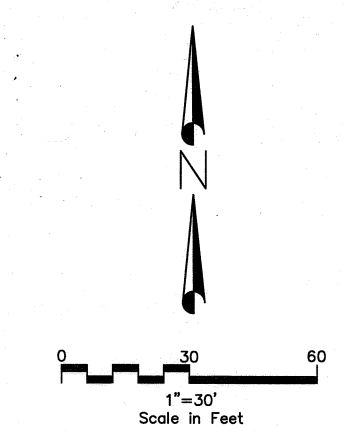


21ST & 21ST SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 & NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
2145 EAST 200 SOUTH, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



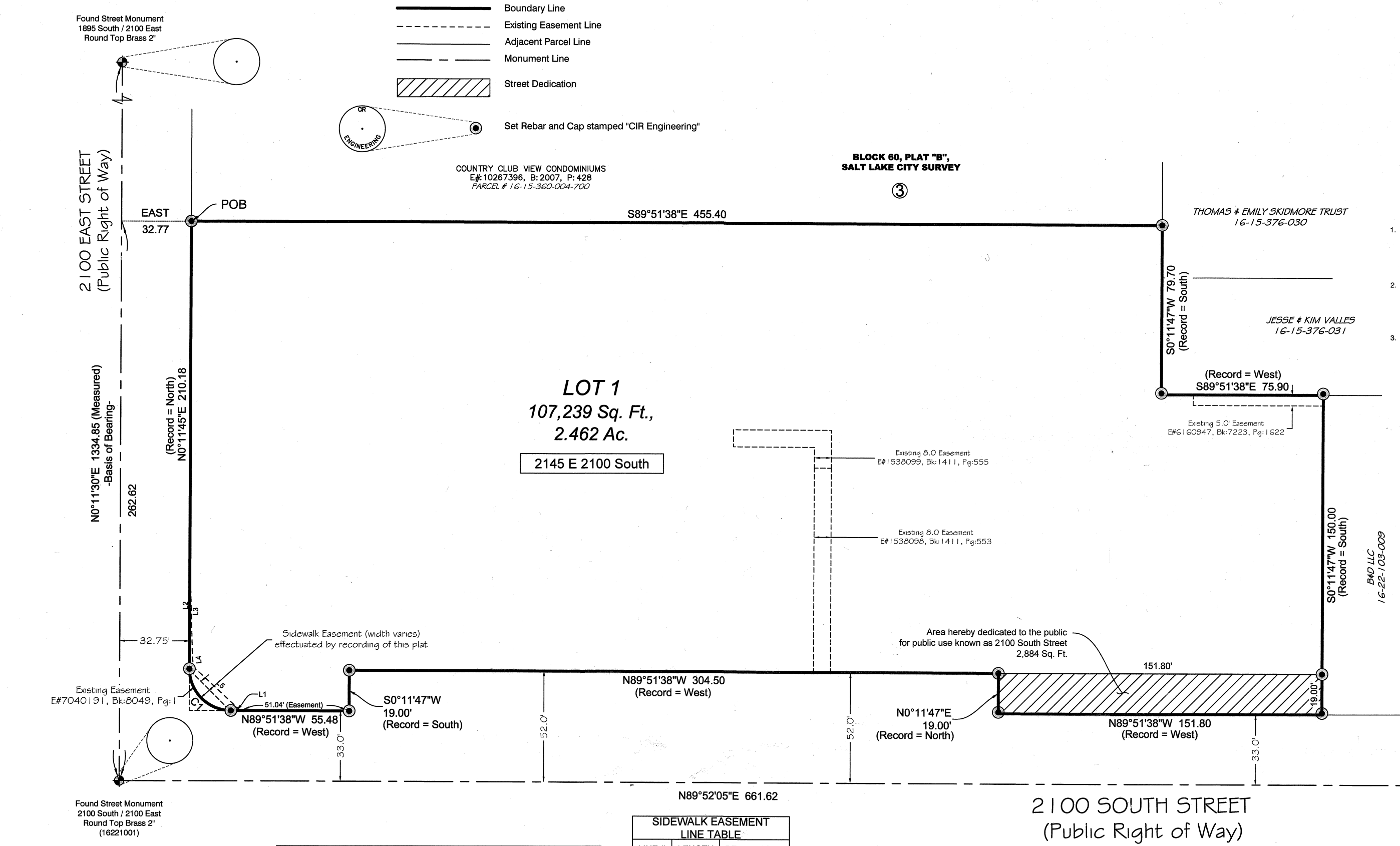
SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, with CIR Engineering + Surveying, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 56, Chapter 22, of the Professional Engineers and Land Surveyors Act. Further, I have made a survey of the property described on this plat in accordance with 17-23-17 and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereinafter to be known as **21ST & 21ST SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 16 day of June, 2021.

