

LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- SET REBAR AND CAP OR NAIL AND WASHER STAMPED "GILSON ENG."
- FOUND BRASS CAP MONUMENT
- SUBJECT BOUNDARY LINE
- SECTION LINE
- STREET RIGHT OF WAY LINE
- EASEMENT
- MONUMENT LINE
- LOT LINES

NOTES:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1&2 FOR ONE (1) NEW LOT. (BEING LOT 1A).

- EXCEPTIONS AS NOTED ON TITLE REPORT ORDER #44329-C DATED 10-29-2007 AT 6:59 AM (SECOND AMENDED) BY LANDMARK TITLE COMPANY.
- #11 AS SHOWN HEREON.
 - #12 AS SHOWN HEREON.
 - #13 SUBJECT TO THE NOTES AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION IN BOOK 2004P PAGE 253 (LOTS OF THIS SUBDIVISION ARE REQUIRED TO PROVIDE STORM WATER DETENTION WITH THE MAXIMUM FLOW RATE FOR THE APPLICABLE SALT LAKE CITY 100-YEAR STORM EVENT NOT TO EXCEED 0.18 cfs/acre. ALL FINISHED FLOORS OF BUILDINGS, FINISHED ELEVATIONS OF DOCKS AND DETENTION AREAS MUST BE ABOVE THE 100-YEAR HIGH WATER ELEVATION OF THE SURPLUS CANAL EQUAL TO 4227.00 SLC DATUM. LOTS WILL BE REQUIRED TO IMPORT SALT LAKE CITY APPROVED FILL IN ORDER TO CONFORM WITH THE SUBDIVISION GRADING REQUIREMENTS.)
 - #14 SUBJECT TO THE NOTICE TO PURCHASERS AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION IN BOOK 2004P PAGE 253 (AS SHOWN BELOW)
 - #15 SUBJECT TO RIGHTS FOR IRRIGATION DITCHES, & ALL CUT & FILL SLOPES CONSTRUCTED BY AND IN FAVOR OF THE STATE ROAD COMMISSION ITEMS (A) BOOK 308 PAGE 501, (B) BOOK 308 PAGE 502, (D) BOOK 320 PAGE 72, & (E) BOOK 368 PAGE 673 PER THE TITLE REPORT.
 - #16 DELETED BY TITLE COMPANY
 - #17 DELETED BY TITLE COMPANY
 - #18 SUBJECT TO RIGHTS OF WAY & EASEMENT PER BOOK 8994 PAGE 8078, & BOOK 9045 PAGE 4657
 - #19 EASEMENT AS SHOWN HEREON BOOK 9026 PAGE 7358
 - #20 EASEMENT AS SHOWN HEREON BOOK 9030 PAGE 2319
 - #21 LOT 1A IS SUBJECT TO A STORM DRAINAGE EASEMENT PER BOOK 9413 PAGE 9622-9623 (BLANKET EASEMENT)

