SURVEYOR'S CERTIFICATE 201 COMMERCE CENTER SUBDIVISION NO. 4 LEGEND , Craig E. Ahrens, do hereby certify that I am a Professional Land Surveyor, and (AMENDING PARCEL B, 201 COMMERCE CENTER SUBDIVISION NO. 2) that I hold Certificate No. 270814 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the Parcel of Land shown on this Plat and have subdivided said Parcel of Land LOCATED IN THE NORTH HALF OF SECTION 19, - --- = CENTER LINE ROAD TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN into a lot, parcel and streets, together with easements hereafter known as WEST VALLEY CITY, SALT LAKE COUNTY, UTAH 201 Commerce Center Subdivision No.4 ---- --- PUBLIC UTILITY AND SCALE OF FEET and that the same has been correctly surveyed and monumented on the ground = MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS (ALSO EXISTING) N00°01'03"E 36.52' (MEASURED) (SR 201) N 00°01'05" W 35.82' (MEASURED) 6/9/2020 NORTHWEST CORNER SEC 19 (MONUMENT ON THE SECTION LINE) No. 270814 2100 SOUTH FREEWAY RECORD 36.00' NOTE: ORIGINAL MONUMENTS IN 2100 SOUTH STREET WERE T1S, R1W, SLB&M (ORG. MON DESTROYED) NORTH 1/4 COR. SEC. 19 CRAIG E. N89°46'20"W 2646.34' (RECORD) (MONUMENT ON THE SECTION LINE) T1S, R1W, SLB&M S89°46'20"E 2647.04' (A.R.P.) AHRENS (ORG. MON DESTROYED) PREVIOUSLY LOCATED N 89°46'20" W 2646.86' (SECTION LINE) S 89°46'26" E 2648.02' (SECTION LINE) 416.88' WITNESS COR. SEC. 19 S 00°00'57" E 89.20' 37.79' 37.79' 575'56'52"E 106.15'(FOUND BRASS CAP MON.) T1S, R1W, SLB&M 2100 SOUTH FRONTAGE RD. 126.23' N87°12'22"E WITNESS CORNER SEC 19 (ROW - WIDTH VARIES) T1S, R1W, SLB&M \$89,55,17,E 720.06 (FOUND BRASS CAP MON.) **BOUNDARY DESCRIPTION** All of Parcel B, 201 Commerce Center Subdivision No. 2, recorded April 25, 2013, POB-25' PUBLIC UTILITIES AND STORM DRAINAGE EASEMENT CONVEYED TO WEST VALLEY CITY (PLAT NO.2) Book 2013P, Page 74, in the office of the Salt Lake County Recorder, located in the L=40.02'--/ North Half of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, Utah, being more particularly described QUESTAR GAS CO. R=25.50' BK. 9077/PG. 9681 N 00°00'03" E 108.46' D=89°55'20" (MON-MON AT INTERSECTION OF COMMERCE CENTER DRIVE CENTERLINE AND NORTHERLY BOUNDARY OF 201 COMMERCE CENTER CH BRG.=S44°57'37"E BEGINNING at a point on the South line of 2100 South Frontage Road said point CH DIST.=36.04' being North 00°01'05" West 35.82 feet coincident with the center quarter section line UBDIVISION NO. 2, BOOK 2013P PAGE 74) and North 89°46'20" West 416.88 feet along the section line and South 00°00'57' East 89.20 feet from the witness monument to the North Quarter corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence the 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence the following four (4) courses coincident with said South line of 2100 South Frontage Road (1) South 75'56'52" Eqst 37.79 feet (2) South 84'59'03" East 126.23 feet (3) North 87'12'22" East 106.15 feet (4) South 89'55'17" East 720.06 feet; thence 40.02 feet along the arc of a 25.50 foot radius curve to the right (chord bears South 44'57'37" East 36.04 feet) through a central angle of 89'55'20" to a point on the West line of Commerce Center Drive; thence the following four (4) courses coincident with said West line (1) South 00'00'03" West 72.88 feet (2) South 00'00'00" East 1689.26 feet (3) South 00'07'45" East 210.83 feet (4) South 00'00'32" East 91.64 feet to the Southeast corner of said Parcel B; thence South 89'59'28" West 597 39 feet coincident with the South line of said Parcel B; to the PARCEL D 1,413,713 SQ. FT. 10' PU & DE (TYP) BK. 8303/PG. 298 PARCEL 4 WITNESS COR. SEC. 19 32.455 ACRES (PER PLAT NO. 2) RCL ENTERPRISES, LLC 4387 W. SR-201 SOUTH FRONTAGE ROAD S89°48'00"E 245.00' 89°59'28" West 597.39 feet coincident with the South line of said Parcel B to the center quarter section line; thence North 00°01'05" West 857.78 feet coincident with the said center quarter section line; thence North 89'49'50" West 661.88 feet; thence North 00°01'08" West 830.57 feet; thence South 89°48'00" East 245.00 feet; thence North 