

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.

PHELAN PLAT

Located in the Northwest Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah

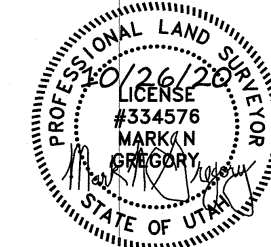
December 2020

SURVEYOR'S CERTIFICATE:

I, Mark N Gregory, an employee of Dominion Engineering Associates, L.C. (801-713-3000), do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots and streets hereafter to be known as **PHELAN SUBDIVISION** and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

Date: October 26, 2020

Mark N Gregory
P.L.S. No. 334576
Dominion Engineering Associates, L.C.
801-713-3000



A parcel of land located in the Northwest Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the west line of 4400 South Street, said point being South 89°59'41" West 43.68 feet along the south line of the Northwest Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian and North 86.70 feet from the Center Quarter Corner of said Section 7, and thence along an existing fence line North 79°49'14" West 903.60 feet to the east line of property described as Parcel 2 in that certain Warranty Deed recorded March 7, 1979 as Entry No. 3246439 in Book 4284 at Page 918 of the Salt Lake County records; thence along said line the following three courses: 1) North 00°48'00" East 413.29 feet, 2) South 56°19'00" East 35.72 feet and 3) North 00°48'00" East 752.06 feet to the south line of the Union Pacific Railroad right-of-way; thence along said line North 80°54'28" East 811.03 feet to said west line of 4400 West Street as shown on that certain 4400 West Street Dedication Plat recorded January 3, 2016 as Entry No. 9600327 in Book 2006P Page 2 of said records; thence along said line South 00°14'00" West 713.00 feet to the west line of said 4400 West Street as shown on that certain 4400 West Street Dedication Plat recorded November 10, 2005 as Entry No. 9551097 in Book 2005P Page 355 of said records; thence along said line the following three courses: 1) North 89°56'00" West 7.38 feet to a point on the arc of a 3,038.00 foot non-tangent curve to the left, the center of which bears South 89°56'00" East, 2) Southerly 280.23 feet along the arc of said curve through a central angle of 05°17'06" and a long chord of South 02°34'33" East 280.13 feet and 3) South 05°13'06" East 442.28 feet to the POINT OF BEGINNING. Said parcel contains 1,061,227 square feet or 24.36 acres, more or less.

Tax Parcel No. 15-07-127-001

STATEMENT OF ACCURACY:

The survey measurements completed for the preparation of this plat were made in accordance with the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification.

OWNER'S DEDICATION

CRP/PDC SLCS, 4400 West Owner, L.L.C., the owners of the described tract of land to be hereafter known as:

PHELAN SUBDIVISION

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 27th day of October, 2020.

CRP/PDC SLC S. 4400 West Owner, L.L.C.,
a Delaware limited liability company (Owner)

By: CRP/PDC SLC S. 4400 West Venture, L.L.C.,
a Delaware limited liability company,
its sole member

By: Phelan-TC/JB, L.L.C.,
a Delaware limited liability company,
its authorized member

By: TLC INVESTMENTS, LLC, its authorized member
By: Teresa L. Corral

Teresa L. Corral
Print Name

Manager

I have hereunto set my hand this 27th day of October, 2020.

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Douglas } ss

On this 27th day of October, in the year 2020, before me, David M. Costello, a notary public, personally appeared Teresa L. Corral the Manager of Phelan-TC/JB, L.L.C., a Delaware limited liability company, the authorized member for CRP/PDC SLC. 4400 West Owner, L.L.C., a Delaware limited liability company, 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 Phelan Subdivision Plat and was signed by him/her on behalf of said CRP/PDC SLC. 4400 West Owner, L.L.C., and acknowledged that he/she/they executed the same.

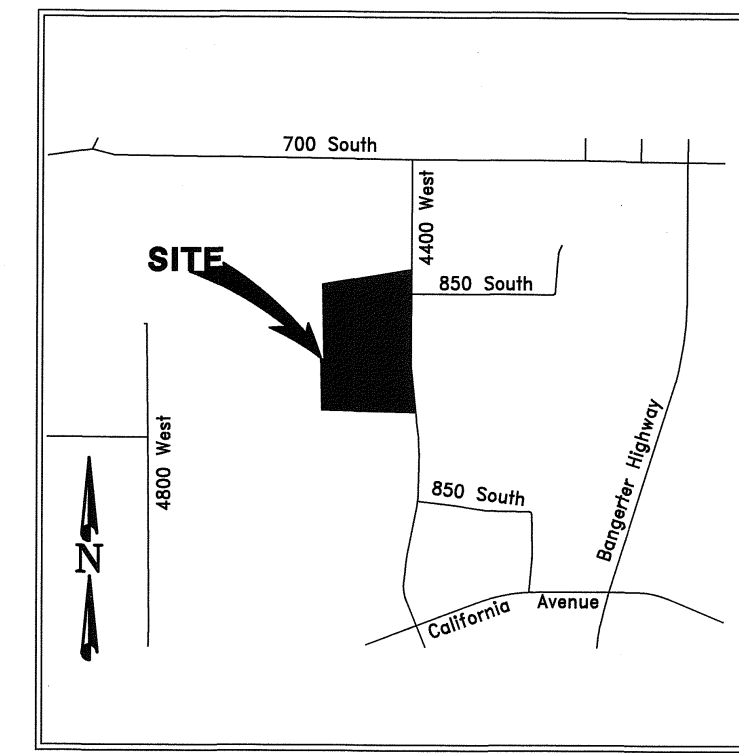
Commission Number 20074004840
My Commission Expires 02-18-2023

