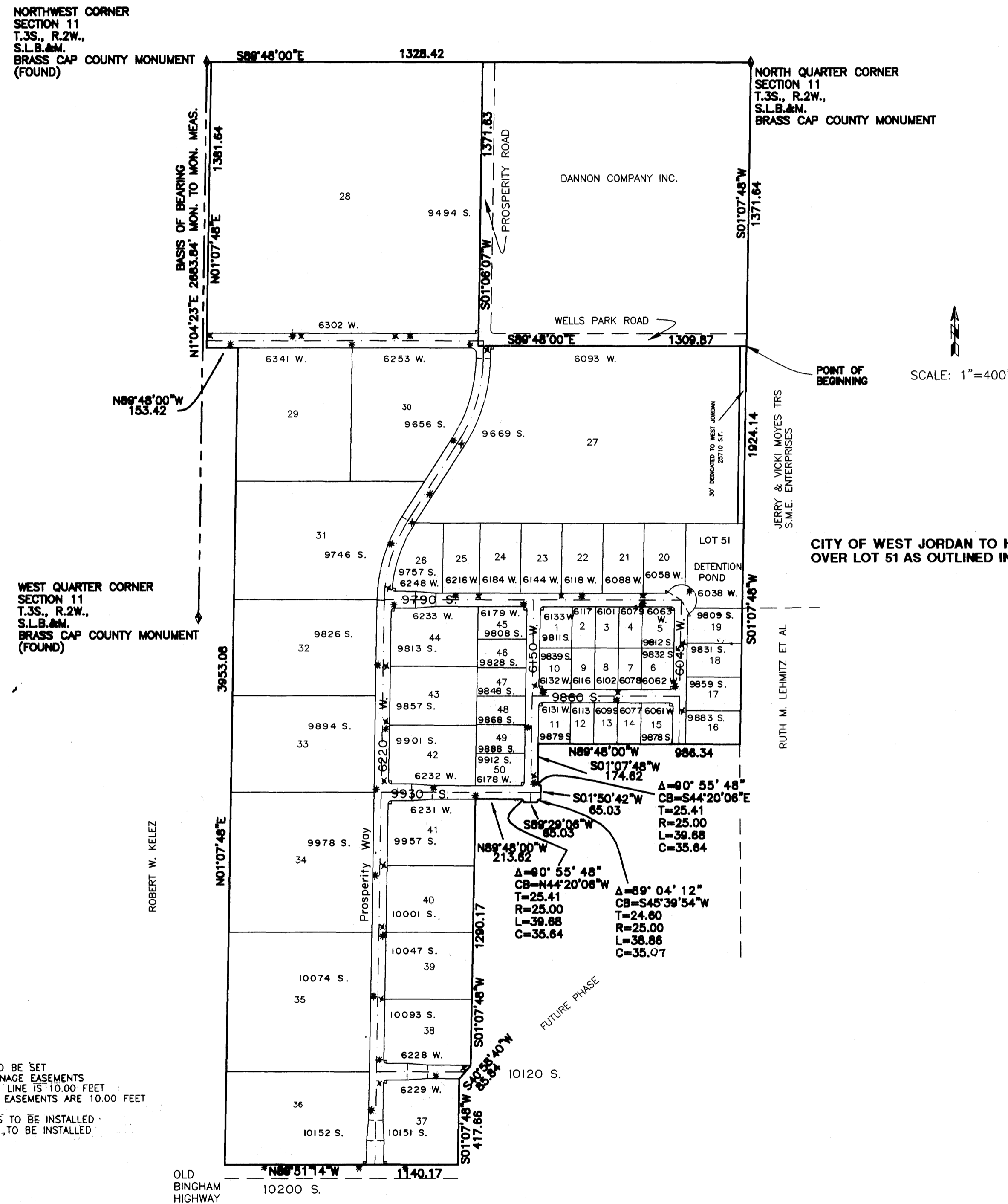


BINGHAM BUSINESS PARK PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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.



PROJECT OVERVIEW

SURVEYOR'S CERTIFICATE

I, RALPH E. GOFF, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 144147 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 PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

BINGHAM BUSINESS PARK PHASE 1

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS S1°07'48"W, 1371.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S1°07'48"W, 1924.14 FEET; THENCE N89°48'00"W, 986.34 FEET; THENCE S1°07'48"W, 174.62 FEET; THENCE 39.68 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S44°20'06"E, 35.64 FEET); THENCE S1°50'42"W, 65.03 FEET; THENCE 38.86 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S45°39'54"W, 35.07 FEET); THENCE S89°29'06"W, 65.03 FEET; THENCE 39.68 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N44°20'06"W, 35.64 FEET); THENCE N89°48'00"W, 213.62 FEET; THENCE S1°07'48"W, 1290.17 FEET; THENCE S40°58'40"W, 85.84 FEET; THENCE S1°07'48"W, 417.66 FEET; THENCE N89°51'14"W, 1140.17 FEET; THENCE N1°07'48"E, 3953.08 FEET; THENCE N89°48'00"W, 153.42 FEET; THENCE N1°07'48"E, 1381.64 FEET; THENCE S89°48'00"E, 1328.42 FEET; THENCE S1°06'07"W, 1371.63 FEET; THENCE S89°48'00"E, 1309.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 208.9325 ACRES - 51 LOTS

Ralph E. Goff
4/4/99

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE TWO UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

BINGHAM BUSINESS PARK PHASE 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR

