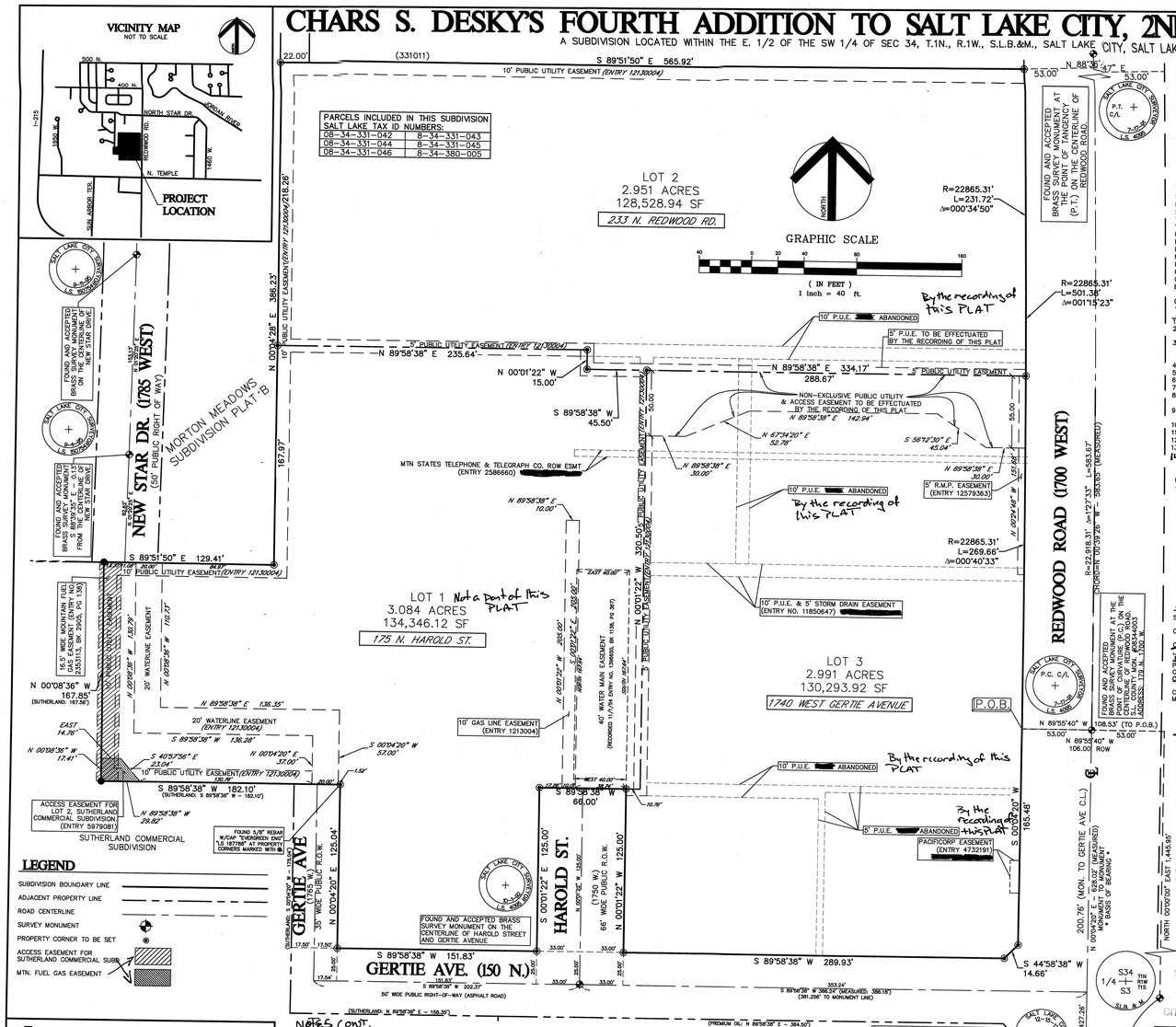
CHARS S. DESKY'S FOURTH ADDITION TO SALT LAKE CITY, 2ND AMENDED & EXTENDED

A SUBDIVISION LOCATED WITHIN THE E. 1/2 OF THE SW 1/4 OF SEC 34, T.1N., R.1W., S.L.B.&M., SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SURVEY MONUMENT
- PROPERTY CORNER TO BE SET
- ACCESS EASEMENT FOR SUTHERLAND COMMERCIAL SUBD.
- MTN. FUEL GAS EASEMENT