David M. Costello
Printed Name
A Notary Public Commissioned in the State of Colorado

DAVID M. COSTELLO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20074004840
MY COMMISSION EXPIRES FEB 18, 2023

PHELAN PLAT

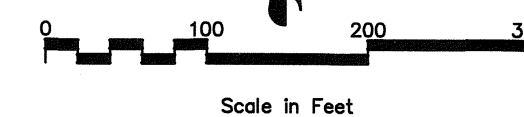
Located in the Northwest Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah



Vicinity Map
Not to Scale

NOTICE TO PURCHASERS AND OTHERS:

- A Deed for Easement Utah Power & Light Company to construct, operate, maintain and repair electric transmission and/or distribution system under, upon and across the property. Recorded March 7, 1979 as Entry No. 3246440 in Book 4824 at Page 924 of official records.
- Avigation Easement in favor of Salt Lake City Corporation, 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 subject real property, for the Salt Lake International Airport. Recorded July 31, 2000 as Entry No. 7687783 in Book 8378 at Page 29 of official records.
- Notice of Lot Line Adjustment recorded April 1, 2015 as Entry No. 12022351 in Book 10311 at Page 1472 of official records.
- A Deed for Easement as disclosed by instrument to Union Pacific Railroad Company Recorded September 11, 2020 as Entry No. 13390477 in Book 11016 at Page 8249 of official records.
- A Drainage Easement to SLC Corp. recorded Nov. 4, 2020 as Entry No. 13450583 in Book 11054 at Page 1287.
- Voiding Deed for the subject property is that certain Warranty Deed Recorded Sept. 11, 2020 as Entry No. 13390478 in Book 11016 at Page 8294.