HAND THIS 5th DAY OF APRIL A.D. 1999

Robert W. Keeler
ROBERT W. KEELER
BY ITS OWNER
PACIFIC COMMERCIAL PROPERTIES CORP.
Douglas K. Anderson
DOUGLAS K. ANDERSON - PRESIDENT

CORPORATE ACKNOWLEDGMENT

ON THE 5th DAY OF APRIL A.D. 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, *Douglas K. Anderson*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF PACIFIC COMMERCIAL PROPERTIES, A CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 12-2-2002

Cynthia Cummings
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

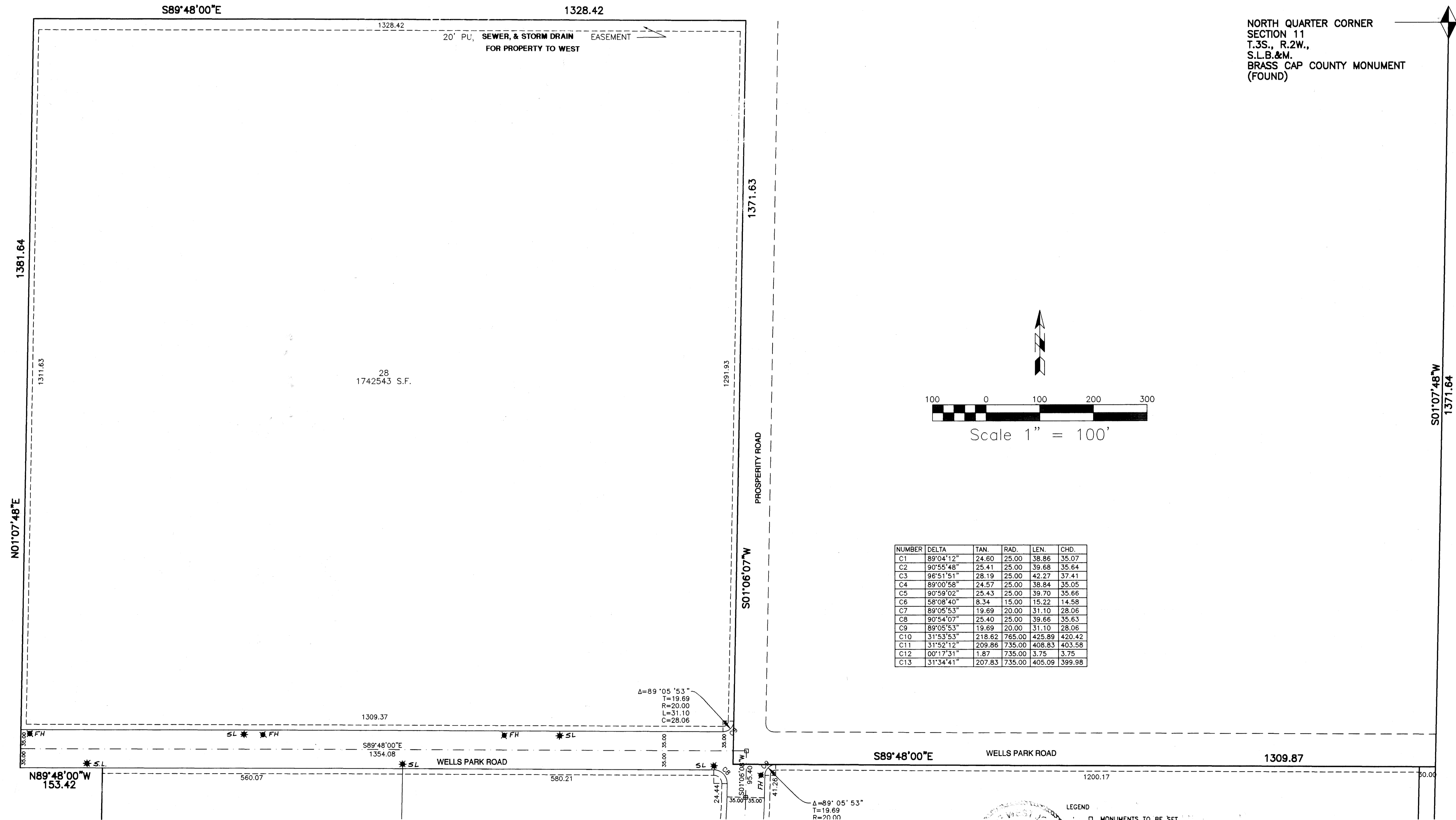
99-4P-93
1006

<p>PLANNING COMMISSION</p> <p>APPROVED THIS 3rd DAY OF March A.D. 1999 BY THE WEST JORDAN CITY PLANNING COMMISSION</p> <p><i>Candace S. Nelson</i> CHAIRMAN, WEST JORDAN CITY PLANNING COMM.</p>	<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE</p> <p>4/14/99 <i>Leslie W. Clawson</i> DATE WEST JORDAN CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS 14th DAY OF April A.D. 1999</p> <p><i>Ralph E. Goff</i> WEST JORDAN CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS 9th DAY OF April A.D. 1999 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>Ralph E. Goff</i> <i>Roberta Evans</i> ATTN: WEST JORDAN CITY CLERK WEST JORDAN CITY MAYOR</p>	<p>RECORDED # 7322350</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF BINGHAM PARK L.C.</p> <p>DATE 4-14-99 TIME 3:00PM BOOK 99-4P PAGE 93</p> <p>\$231.00 FEE <i>Roddy Harrison</i> DEPUTY SALT LAKE COUNTY RECORDER</p>
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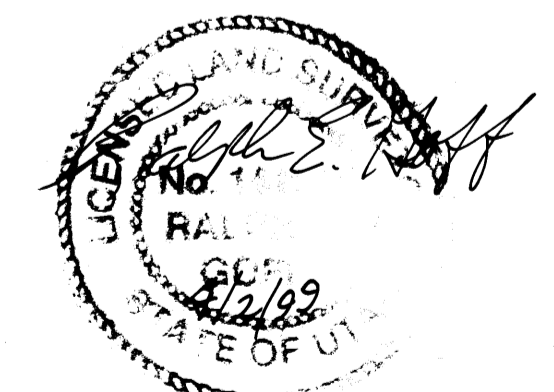
BINGHAM BUSINESS PARK PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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C1	89°04'12"	24.60	25.00	38.86	35.07