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD (A STATE ROADWAY) LOCATED NORTH 00°00'00" EAST 1,445.85 FEET AND NORTH 88°55'40" WEST 108.33 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (A FOUND BRASS CAP SURVEY MARKER, SALT LAKE COUNTY MONUMENT NO. 1N1M3402, LOCATED AT 000 N. 1700 W.) SAID POINT ALSO BEING LOCATED NORTH 89°55'40" WEST, A DISTANCE OF 53.00 FEET FROM A ROAD MONUMENT ON THE CENTERLINE OF SAID REDWOOD ROAD (A FOUND BRASS CAP SURVEY MARKER, SALT LAKE COUNTY MONUMENT NO. 08344003, LOCATED AT 179 N. 1700 W.); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD, SOUTH 00°04'20" WEST, A DISTANCE OF 165.48 FEET; THENCE SOUTH 44°58'38" WEST A DISTANCE OF 14.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GERTIE AVENUE; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID GERTIE AVENUE, SOUTH 89°58'38" WEST, A DISTANCE OF 289.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HAROLD STREET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF GERTIE AVENUE, AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF HAROLD STREET, NORTH 00°01'22" WEST, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID HAROLD STREET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF SAID HAROLD STREET, AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HAROLD STREET, SOUTH 89°58'38" WEST, A DISTANCE OF 66.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID HAROLD STREET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF SAID HAROLD STREET, AND CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID HAROLD STREET, SOUTH 00°01'22" EAST, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GERTIE AVENUE; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF HAROLD STREET, AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID GERTIE AVENUE, SOUTH 89°58'38" WEST, A DISTANCE OF 151.83 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GERTIE AVENUE; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF GERTIE AVENUE, AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID GERTIE AVENUE, NORTH 00°04'20" EAST, A DISTANCE OF 125.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID GERTIE AVENUE; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF GERTIE AVENUE, AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID GERTIE AVENUE, SOUTH 89°58'38" WEST, A DISTANCE OF 35.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID GERTIE AVENUE, SAID POINT ALSO BEING ON THE BOUNDARY LINE OF LOT 2, SUTHERLAND COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER (RECORDED JUNE 10, 1994 AS ENTRY NO. 5846636, BOOK 94-6, PAGE 172); THENCE LEAVING SAID NORTHERLY AND WESTERLY RIGHT OF WAY LINES OF GERTIE AVENUE, AND CONTINUING ALONG SAID BOUNDARY LINE OF LOT 2 OF THE SUTHERLAND COMMERCIAL SUBDIVISION, THE FOLLOWING TWO (2) CALLS: (1) SOUTH 89°58'38" WEST, A DISTANCE OF 147.10 FEET; (2) NORTH 00°06'36" WEST, A DISTANCE OF 167.56 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 2; THENCE LEAVING SAID BOUNDARY LINE OF LOT 2 OF THE SUTHERLAND COMMERCIAL SUBDIVISION, AND CONTINUING NORTH 00°08'36" WEST, A DISTANCE OF 0.29 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF MORTON MEADOWS SUBDIVISION PLAT B, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER (RECORDED DECEMBER 3, 1969 AS ENTRY NO. 2312706 IN BOOK HH, PAGE 13); THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE OF MORTON MEADOWS SUBDIVISION PLAT B, SOUTH 89°51'50" EAST, A DISTANCE OF 129.41 FEET TO THE SOUTHEAST CORNER OF SAID MORTON MEADOWS SUBDIVISION PLAT B (CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 39); THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE, AND CONTINUING ALONG THE EASTERLY BOUNDARY LINE OF SAID MORTON MEADOWS SUBDIVISION PLAT B, NORTH 00°04'28" EAST, A DISTANCE OF 386.23 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY LINE OF MORTON MEADOWS SUBDIVISION PLAT B, SOUTH 89°51'50" EAST, A DISTANCE OF 565.92 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD, (SAID POINT BEING 53.00 FEET RADIALLY DISTANT WESTERLY FROM THE CENTERLINE OF REDWOOD ROAD) SAID POINT ALSO BEING ON A 22,865.31 FOOT RADIUS CURVE TO THE RIGHT, RADIUS BEARS SOUTH 88°46'57" WEST; THENCE SOUTH 00.38 FEET ALONG THE ARC OF SAID 22,865.31 FOOT RADIUS CURVE TO THE RIGHT, ALONG SAID WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD, THROUGH A CENTRAL ANGLE OF 0°15'23" (CHORD: SOUTH 00°33'21" EAST, 501.37 FEET) TO THE POINT OF BEGINNING. Less and Excepting Lot 2 Chars S. Desky's Fourth Addition to Salt Lake City Amended and Extended