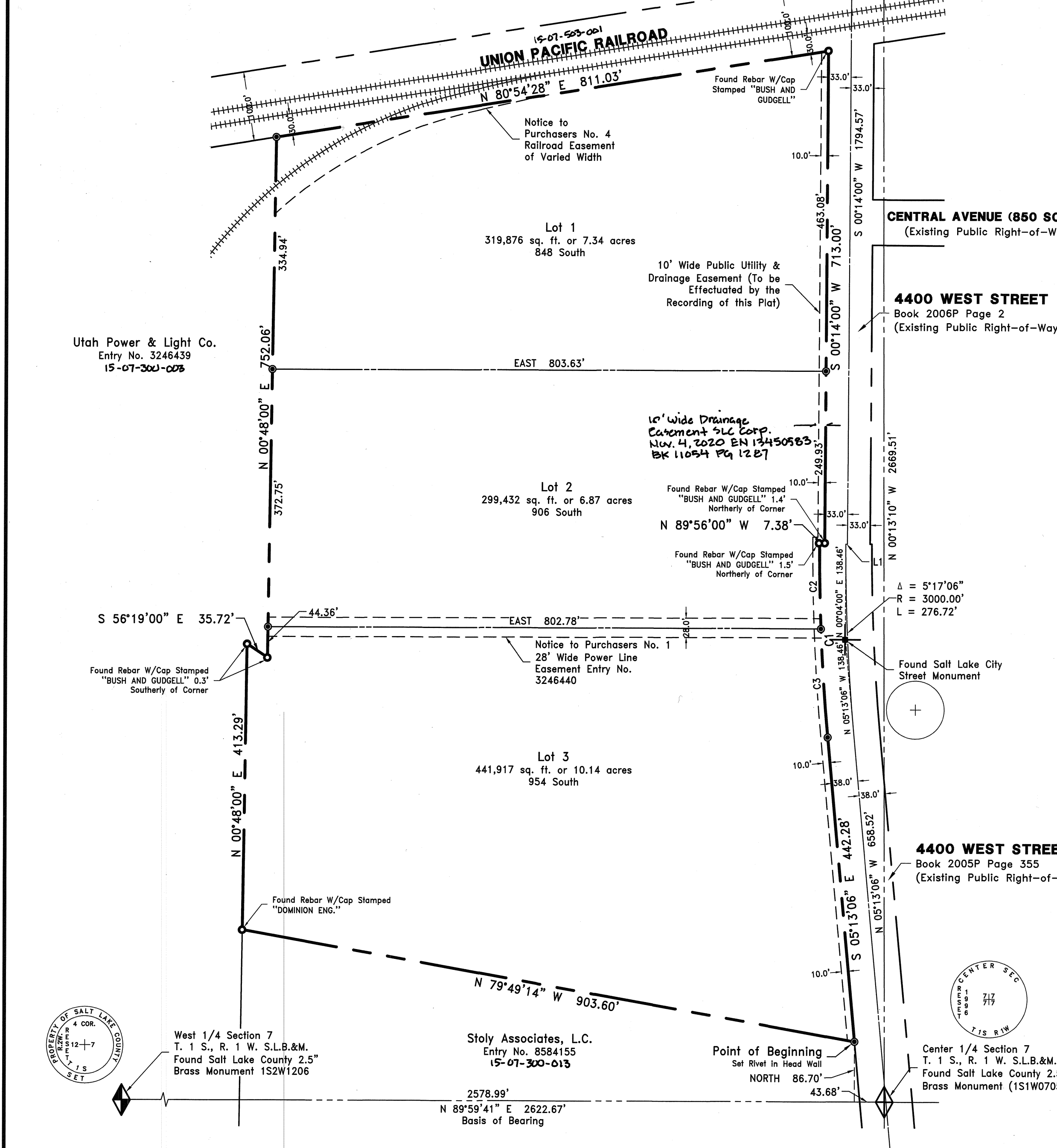


LEGEND

- Section Corner Monument Found (As Noted)
- Salt Lake City Street Monument Found
- Set Rebar W/Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
- Found Rebar Property Monument (As Noted)
- Existing Railroad Tracks
- Property Boundary Line
- Right-of-Way Line
- Section Line
- Lot Line
- Easement Line

LINE	BEARING	LENGTH
L1	N 89°56'00" W	2.38'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	3038.00'	280.23'	5°17'06"	S 2°34'33" E	280.13'	140.21'
C2	3038.00'	122.83'	2°19'00"	S 1°05'30" E	122.82'	61.42'
C3	3038.00'	157.40'	2°58'06"	S 3°44'03" E	157.38'	78.72'



P:\PHELAN - Roadman 4400 W 3250 SURVEY DRAWINGS\Phelan Final Plat.dwg

PREPARED BY: **DOMINION Engineering Associates, L.C.**
450 Newport Center Dr. Suite 405
Newport Beach, CA 92660

DEVELOPER: **Phelan Development Company**
450 Newport Center Dr. Suite 405
Newport Beach, CA 92660

NUMBER _____	PUBLIC UTILITIES DEPARTMENT	SALT LAKE COUNTY HEALTH DEPARTMENT	SALT LAKE CITY ENGINEERING DIVISION	CITY PLANNING DIRECTOR	SALT LAKE CITY ATTORNEY	SALT LAKE CITY APPROVAL	SALT LAKE COUNTY RECORDER <u>13533508</u>	NUMBER _____
ACCOUNT _____	Approved as to Sanitary Sewer, Storm Drainage and Water Utility Detail this <u>4th</u> day of <u>November</u> , 20 <u>20</u> .	Approved this <u>5th</u> day of <u>November</u> , 20 <u>20</u> .	I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file. R.O.S. No. S2020-03-0182.	Approved this <u>2nd</u> day of <u>December</u> , 20 <u>20</u> by the Salt Lake City Planning Commission.	Approved as to form this <u>6th</u> day of <u>January</u> , 20 <u>21</u> .	Presented to Salt Lake City this <u>6</u> day of <u>January</u> , 20 <u>21</u> , and is hereby approved.	State of Utah, County of Salt Lake, recorded and filed at the request of <u>CRP/PDC SLC S. 4400 West Venture L.L.C.</u>	ACCOUNT _____
SHEET <u>1</u>	<i>[Signature]</i> Salt Lake City Public Utilities Director	<i>[Signature]</i> Salt Lake County Health Department	<i>[Signature]</i> City Engineer <i>[Signature]</i> City Surveyor	<i>[Signature]</i> Salt Lake City Planning Director	<i>[Signature]</i> Salt Lake City Attorney	<i>[Signature]</i> Salt Lake City Mayor <i>[Signature]</i> Salt Lake City Recorder	Date <u>01/14/2021</u> Time <u>10:07AM</u> Book <u>2021P</u> Page <u>015</u> Fees \$ <u>50.00</u> <i>[Signature]</i> Salt Lake County Recorder	SHEET <u>1</u>
OF <u>1</u> SHEETS								OF <u>1</u> SHEETS