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C3	96°51'51"	28.19	25.00	42.27	37.41
C4	89°00'58"	24.57	25.00	38.84	35.05
C5	90°59'02"	25.43	25.00	39.70	35.66
C6	58°08'40"	8.34	15.00	15.22	14.58
C7	89°05'53"	19.69	20.00	31.10	28.06
C8	90°54'07"	25.40	25.00	39.66	35.63
C9	89°05'53"	19.69	20.00	31.10	28.06
C10	31°53'53"	218.62	765.00	425.89	420.42
C11	31°52'12"	209.86	735.00	408.83	403.58
C12	00°17'51"	1.87	735.00	3.75	3.75
C13	31°34'41"	207.83	735.00	405.09	399.88



SEE SHEET 1 OF 6 FOR LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATE, AND OWNER'S DEDICATION

MATCH TO SHEET 3 OF 6

SHEET 2 OF 6

99-4P-93 2016

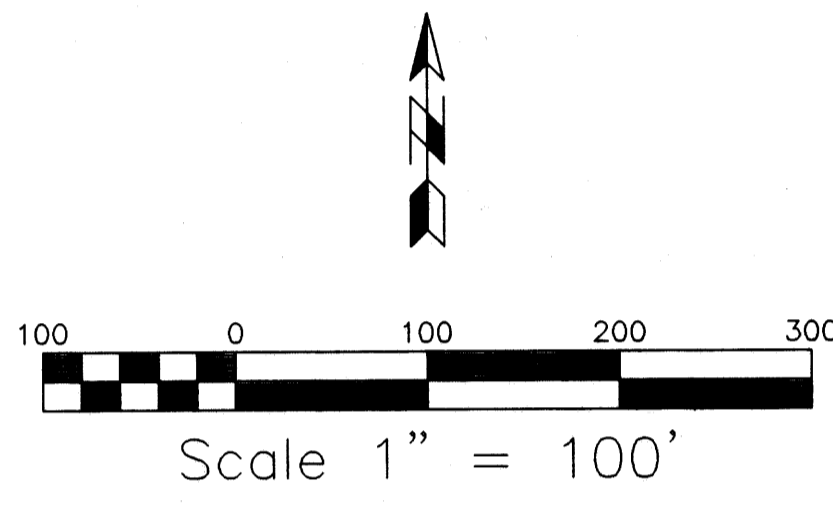
<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>3rd</u> DAY OF <u>March</u> A.D. 19<u>99</u> BY THE WEST JORDAN CITY PLANNING COMMISSION</p> <p><i>Dorothy Nelson</i> CHAIRMAN, WEST JORDAN CITY PLANNING COMM.</p>	<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE</p> <p>4/14/99 <i>Lialie W. Clawson</i> DATE WEST JORDAN CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>April</u> A.D. 19<u>99</u></p> <p><i>John R. [Signature]</i> WEST JORDAN CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS <u>13th</u> DAY OF <u>April</u> A.D. 19<u>99</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>Melanie S. Drago</i> <i>Serna Evans</i> ATTST: WEST JORDAN CITY CLERK WEST JORDAN CITY MAYOR</p>	<p>RECORDED # <u>7322350</u></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>BINGHAM PARK L.C.</u></p> <p>DATE <u>4-14-99</u> TIME <u>3:00 PM</u> BOOK <u>99-4P</u> PAGE <u>93</u></p> <p>FEE <u>\$231.00</u></p> <p><i>Roddy Harrison</i> DEPUTY SALT LAKE COUNTY RECORDER</p> <p>99-4P-93 2016</p>
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BINGHAM BUSINESS PARK PHASE 1

