

INQUIRE
HE NINIGRE
LANDOLE

NIN TECH WEST II

A Subdivision Located in the Southeast Quarter of Section 7 and the
Northeast Quarter of Section 18, Township 1 South, Range 1 West,
Salt Lake Base and Meridian, Salt Lake County, Utah

SURVEYOR'S CERTIFICATE

I, Mark N Gregory, 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 owners, I have made an accurate survey of the tract of land shown and described herein 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 Nin Tech West II, and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the northeast corner of Nin Tech West I, a subdivision recorded February 2, 2006 as Entry No. 9628957 in Book 20006P at Page 22 of the Salt Lake County records, said corner being North 00°12'49" West 143.20 feet along the west line of the Southeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian and South 89°57'57" East 640.33 feet parallel to the south line of said Section 7 from the South Quarter Corner of said Section 7, and thence continuing along said line South 89°57'57" East 967.06 feet to the west right-of-way line of Bangert Highway; thence along said west right-of-way line South 00°27'03" West 143.20 feet to said south line of Section 7; thence along said south line South 89°57'57" East 4.87 feet to said west right-of-way line and a point on the arc of a 3,904.72 foot radius non-tangent curve to the left, the center of which bears North 89°57'42" East; thence along said west right-of-way line the following eight courses: 1) Southerly 12.35 feet along said curve through a central angle of 00°10'52" and a long chord of South 00°07'44" East 12.35 feet, 2) South 00°13'10" East 19.20 feet, 3) South 89°46'50" West 30.00 feet, 4) South 00°13'10" East 45.32 feet to a point of tangency of a 3,934.72 foot radius curve to the left, 5) Southerly 1,063.11 feet along said curve through a central angle of 15°28'50" and a long chord of South 07°57'35" East 1,059.88 feet, 6) South 15°42'00" East 1,285.29 feet, 7) North 89°58'59" East 15.58 feet and 8) South 15°42'00" East 20.35 feet to the northerly line of the Utah Power and Light property described in that certain Warranty Deed recorded December 30, 1964 as Entry No. 2051505 in Book 2276 at Page 495; thence along said northerly line South 89°55'13" West 129.76 feet to the northerly line of the Utah Power and Light property described in that certain Quit Claim Deed recorded September 23, 1957 as Entry No. 1537493 in Book 1446 at Page 487 of said records; thence along said northerly line North 65°37'06" West 488.17 feet to said northerly line described in Book 2276 at Page 495; thence along said northerly line the following two courses: 1) North 55°14'55" West 158.80 feet and 2) North 64°26'02" West 509.58 feet to the southeast corner of said Nin Tech West I and a point on the arc of a 854.00 foot radius non-tangent curve to the right, the center of which bears North 41°08'08" East; thence along the east line of said Nin Tech West I the following two courses: 1) Northwesterly 728.33 feet along said curve through a central angle of 48°51'52" and a long chord of North 24°25'56" West 706.46 feet and 2) North 1,372.38 feet to the POINT OF BEGINNING. Said parcel contains 2,372,498 square feet 54.47 acres, more or less.

Date December 29, 2006

Mark N Gregory
P.L.S. No. 334576



OWNER'S DEDICATION AND CONSENT TO RECORD

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

INQUIRE
HE NINIGRE
LANDOLE
NIN TECH WEST II

and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this 6th day of December, 2006.

Ninigrad Technology West, L.C.
Owner(s)

By: Randolph G Alford

INQUIRE
HE NINIGRE
LANDOLE
BY: THE NINIGRE GROUP, L.P., MANAGED BY RANDOLPH G. ALFORD, MANAGER

ACKNOWLEDGMENT

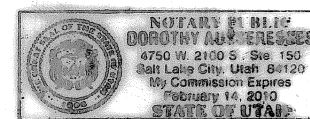
STATE OF UTAH
COUNTY OF SALT LAKE } ss

On this 6th day of December, 2006, personally appeared before me Randolph G Alford, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as President of Ninigrad Technology West, L.C.

Notary Public for the State of Utah

My Commission Expires 2-14-2010

Notary Seal



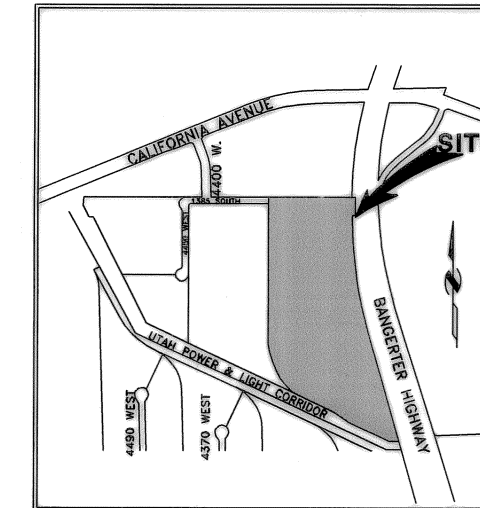
NOTICE TO PURCHASERS

The property described hereon is subject to the following:

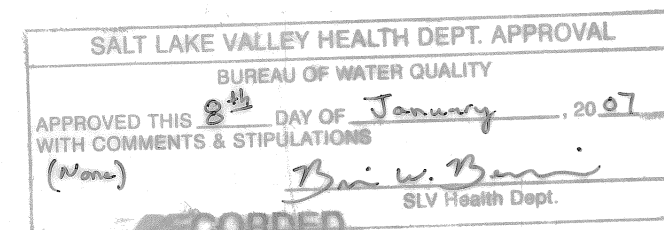
- Aviation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded February 27, 2001 as Entry No. 7830175 in Book 8428 at Page 1354 of official records.
- The terms and conditions, provisions of that certain Notice of Site Management Plan for the Western Alum Ponds and attachments thereto recorded July 29, 2004 as Entry No. 9131855 in Book 9019 at Page 4155 of official records.
- The terms and conditions of that certain Notice of Obligations recorded July 29, 2004 as Entry No. 9131856 in Book 9019 at Page 4192 of official records.
- Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded September 23, 2005 as Entry No. 9500782 in Book 9192 at Page 6963 of official records.
- Building finish floors will be located at or above the determined 100 year flood level. The minimum finish floor elevations are as follows: Lot 5 = 4237.75, Lot 6 = 4237.58, Lot 7 = 4237.39, Lot 8 = 4236.83, Lot 9 = 4234.97. Parking lots and detention areas should be designed to be above the hydraulic grade line of the adjacent storm drain main line during minor (10 year and greater) storm events. The minimum parking lot elevations are as follows: Lot 5 = 4235.12, Lot 6 = 4234.96, Lot 7 = 4234.78, Lot 8 = 4234.26, Lot 9 = 4232.39. Purchasers should be aware that minor flooding could occur in the parking lots during major storm events. The benchmark used is the Northeast Corner of Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, elevation 4232.62, based on the Salt Lake City National Geodetic Vertical Datum 1929.

ACCURACY STATEMENT

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.