BOUNDARY OF LOT 1A MEETS OR EXCEEDS THE LINEAR CLOSURE OF 1:15,000

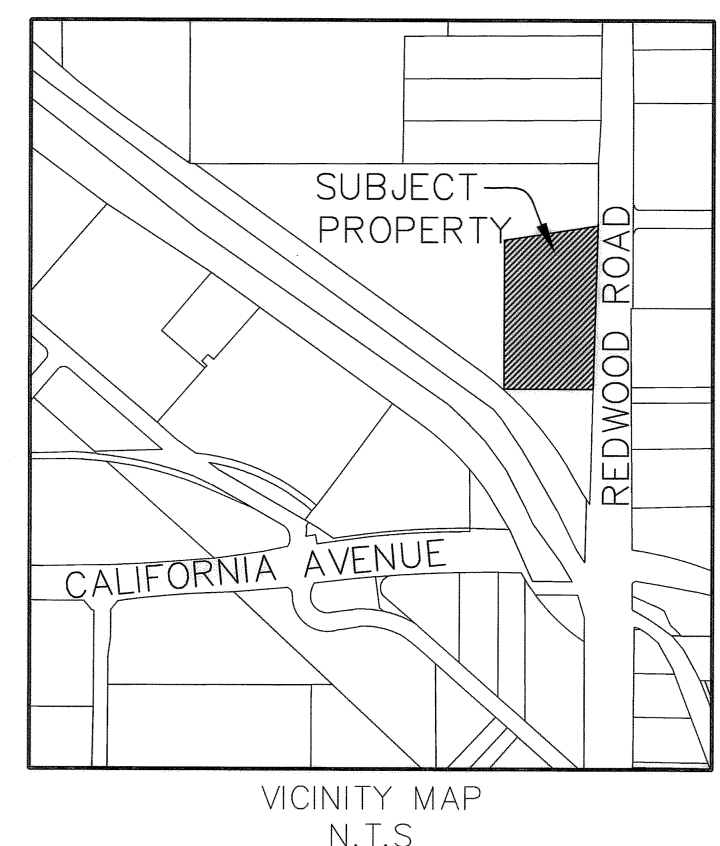
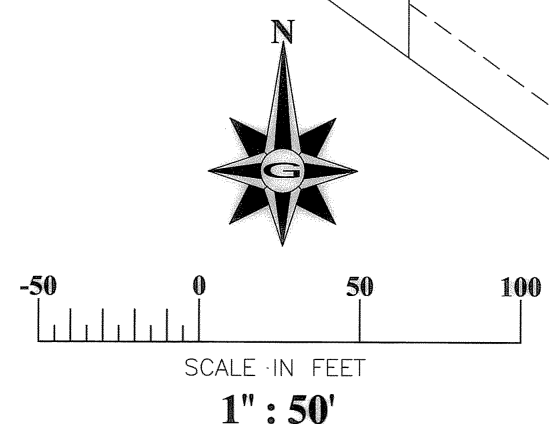
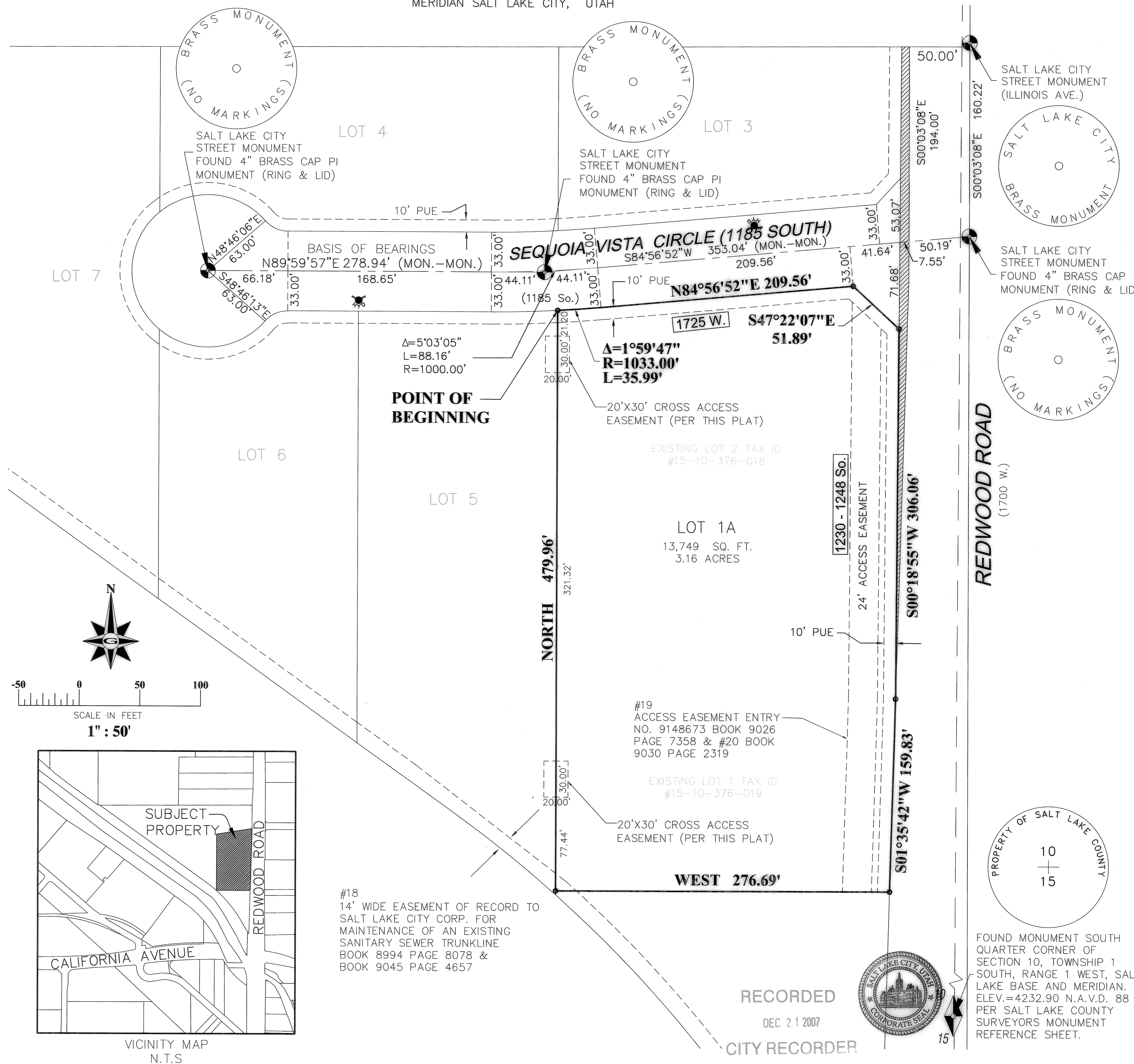
NOTICE TO PURCHASERS PER ORIGINAL PLAT
ALSO AS NOTED ON TITLE REPORT ORDER #44329-C DATED 10-29-2007 AT 6:59 AM (SECOND AMENDED) BY LANDMARK TITLE COMPANY