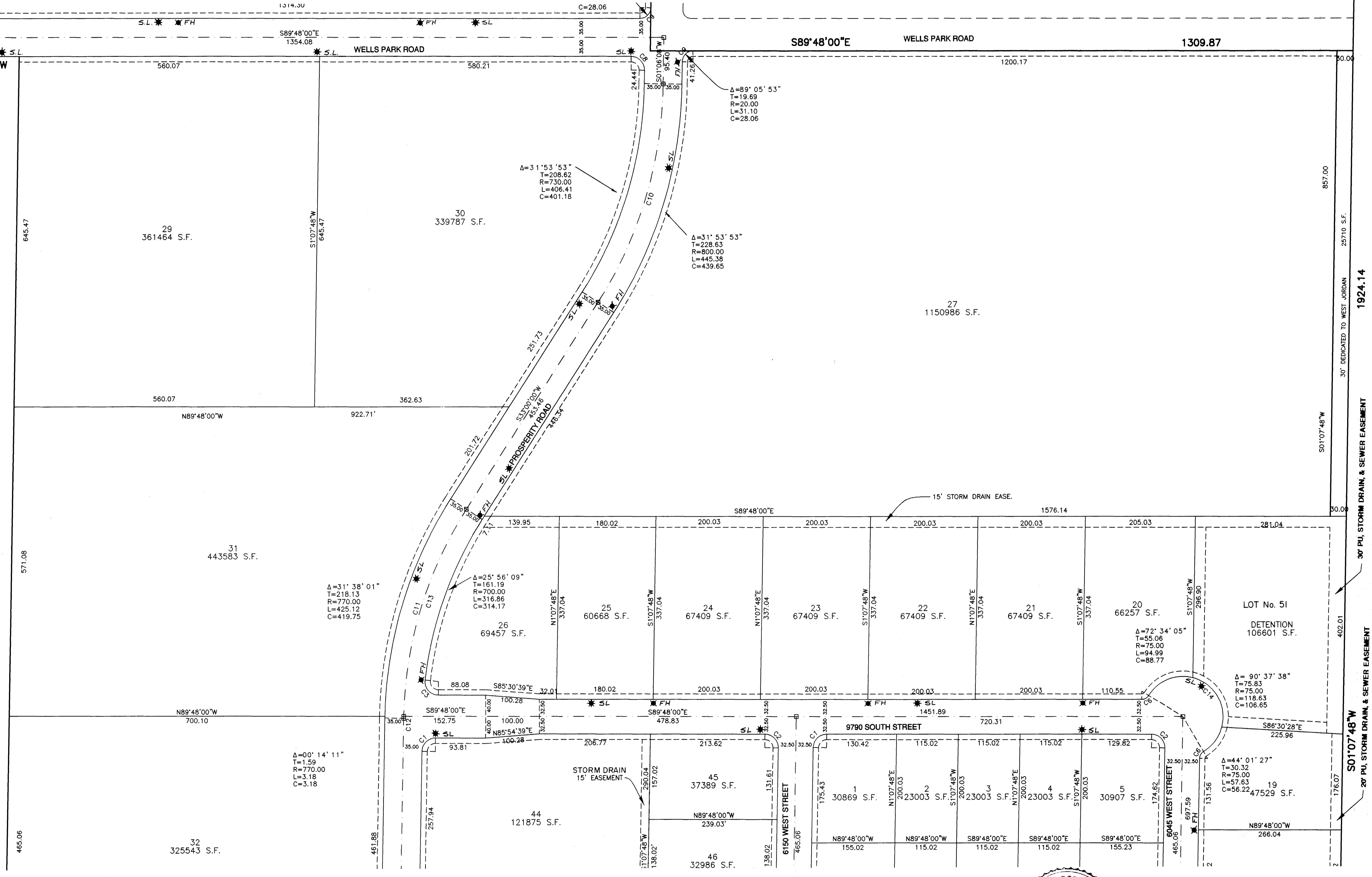
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

MATCH TO SHEET 2 OF 6

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C6	58°08'40"	8.34	15.00	15.22	14.58
C7	89°05'53"	19.69	20.00	31.10	28.06
C8	90°54'07"	25.40	25.00	39.66	35.63
C9	89°05'53"	19.69	20.00	31.10	28.06
C10	31°53'53"	218.62	785.00	425.89	420.42
C11	31°52'12"	209.86	735.00	408.83	403.58
C12	00°17'31"	1.87	735.00	3.75	3.75
C13	31°54'41"	207.83	735.00	405.09	399.98

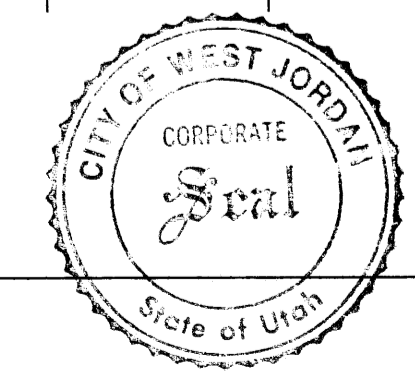
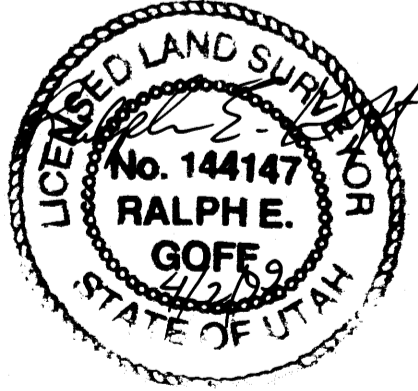


LEGEND
 □ MONUMENTS TO BE SET
 P.U. AND DRAINAGE EASEMENTS
 FRONT LOT LINE IS 10.00 FEET
 BOUNDARY EASEMENTS ARE 10.00 FEET
 * FIRE HYDRANTS TO BE INSTALLED
 * STREET LIGHTS TO BE INSTALLED