CONTAINS: 9.02 ACRES ([redacted] SQUARE FEET) MORE OR LESS 258,822

NOTES

1. THIS PLAT REPRESENTS AN AMENDMENT TO "CHARS S. DESKY'S FOURTH ADDITION TO SALT LAKE CITY, AMENDED & EXTENDED" (ENTRY NO. 12130004 RECORDED SEPT. 10, 2015).
2. LOCATED WITHIN: THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH.
3. BASIS OF BEARING: NORTH 00°04'20" EAST ALONG THE CENTERLINE OF REDWOOD ROAD. A FOUND BRASS SURVEY REFERENCE MONUMENT (LOCATED N 00°04'20" E, 80.14 FEET FROM THE INTERSECTION OF NORTH TEMPLE & REDWOOD ROAD) TO A FOUND BRASS SURVEY REFERENCE MONUMENT (LOCATED AT THE POINT OF CURVATURE OF A 22,918.31 FOOT RADIUS CURVE TO THE LEFT).
4. PROPERTY CORNERS: SET OR FOUND SURVEY MONUMENTS AT EXTERIOR BOUNDARY CORNERS MARKED "EVERGREEN INC. / LS. 187788" AS NOTED HEREON.
5. PER SALT LAKE CITY SURVEY DEPARTMENT: MINIMUM LINEAR CLOSURE OF 1:15,000
6. REFER TO THE SURVEY PERFORMED BY THIS OFFICE (OCTOBER 2013) FOR ADDITIONAL INFORMATION.
7. SALT LAKE CITY ZONING AREA: CURRENT ZONE PER PLANNING DEPARTMENT: STA–MUEC "TRANSIT STATION AREA MIXED USE EMPLOYMENT CENTER"
8. AN AVIGATION EASEMENT TO SALT LAKE CITY CORPORATION EXISTS OVER THIS PROPERTY (RECORDED APRIL 3, 1997 AS ENTRY NO. 6610237 IN BOOK 7635, PAGE 317 OF THE OFFICIAL RECORDS)
9. A CONSTRUCTION AND MAINTENANCE OF WASTEWATER PIPELINE EASEMENT (RECORDED 5/16/14 ENTRY NO. 11850647 BOOK 10231, PAGE 3442) [redacted]
10. EASEMENT TO PACIFICORP (ENTRY NO. 4732191, BOOK 6101 PAGE 1432) [redacted]
11. MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RIGHT OF WAY EASEMENT (ENTRY 2586660 BOOK 3472, PAGE ?) [redacted]
12. LOT LINE ADJUSTMENT APPROVAL: ENTRY 12305479 BOOK 10444, PAGE 6039 (NOT APPLICABLE AFTER RECORDING OF THIS PLAT)
13. DRAINAGE AGREEMENT FOR LOT 2: ENTRY 12374845 BOOK 10480, PG 8358 (AFFECTS LOT 2 ONLY– DOES NOT AFFECT LOT 3)
14. Subject to deed recorded as Entry No. _____ Book _____ Pg _____

OWNER'S DEDICATION AND CONSENT TO RECORD

WEST STATION NORTH APARTMENTS LP, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS "CHARS S. DESKY'S FOURTH ADDITION TO SALT LAKE CITY, 2ND AMENDED AND EXTENDED", DOES 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 HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

DATED THIS 14 DAY OF August 2019.

WEST STATION NORTH APARTMENTS LP, A UTAH LIMITED LIABILITY COMPANY
BY: [signature]
PRINT NAME: BLAKE HENDERSON
TITLE: Manager

ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Summit) ss.

ON THIS 14th DAY OF August IN THE YEAR 2019, BEFORE ME Tassie Williams A NOTARY PUBLIC, PERSONALLY APPEARED BLAKE HENDERSON, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE "CHARS S. DESKY'S FOURTH ADDITION TO SALT LAKE CITY, 2ND AMENDED AND EXTENDED" AND ACKNOWLEDGE THEY EXECUTED THE SAME.

COMMISSION NUMBER 689028
MY COMMISSION EXPIRES: 5-10-2020

[signature]
PRINT NAME: Tassie Williams
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

RR DEVELOPMENT PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS "CHARS S. DESKY'S FOURTH ADDITION TO SALT LAKE CITY, 2ND AMENDED AND EXTENDED", DOES 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 HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

DATED THIS 14 DAY OF August 2019.

RR DEVELOPMENT PARTNERS, LLC A UTAH LIMITED LIABILITY COMPANY
BY: [signature]
PRINT NAME: BLAKE HENDERSON
TITLE: Manager

ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Summit) ss.

ON THIS 14th DAY OF August IN THE YEAR 2019, BEFORE ME Tassie Williams A NOTARY PUBLIC, PERSONALLY APPEARED BLAKE HENDERSON, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE "CHARS S. DESKY'S FOURTH ADDITION TO SALT LAKE CITY, 2ND AMENDED AND EXTENDED" AND ACKNOWLEDGE THEY EXECUTED THE SAME.