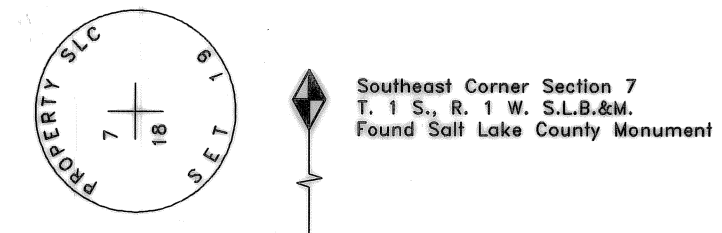
VICINITY MAP
NOT TO SCALE



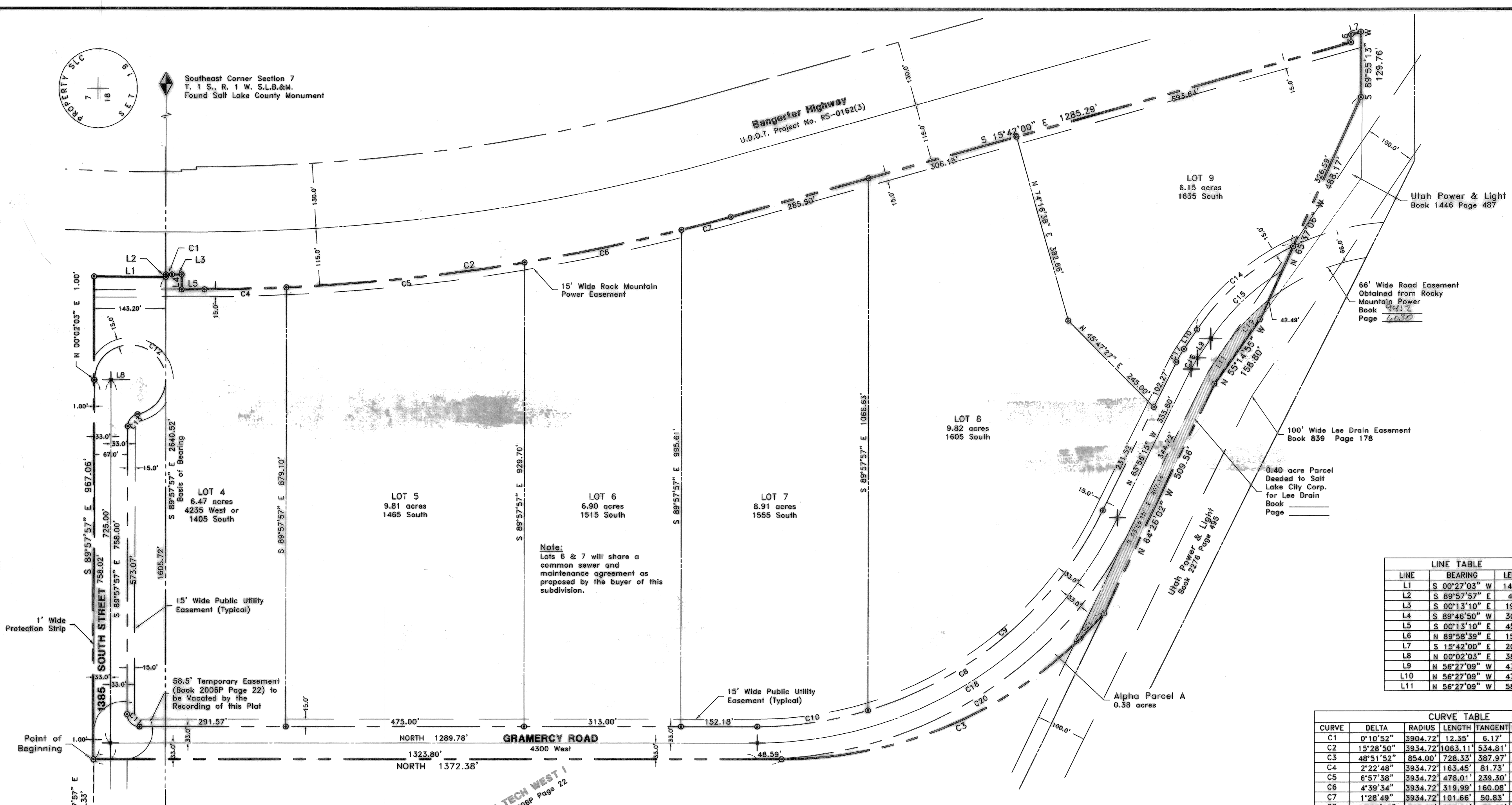
NUMBER _____	PREPARED BY: Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	PUBLIC UTILITIES DEPARTMENT Approved as to Sanitary Sewer, Storm Drainage and Water Utility Detail this _____ day of _____, 2006. <u>[Signature]</u> Salt Lake City Public Utilities Director	CITY PLANNING DIRECTOR Approved this <u>29th</u> day of <u>Jan</u> 2007 by the Salt Lake City Planning Commission. <u>[Signature]</u> Salt Lake City 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 and is hereby approved. <u>[Signature]</u> 1-12-07 <u>[Signature]</u> 1/12/07 City Engineer City Surveyor	CITY ATTORNEY Approved as to form this <u>12th</u> day of <u>January</u> , 2006, and is hereby approved. <u>[Signature]</u> Salt Lake City Attorney	CITY RECORDER Presented to Salt Lake City this _____ day of _____, 2006, and is hereby approved. <u>[Signature]</u> Salt Lake City Mayor <u>[Signature]</u> Salt Lake City Chief Deputy Recorder	CITY APPROVAL State of Utah, County of Salt Lake, recorded and filed at the request of <u>[Signature]</u> Date <u>2/20/07</u> Time <u>2:01 PM</u> Book <u>2007</u> Page <u>61</u> Fees <u>\$ 66.00</u> <u>[Signature]</u> Salt Lake County Recorder	NUMBER _____
ACCOUNT _____								ACCOUNT _____
SHEET <u>1</u>								SHEET <u>1</u>
OF <u>2</u> SHEETS								OF <u>2</u> SHEETS

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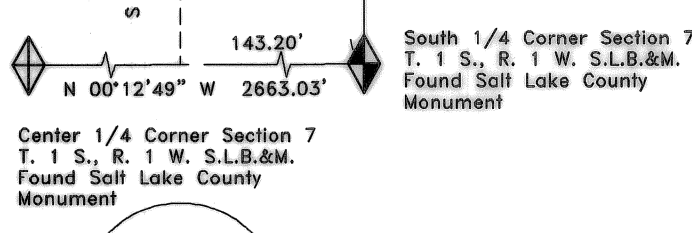
Southeast Corner Section 7
T. 1 S., R. 1 W. S.L.B.&M.
Found Salt Lake County Monument



Note:
Lots 6 & 7 will share a common sewer and maintenance agreement as proposed by the buyer of this subdivision.