SEE SHEET 1 OF 6 FOR LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATE, AND OWNER'S DEDICATION

MATCH TO SHEET 4 OF 6

SHEET 3 OF 6



<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>3rd</u> DAY OF <u>March</u> A.D. 19<u>99</u> BY THE WEST JORDAN CITY PLANNING COMMISSION</p> <p><i>Richard H. Nelson</i> CHAIRMAN, WEST JORDAN CITY PLANNING COMM.</p>	<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE</p> <p>4/14/99 <i>Luis W. Clauson</i> DATE WEST JORDAN CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>April</u> A.D. 19<u>99</u></p> <p><i>[Signature]</i> WEST JORDAN CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS <u>9th</u> DAY OF <u>April</u> A.D. 19<u>99</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>[Signature]</i> WEST JORDAN CITY CLERK <i>[Signature]</i> WEST JORDAN CITY MAYOR</p>	<p>RECORDED # <u>7322350</u></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>BINGHAM PARK L.C.</u></p> <p>DATE <u>4-14-99</u> TIME <u>3:00pm</u> BOOK <u>99-4P</u> PAGE <u>93</u></p> <p>FEE <u>\$231.00</u></p> <p><i>[Signature]</i> DEPUTY SALT LAKE COUNTY RECORDER</p>
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99-4P-93 306

BINGHAM BUSINESS PARK PHASE 1

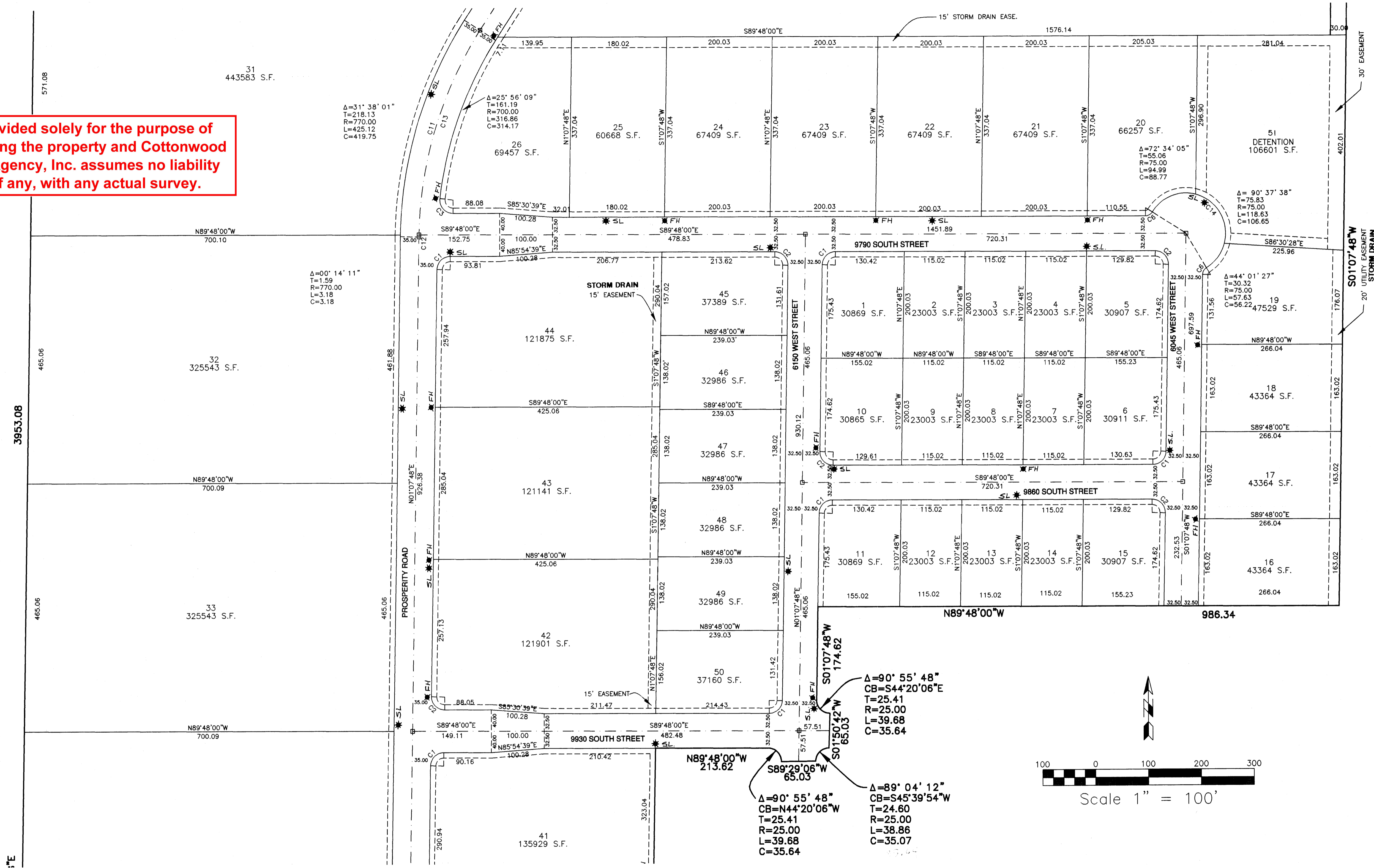
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