00°00'57" West 405.78 feet to the POINT OF BEGINNING. Contains 1,964,935 Sq. Ft. / 45.109 Acres, 1 lot and one parcel. LOT 4 1102.89' (MON-MON) CR ENGLAND SUBDIVISIO LOT 301 B00K 2013P PAGE 261 OWNER'S DEDICATION AND CONSENT TO RECORD 201 COMMERCE CENTER SUBDIVISION NO. 3 Know all men by these presents that we, 201CC Land, LLC, the undersigned **BOOK 2014P PAGE 100** owner of the above described tract of land having caused the same to be subdivided into a lot, parcel and streets, together with easements to be hereafter known as. 201 Commerce Center Subdivision No. 4 PARCEL D do hereby dedicate for perpetual use of the public all roads and other areas land shown on this plat as intended for public use. The undersigned owner also hereby 1,413,713 SQ. FT. conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat. The undersigned 32.455 ACRES owner also hereby conveys any other easements as shown and or the purposes shown hereon. In witness whereof I have hereunto set my hand this _____ day of owner also hereby conveys any other easements as shown and/or noted on this 4387 W. SR-201 SOUTH FRONTAGE ROAD whereof | have hereun A.D., 20.70-(A.R.P.) N00°02'29"W 2652.20' (QTR. SECTION LINE) N00°01'05"W 2649.99' SEE SHEET 2 Manager of 201CC Land, LLC, SEE SHEET 2 wn as The Argent Group 201, LLC. CORPORATE ACKNOWLEDGMENT STATE OF UTAH 1730 SOUTH COUNTY OF SALT LAKE) On this 10Hh day of 120, personally appeared before me David S. Layton, who being duly sworn did say he is the Manager of 201CC Holdings, LLC, a Utah limited liability company, who is the Manager of 201CC Land, LLC, a Utah limited liability company, formerly known as The Argent Group 201, 1. All drainage swales will be maintained by the property owner and will SOIL INFORMATION 1820 ŞOUTH not be maintained by West Valley City. 2. Off-set pins to be placed in the back of curb and $5/8" \times 24"$ A soils report in accordance with Section 7-13-504 of the rebar with numbered survey cap to be placed at all rear corners prior West Valley City Ordinances has been prepared by, LLC, a Utah limited liability company and that the hereon Owner's Dedication was to any occupancy. Applied Geotechnical Engineering Consultants, Inc. (AGEC) signed on behalf of said limited liability company by authority of its Operating Proposed Commercial Development Approx 4411 West 2100 South West Valley City, Utah 3. Building permits will not be issued for any building until 1) asphalt Agreement and the said David S. Layton duly acknowledged to me that said limited paving is installed; and 2) fire hydrants are installed, approved and liability company executed the same. December 7, 2007 / Project No. 1071 HUMAL JOHNAM 2400 SOUTH 201 COMMERCE CENTER SUBDIVISION NO. 4 **PSOMAS** 06-9-20 BDA (AMENDING PARCEL B, 201 COMMERCE CENTER SUBDIVISION NO. 2) <u>VICINITY MAP</u> SCALE: DRAFTED: LOCATED IN THE NORTH HALF OF SECTION 19. 4179 RIVERBOAT ROAD FHD TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX) PROJECT No.: CHECKED: WEST VALLEY CITY, SALT LAKE COUNTY, UTAH 8DLM010500 PLANNING COMMISSION GRANGER HUNTER IMPROVEMENT DISTRICT SALT LAKE COUNTY HEALTH DEPARTMENT WEST VALLEY CITY ENGINEERING DIVISION APPROVAL AS TO FORM SALT LAKE COUNTY RECORDER #13327465 WEST VALLEY CITY COUNCIL APPROVED THIS 18th DAY OF JUNE A.D., 2020. APPROVED THIS 24th DAY OF Tre APPROVED THIS 24th DAY OF LAST A.D., 2020 BY THE CITY OF WEST VALLEY PLANNING COMMISSION. APPROVED THIS <u>23</u> DAY OF *June* HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. A.D., 2020. A.D., 2020. STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE DAY OF ______ A.D., 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. REQUEST OF WEST VALLEY (174) DATE 7/13/2020 TIME 4:017 BOOK 2020P PAGE 173 FEE \$ \$104.00 KR Puck J. DEPUTY SALT LAKE COUNTY RECORDER DISTRICT ENGINEER Wayne J. Pyle W.V.C. CITY MANAGER ATTEST: CITY RECORDER CHAIRMAN, WEST VALLEY CITY PLANNING AND ZONING COMMISSION Rick Sedbette 13 Jul 2020 DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT WEST VALLEY CITY ATTORNEY 15-19-126-009 15-19-12,21 \$104,00

