission Expires 12-7-22

[Signature]  
A Notary Public Commissioned in Utah

**1925 WEST NORTH TEMPLE SUBDIVISION**

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

**SHEET 1 OF 1**

PROJECT NUMBER: 972A  
MANAGER: PHARRIS  
DRAWN BY: CANDERSON  
CHECKED BY: PHARRIS  
DATE: 10/20/19

PREPARED BY:

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0229  
Fax: 801.255.4449  
WWW.ENGINENGIN.COM

LAYTON  
Phone: 801.241.1100  
TOOELE  
Phone: 435.464.2300  
STRIKING CITY  
Phone: 435.885.1403  
RICHLAND  
Phone: 435.888.2363

**SALT LAKE COUNTY HEALTH DEPARTMENT**

APPROVED THIS 1 DAY OF April, 2020  
BY THE BOARD OF HEALTH  
[Signature]  
SALT LAKE COUNTY HEALTH DEPT.

**CITY PLANNING DIRECTOR**

APPROVED THIS 17th DAY OF April, 2020  
BY THE SALT LAKE CITY PLANNING COMMISSION  
[Signature]  
SALT LAKE CITY PLANNING DIRECTOR  
DATE: 4/17/2020

**CITY ENGINEER DIVISION**

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

[Signature]  
CITY ENGINEER  
DATE: 4/20/20

**CITY PUBLIC UTILITIES DEPARTMENT**

APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS 21 DAY OF MARCH, 2020

[Signature]  
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

**CITY ATTORNEY**

APPROVED AS TO FORM THIS 3 DAY OF June, 2020, BY THE SALT LAKE CITY ATTORNEY.

[Signature]  
SALT LAKE CITY ATTORNEY

**CITY APPROVAL**

PRESENTED TO SALT LAKE CITY THIS 12 DAY OF June, 2020 AND IS HEREBY APPROVED.

[Signature]  
SALT LAKE CITY MAYOR  
[Signature]  
ATTORNEY AT LAW

RECORDED # 13310717

STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: GARDNER BATT CAPITAL INVESTMENT

DATE: 4/26/2020 TIME: 1:28 PM BOOK: 2020P PAGE: 157  
FEE: \$54.00 [Signature]  
SALT LAKE COUNTY RECORDER

ACCOUNT \_\_\_\_\_ SHEET 1 OF 1 SHEETS

08-34-353-045 15-03-101-026 08-34-31, 15-03-11