(1) THE RIGHTS OF THE STATE ROAD COMMISSION OF UTAH AND/OR THE UTAH DEPARTMENT OF TRANSPORTATION TO LIMIT AND CONTROL ACCESS TO OR FROM REDWOOD ROAD, A STATE HIGHWAY.

(3) A RIGHT OF WAY AND EASEMENT FOR THE SURPLUS CANAL AND ALL FACILITIES APPURTENANT TO THE MAINTENANCE THEREOF, AS THE SAME MAY BE FOUND TO INTERSECT THE SOUTHWEST PORTION OF THE HEREIN DESCRIBED PROPERTY, AFFECTS ALL PROPERTY WITHIN THIS SUBDIVISION PLAT.

CALIFORNIA REDWOOD COMMERCIAL PARK SUBDIVISION AMENDED

COMBINING LOTS 1, & 2 INTO ONE, (LOT 1A)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN SALT LAKE CITY, UTAH



GILSON ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
www.gilsonengineering.com

Draper Office:
12401 South 450 East
(801) 571-9414
Fax: (801) 571-9449

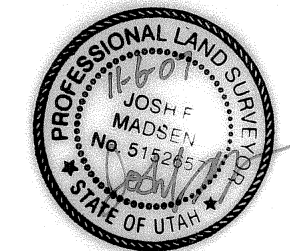
Riverdale Office:
5440 South 1700 West
(801) 773-1191
Fax: (801) 773-0091

SURVEYOR'S CERTIFICATE

I, JOSH F MADSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5152657 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

CALIFORNIA REDWOOD COMMERCIAL PARK SUBDIVISION AMENDED
COMBINING LOTS 1 & 2 INTO ONE, (LOT 1A)

AND THAT THE SAME HAS OR WILL BE CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



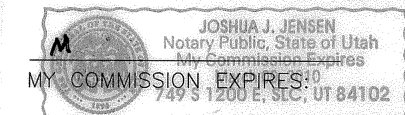
BOUNDARY DESCRIPTION

ALL OF LOTS 1&2 CALIFORNIA REDWOOD COMMERCIAL PARK SUBDIVISION RECORDED IN BOOK 2004 PAGE 253 & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION AND RUNNING THENCE ALONG A NON TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 1033.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°59'47" A DISTANCE OF 35.99 FEET (BEARING TO CENTER NORTH 03°03'21" WEST) CHORD BEARING NORTH 85°56'46" EAST 35.99 FEET; THENCE NORTH 84°56'52" EAST 209.56 FEET; THENCE SOUTH 47°22'07" EAST 51.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°18'55" WEST 306.06 FEET; THENCE SOUTH 01°35'42" WEST 159.83 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE WEST 276.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 479.96 FEET TO THE POINT OF BEGINNING;