MATCH TO SHEET 3 OF 6

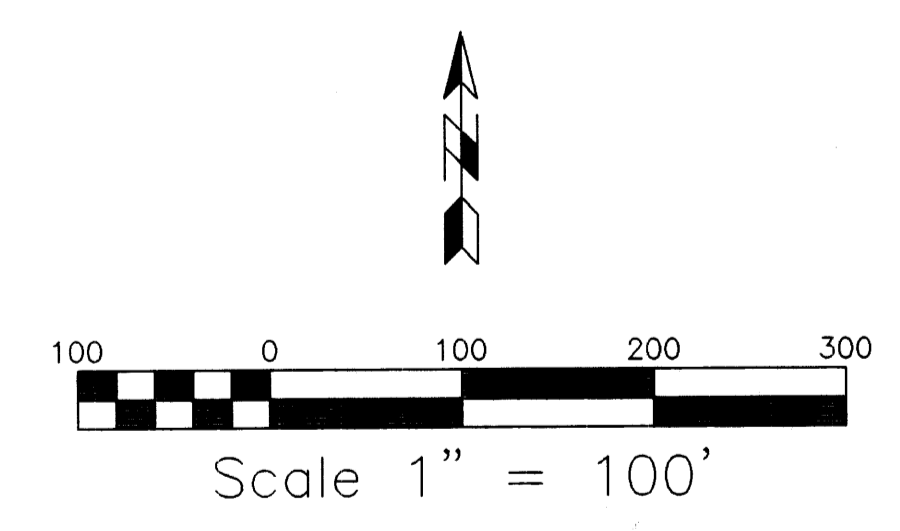
CITY OF WEST JORDAN TO HAVE DRAINAGE EASEMENT
OVER LOT 51 AS OUTLINED IN THE DEVELOPMENT AGREEMENT

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C13	31°34'41"	207.83	735.00	405.09	399.98



LEGEND
 □ MONUMENTS TO BE SET
 P.U. AND DRAINAGE EASEMENTS
 FRONT LOT LINE IS 10.00 FEET
 BOUNDARY EASEMENTS ARE 10.00 FEET
 * FIRE HYDRANTS TO BE INSTALLED.
 * STREET LIGHTS TO BE INSTALLED



99-4p-93 406

Ralph E. Koff
 4/14/99

SEE SHEET 1 OF 6 FOR LEGAL DESCRIPTION,
SURVEYOR'S CERTIFICATE, AND OWNER'S DEDICATION

MATCH TO SHEET 5 OF 6

SHEET 4 OF 6

<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>3rd</u> DAY OF <u>March</u> A.D. 19<u>99</u> BY THE WEST JORDAN CITY PLANNING COMMISSION</p> <p><i>Rebecca S. Nelson</i> CHAIRMAN, WEST JORDAN CITY PLANNING COMM.</p>		<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE</p> <p>4/14/99 <i>Jessie W. Clawson</i> DATE WEST JORDAN CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>April</u> A.D. 19<u>99</u></p> <p><i>[Signature]</i> WEST JORDAN CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS <u>9th</u> DAY OF <u>April</u> A.D. 19<u>99</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>[Signature]</i> WEST JORDAN CITY CLERK <i>[Signature]</i> WEST JORDAN CITY MAYOR</p>	<p>RECORDED # 7322350</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>BINGHAM PARK L.C.</u></p> <p>DATE <u>4-14-99</u> TIME <u>3:00 PM</u> BOOK <u>99-42</u> PAGE <u>93</u></p> <p>FEES <u>\$231.00</u></p> <p><i>[Signature]</i> DEPUTY SALT LAKE COUNTY RECORDER</p>
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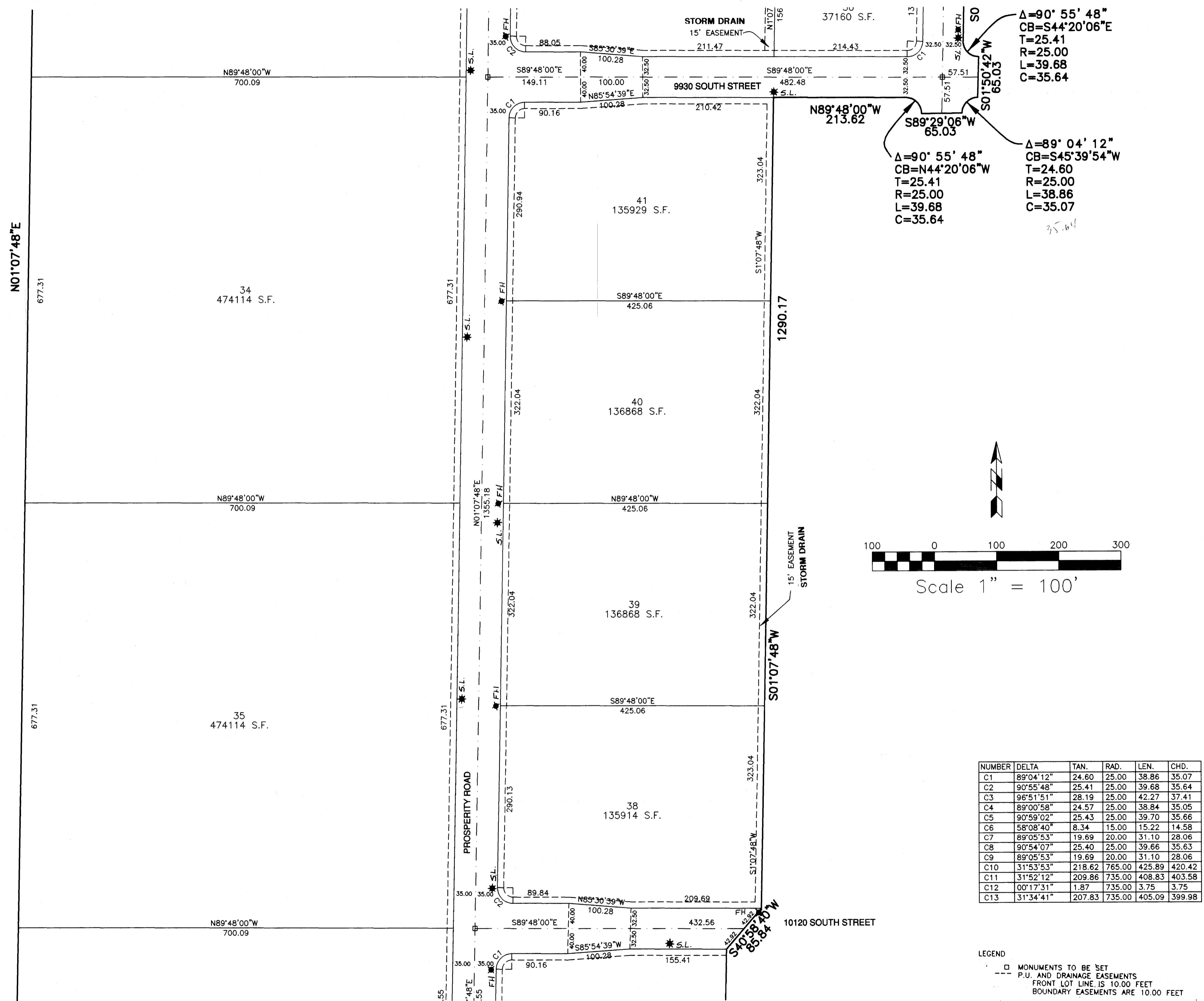
99-4p-93-406