COMMISSION NUMBER 689028
MY COMMISSION EXPIRES: 5-10-2020

[signature]
PRINT NAME: Tassie Williams
A NOTARY PUBLIC COMMISSIONED IN UTAH

LIEN HOLDER CONSENT

ON THE 16TH DAY OF NOVEMBER 2018, WEST STATION NORTH APARTMENTS, LP, A UTAH LIMITED LIABILITY COMPANY, ENTERED INTO A MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT WITH THE FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE, FOR THE BENEFIT OF HOLDERS OF FEDERAL HOME LOAN MORTGAGE CORPORATION, MULTIFAMILY AGGREGATION RISK TRANSFER CERTIFICATES, SERIES 2018–KT03, AS SUCCESSOR IN INTEREST TO BERKADIA COMMERCIAL MORTGAGE, LLC, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON NOVEMBER 16, 2018, AS ENTRY NO. 12887349 IN BOOK 10730 AT PAGE 9107 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE.

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE, FOR THE BENEFIT OF HOLDERS OF FEDERAL HOME LOAN MORTGAGE CORPORATION, MULTIFAMILY AGGREGATION RISK TRANSFER CERTIFICATES, SERIES 2018–KT03 IS FULLY AWARE THAT WEST STATION NORTH APARTMENTS, LP IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS "CHARS S. DESKY'S FOURTH ADDITION TO SALT LAKE CITY, 2ND AMENDED AND EXTENDED", AND FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE, FOR THE BENEFIT OF HOLDERS OF FEDERAL HOME LOAN MORTGAGE CORPORATION, MULTIFAMILY AGGREGATION RISK TRANSFER CERTIFICATES, SERIES 2018–KT03, HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS 2 DAY OF August 2019.

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE, FOR THE BENEFIT OF HOLDERS OF FEDERAL HOME LOAN MORTGAGE CORPORATION, MULTIFAMILY AGGREGATION RISK TRANSFER CERTIFICATES, SERIES 2018–KT03

BY: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS MASTER SERVICER

BY: [signature]
NAME: Naomi C. McDonald
TITLE: Director
Multifamily Asset Management

ACKNOWLEDGMENT

COMMONWEALTH OF VIRGINIA)
:ss
COUNTY OF FAIRFAX)

ON 4/12 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [illegible] KNOWN TO ME TO BE THE [illegible] OF FEDERAL HOME LOAN MORTGAGE CORPORATION, AS MASTER SERVICER FOR FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE, FOR THE BENEFIT OF HOLDERS OF FEDERAL HOME LOAN MORTGAGE CORPORATION, MULTIFAMILY AGGREGATION RISK TRANSFER CERTIFICATES, SERIES 2018–KT03, AND ACKNOWLEDGED, AND WITHIN DOING INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

[illegible]
NOTARY PUBLIC IN AND FOR STATE OF VIRGINIA
MY COMMISSION EXPIRES 12 31 2020

SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SUBDIVISION PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

STATE OF UTAH GREGORY R. WOLBACH NO. 187788 PROFESSIONAL LAND SURVEYOR

GREGORY R. WOLBACH DATE:

Plot Date: AUGUST 6, 2019
DWG File: Chars–2ndAmended–2019.dwg
© 2019 Evergreen Engineering, Inc.

Evergreen Engineering, Inc.
Civil Engineering * Land Surveying * Land Planning
P.O. Box 2861 * Park City * Utah * 84060
Phone: (801) 557–3482
E-mail: amoran@evergreen–eng.com

NOTES CONT.
15. Cross Access Easement Entry No. 12377051 Book 10482 Pg. 588
16. Cross Access Easement Entry No. 12748051 Book 10662 Pg. 3930

NUMBER _____ ACCOUNT _____ SHEET 1 OF 1 SHEETS	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS 21 DAY OF August 2019 S. L. COUNTY HEALTH DEPARTMENT	CITY PLANNING DIRECTOR APPROVED THIS 23rd DAY OF August, 2019, BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER — DATE 8/22/19 CITY SURVEYOR acting — DATE 8/22/2019	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS 20th DAY OF August, 2019 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM ON THIS 30th DAY OF August, 2019. SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS 4th DAY OF September 2019 AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR Assistant SALT LAKE CITY RECORDER	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF RR DEVELOPMENT DATE: 9/5/19 TIME: 1:48PM BOOK: 2019P PAGE: 249 $54.00 FEE: $ SALT LAKE COUNTY RECORDER — DEPUTY	NUMBER 13067478 ACCOUNT _____ SHEET 1 OF 1 SHEETS

08-34-37 : 08-34-331-042, -043, -044, -046
08-34-380-005