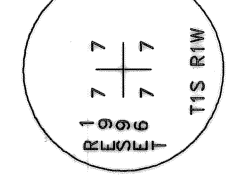
LINE	BEARING	LENGTH
L1	S 00°27'03" E	143.20'
L2	S 89°57'57" E	4.87'
L3	S 00°13'10" E	19.20'
L4	S 89°46'50" W	30.00'
L5	S 00°13'10" E	46.32'
L6	N 89°58'39" E	15.58'
L7	S 15°42'00" E	28.35'
L8	N 00°02'03" E	38.00'
L9	N 56°27'09" W	47.41'
L10	N 56°27'09" W	47.41'
L11	N 56°27'09" W	56.33'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	0°10'52"	3904.72'	12.35'	6.17'	S 00°07'44" E	12.35'
C2	15°28'50"	3934.72'	1063.11'	534.81'	S 07°57'35" E	1059.88'
C3	48°51'52"	854.00'	728.33'	387.97'	N 24°25'56" W	706.46'
C4	2°22'48"	3934.72'	163.46'	81.73'	S 01°24'35" E	163.43'
C5	6°57'38"	3934.72'	478.01'	239.30'	S 08°04'46" E	477.72'
C6	4°39'54"	3934.72'	319.99'	160.08'	S 11°53'24" E	319.90'
C7	1°28'49"	3934.72'	101.66'	50.83'	S 14°57'36" E	101.66'
C8	63°56'15"	767.00'	855.91'	478.69'	S 31°58'08" E	812.19'
C9	47°12'13"	767.00'	631.90'	335.12'	S 40°20'09" E	614.18'
C10	16°44'02"	767.00'	224.01'	112.81'	S 08°22'01" E	223.22'
C11	90°02'03"	25.00'	39.28'	25.01'	S 45°01'01" W	39.37'
C12	25°58'31"	71.00'	319.68'	87.72'	N 39°01'18" E	110.37'
C13	77°58'31"	25.00'	34.02'	20.24'	N 50°58'42" W	31.46'
C14	30°35'57"	483.00'	257.95'	132.13'	N 41°09'10" W	254.90'
C15	25°14'29"	450.00'	198.24'	100.76'	N 43°49'55" W	196.65'
C16	7°29'06"	200.00'	26.13'	13.08'	N 60°11'42" W	26.11'
C17	7°29'06"	233.00'	30.44'	15.24'	N 60°11'42" W	30.42'
C18	63°56'15"	800.00'	892.74'	499.29'	S 31°58'08" E	847.13'
C19	17°55'08"	417.00'	130.41'	65.74'	N 47°29'35" W	129.98'
C20	63°56'15"	833.00'	929.56'	519.89'	S 31°58'08" E	882.08'
C21	5°40'53"	854.00'	84.68'	42.38'	N 46°01'26" W	84.65'



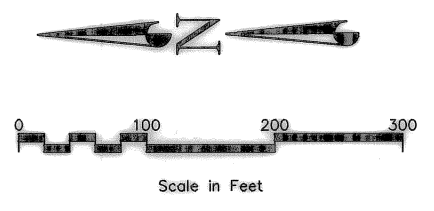
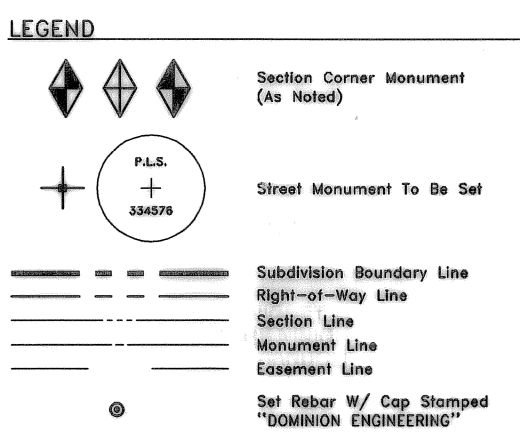
South 1/4 Corner Section 7
T. 1 S., R. 1 W. S.L.B.&M.
Found Salt Lake County Monument

Center 1/4 Corner Section 7
T. 1 S., R. 1 W. S.L.B.&M.
Found Salt Lake County Monument



NIN TECH WEST I
Book 2006P Page 22

Tax I.D. No.
15-18-200-016



NIN TECH WEST II
A Subdivision Located in the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah

NUMBER _____
ACCOUNT _____
SHEET 2
OF 2 SHEETS

PREPARED BY:

DOMINION
Engineering Associates, L.C.
3584 South Green Street
Murray, Utah 84123 801-713-3000

SALT LAKE COUNTY RECORDER #1007673

State of Utah, County of Salt Lake, recorded and filed at the request of Salt Lake County

Date 2/20/07 Time 2:41 PM Book 2007 Page 61

Fees \$140.00 Tom Johanson Deputy
Salt Lake County Recorder

NUMBER _____
ACCOUNT _____
SHEET 2
OF 2 SHEETS