BINGHAM BUSINESS PARK PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

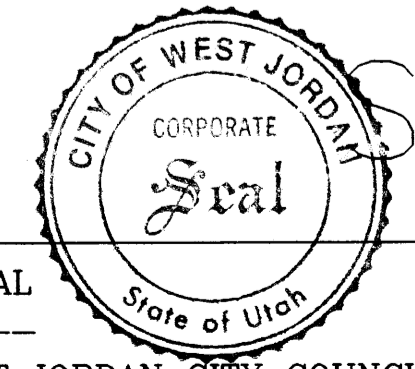
MATCH TO SHEET 4 OF 6

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SEE SHEET 1 OF 6 FOR LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATE, AND OWNER'S DEDICATION

MATCH TO SHEET 6 OF 6



SHEET 5 OF 6

<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>3rd</u> DAY OF <u>March</u> A.D. 19<u>99</u> BY THE WEST JORDAN CITY PLANNING COMMISSION</p> <p><i>Christy D. Wilson</i> CHAIRMAN, WEST JORDAN CITY PLANNING COMM.</p>	<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE</p> <p>4/14/99 <i>Leslie W. Clawson</i> DATE WEST JORDAN CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>April</u> A.D. 19<u>99</u></p> <p><i>Keith J. ...</i> WEST JORDAN CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS <u>9th</u> DAY OF <u>April</u> A.D. 19<u>99</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>Rui L. ...</i> <i>John ...</i> WEST JORDAN CITY CLERK WEST JORDAN CITY MAYOR</p>	<p>RECORDED # <u>7322350</u></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>BINGHAM PARK L.C.</u></p> <p>DATE <u>4-14-99</u> TIME <u>3:00 PM</u> BOOK <u>99-4P</u> PAGE <u>93</u></p> <p>FEE <u>\$231.00</u></p> <p><i>Maddalena Harrison</i> DEPUTY SALT LAKE COUNTY RECORDER</p>
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99-4P-93 506