201 COMMERCE CENTER SUBDIVISION NO. 4 LOCATED IN THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH SCALE OF FEET SEE SHEET 1 SEE SHEET 1 L=40.13' R=25.50' — PARCEL D D=90°10'10" CH BRG.=S45°05'05"W LOT 4 50' Radius Temporary Turnaround Easement — hereby conveyed in favor of West Valley City. Temporary Turnaround Easement will be LOT 301 CR ENGLAND SUBDIVISION 800K 2013P PAGE 261 vacated and abandoned upon the extension and dedication of 2250 South. N 89°49'50" W 661.88' WEST VALLEY CITY BK. 8648/PG. 4965 (PLAYA AREA NO. 2) R=25.50' D=89'49'50"—— 10' UP&L EASEMENT RECORDED 02-09-81 ENTRY NO. 3532274 ROAD DEDICATION WEST VALLEY CITY BK. 8486/PG. 836 (GOLF COURSE AREA NO. 5) 39,693 SQ.FT. / 0.911 AC. CH BRG.=N44°54'55"W CH DIST.=36.01' BK. 5211 PG. 386 S 00°00'00" E 586.33' (MON-MON) 25' PUBLIC UTILITIES AND STORM DRAINAGE EASEMENT CONVEYED TO WEST VALLEY CITY (PLAT NO.2) 10' PU & DE (TYP)(PER PLAT NO. 2) LEGEND LOT 302 201 COMMERCE CENTER SUBDIVISION NO. 3 LOT 401 BOOK 2014P PAGE 100 --- = CENTER LINE ROAD 511,529 SQ. FT. 11.743 ACRES 2302 SOUTH ----- --- --- ADJOINING BOUNDARY LI OR 4355 WEST = MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS (ALSO EXISTING) N 00°07'45" W 210.83' (MON-MON) WEST VALLEY CITY BK. 8648/PG. 4965 N 00°00'32" W (PLAYA AREA NO. 1) ---- WETLANDS MITIGATION AREA 91.67' (MON-MON) MOUNTAIN OASIS HOLDINGS, LTD BK. 9976/PG. 3793 (Parcel 2) S 89°59'28" W 597.39' 201CC-ONE, LLC (201 COMMERCE CENTER SUBDIVISION NO. 1) ENTRY #10529106, BOOK 2008P AT PAGE 250 MOUNTAIN OASIS HOLDINGS, LTD BK. 9976/PG. 3793 (Parcel 1) 1730 SOUTH CENTER OF SECTION 19 T1S, R1W, SLB&M (FND. BRASS CAP) LINKS DRIVE (2400 S.) 201 COMMERCE CENTER SUBDIVISION NO. 4

(AMENDING PARCEL B, 201 COMMERCE CENTER SUBDIVISION NO.2) LOCATED IN THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SHEET 2 OF 2

DATE: 06-9-20	DESIGNED: BDA	
SCALE: 1" = 100'	DRAFTED: FHD	
PROJECT No.: 8DLM010500	CHECKED: BDA	

<u>VICINITY MAP</u>

SALT LAKE COUNTY RECORDER
ENTRY NUMBER #13327465