CONTAINS 13,749 SQ FT 3.16 ACRES

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE } S.S.
ON THE 6th DAY OF November, A.D., 2007, PERSONALLY APPEARED BEFORE ME Jeffrey J. Jensen, WHO BEING BY ME DULY SWORN, SAYS THAT HE/SHE IS THE PRESIDENT OF LANDMARK TITLE COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID COMPANY AND FOR THE USES AND PURPOSES HEREIN MENTIONED.



Joshua J. Jensen
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY
My Commission Expires: 3-9-2010

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE } S.S.
ON THE 6th DAY OF November, A.D., 2007, PERSONALLY APPEARED BEFORE ME Stephen L. Triggs, WHO BEING BY ME DULY SWORN, SAYS THAT HE/SHE IS THE MANAGING MEMBER OF CALIFORNIA REDWOOD LLC A UTAH CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

MY COMMISSION EXPIRES: 9-29-08 NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER'S OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

CALIFORNIA REDWOOD COMMERCIAL PARK SUBDIVISION AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND 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 PUBLIC SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SIGNED THIS PLAT. THIS 6th DAY OF November, A.D., 2007.

Stephen L. Triggs Managing Member
CALIFORNIA REDWOOD
Jeffrey J. Jensen, PRESIDENT
LANDMARK TITLE COMPANY

CALIFORNIA REDWOOD COMMERCIAL PARK SUBDIVISION AMENDED

COMBINING LOTS 1 & 2 INTO ONE, (LOT 1A)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN SALT LAKE CITY, UTAH

CALIFORNIA REDWOOD LLC C/O TRICO
12450 SOUTH 450 EAST, SUITE H DRAPER UT 84020

RECORDED
DEC 21 2007
CITY RECORDER



NUMBER _____	APPROVED THIS <u>8</u> DAY OF <u>November</u> , 20 <u>07</u>	APPROVED THIS <u>13th</u> DAY OF <u>November</u> , 20 <u>07</u> , BY THE SALT LAKE CITY PLANNING COMMISSION.	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.	APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS <u>7</u> DAY OF <u>Nov</u> , 20 <u>07</u>	APPROVED AS TO FORM THIS <u>12th</u> DAY OF <u>December</u> , 20 <u>07</u>	PRESENTED TO SALT LAKE CITY THIS <u>21st</u> DAY OF <u>December</u> , 20 <u>07</u> AND IT IS HEREBY APPROVED.	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>CALIFORNIA REDWOOD LC</u>	NUMBER _____
ACCOUNT _____	<u>Jeffrey J. Jensen</u>	<u>Gregg Shum</u> 11/13/07	<u>My A. Jensen</u>	<u>John J. Jensen</u>	<u>Chris B.</u>	<u>Christina Madsen</u>	DATE: <u>12-21-07</u> TIME: <u>3:20pm</u> BOOK: <u>2007P</u> PAGE: <u>482</u>	ACCOUNT _____
SHEET <u>1</u>	<u>Jeffrey J. Jensen</u>	<u>Gregg Shum</u> 11/13/07	<u>My A. Jensen</u>	<u>John J. Jensen</u>	<u>Chris B.</u>	<u>Christina Madsen</u>	DATE: <u>12-21-07</u> TIME: <u>3:20pm</u> BOOK: <u>2007P</u> PAGE: <u>482</u>	SHEET <u>1</u>
OF <u>1</u> SHEETS	DIRECTOR S.L.C. BOARD OF HEALTH	PLANNING DIRECTOR	CITY SURVEYOR	SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE CITY ATTORNEY	SALT LAKE CITY RECORDER FEE	DEPUTY: SALT LAKE COUNTY RECORDER	OF <u>1</u> SHEETS

L.E.H.S.

15-10-372 15-10-376-018 #31.00