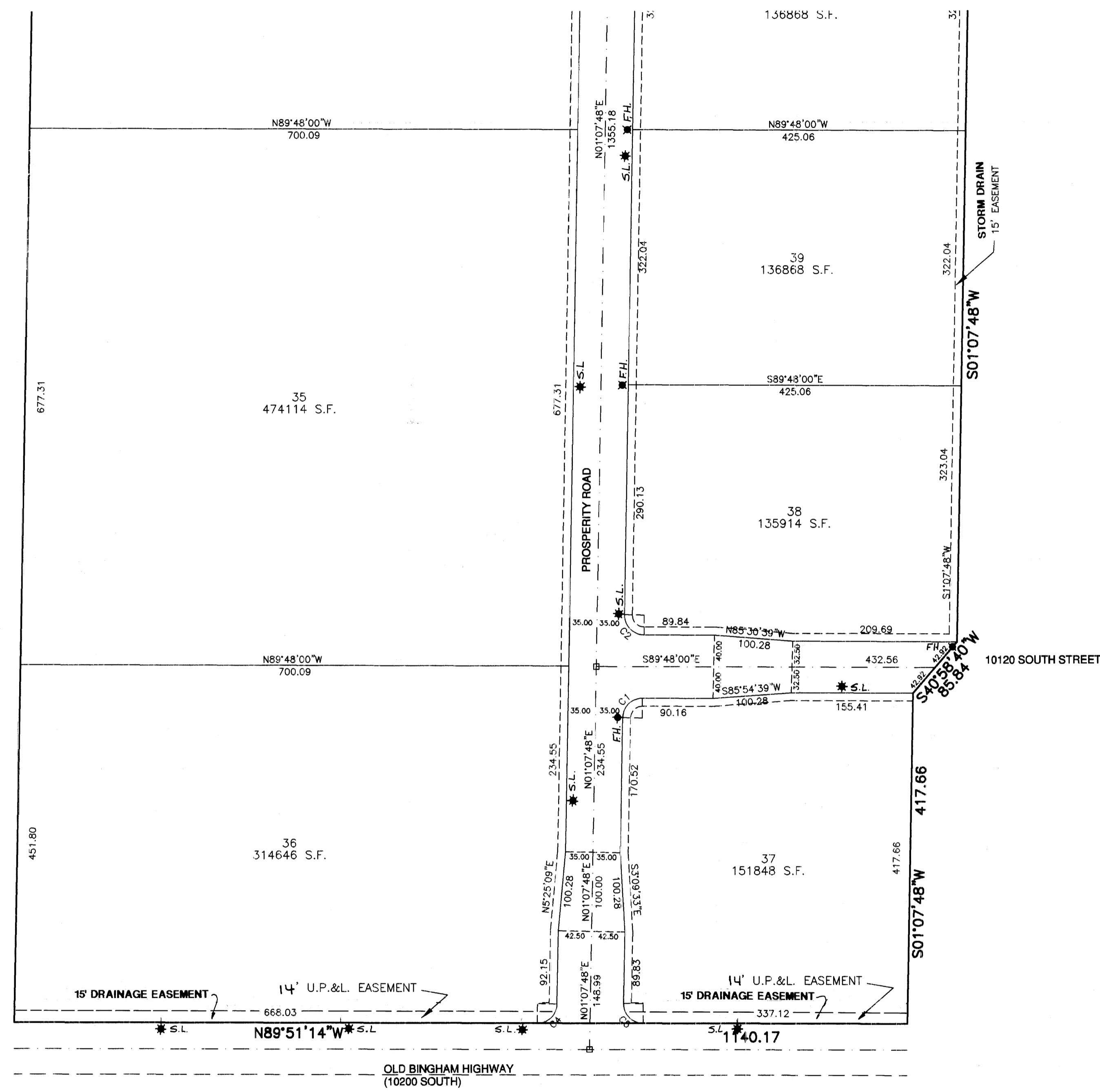
99-4P-93 506

BINGHAM BUSINESS PARK PHASE 1

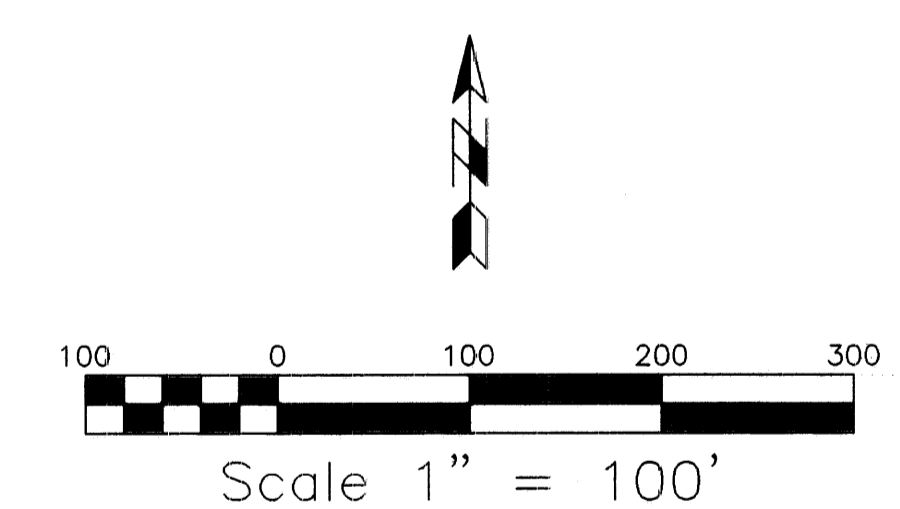
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

MATCH TO SHEET 5 OF 6

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C13	31°34'41"	207.83	735.00	405.09	399.98



- LEGEND
- MONUMENTS TO BE SET
 - P.U. AND DRAINAGE EASEMENTS
 - FRONT LOT LINE IS 10.00 FEET
 - BOUNDARY EASEMENTS ARE 10.00 FEET
 - ★ FIRE HYDRANTS TO BE INSTALLED
 - ★ STREET LIGHTS TO BE INSTALLED

Robert E. Hoff
4/2/99

SEE SHEET 1 OF 6 FOR LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATE, AND OWNER'S DEDICATION

SHEET 6 OF 6

<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>3rd</u> DAY OF <u>March</u> A.D. 19<u>99</u> BY THE WEST JORDAN CITY PLANNING COMMISSION</p> <p><i>Paul J. Nelson</i> CHAIRMAN, WEST JORDAN CITY PLANNING COMM.</p>		<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE</p> <p>4/14/99 <i>Luis W. Clawson</i> DATE WEST JORDAN CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>April</u> A.D. 19<u>99</u></p> <p><i>Robert E. Hoff</i> WEST JORDAN CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS <u>14th</u> DAY OF <u>April</u> A.D. 19<u>99</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>Paul L. Anderson</i> WEST JORDAN CITY CLERK</p> <p><i>Jana Egan</i> WEST JORDAN CITY MAYOR</p>	<p>RECORDED # 7322350</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>BINGHAM PARK L.C.</u></p> <p>DATE <u>4-14-99</u> TIME <u>3:00 PM</u> BOOK <u>99-4P</u> PAGE <u>93</u></p> <p>FEE \$ <u>231.00</u></p> <p><i>Maddie Harrison</i> DEPUTY SALT LAKE COUNTY RECORDER</p>
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