Legend of Symbols & Abbreviations

- Boundary Line
- Existing Easement Line
- Adjacent Parcel Line
- Monument Line
- Street Dedication



SUBDIVISION PLAT NOTES:

- Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land, said Right of Way and Easement Grant recorded May 9, 1997, as Entry No. 1338099, in Book 1411, at Page 555.
- Easement in favor of the U.S. West Communications, Inc., a Colorado corporation, to construct, reconstruct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded September 8, 1995, as Entry No. 9106047, in Book 7223, at Page 1622.
- Easement in favor of Salt Lake City Corporation, a municipal corporation of the State of Utah, its successors in interest and assigns for the construction, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of a traffic signal base, pole and associated facilities and incidental purposes, by instrument recorded July 29, 1998, as Entry No. 7040191, in Book 6049, at Page 1.

BOUNDARY DESCRIPTION

A parcel of land being all of ten (10) entire tracts described in that 1) Special Warranty Deed recorded July 18, 2019 as Entry No. 13032809 in Book 10805, at Page 1733; 2) Special Warranty Deed recorded July 18, 2019 as Entry No. 13032816 in Book 10805, at Page 1785; 3) Special Warranty Deed recorded July 18, 2019 as Entry No. 1884925 in Book 1992, at Page 226; 4) Quit Claim Deed recorded June 16, 2017 as Entry No. 12557114 in Book 10568, at Page 2774; 5) Warranty Deed recorded July 2, 2012 as Entry No. 11422512 in Book 10032, at Page 2853 in the Office of the Salt Lake County Recorder. Said parcel of land is located in Lot 2, Block 6, Five Acres Plat "C", Big Field Survey in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Township 1 South, Range 1 East, Salt Lake Base and Meridian and described as follows:

Beginning at the southwesterly corner of Country Club View Condominiums recorded November 5, 2007 as Entry No. 10267396, which is 229.70 feet N. 00°11'45" E. from the southwesterly corner of said Lot 2, Block 6, Five Acres Plat "C", said point also being 262.62 feet N. 00°11'30" E. along the monument line of 2100 East and 32.77 feet East from the Street Monument at the intersection of 2100 South Street and 2100 East Street; thence S. 89°51'38" E. 455.40 feet along the southerly line of said Country Club View Condominiums to the southeasterly corner of said Country Club View Condominiums and the northeasterly corner of that parcel of land described as "Parcel 2" in said Special Warranty Deed recorded as Entry No. 13032809; thence along said "Parcel 2" and "Parcel 1" described in said Special Warranty Deed the following five (5) courses: 1) S. 00°11'47" W. (Record = South) 79.70 feet; 2) S. 89°51'38" E. (Record = East) 75.90 feet; 3) S. 00°11'47" W. (Record = South) 150.00 feet; 4) N. 89°51'38" W. 151.80 feet; 5) N. 00°11'47" E. (Record = North) 19.00 feet to the southeasterly corner of that parcel of land described as "Parcel 4" in that said Special Warranty Deed recorded as Entry No. 13032816; thence N. 89°51'38" W. (Record = West) 304.50 feet to the easterly boundary line of that parcel of land described in said Warranty Deed recorded as Entry No. 11422512; thence along said parcel the following four (4) courses: 1) S. 00°11'47" W. (Record = South) 19.00 feet; 2) N. 89°51'38" W. (Record = West) 55.48 feet to a point of tangency with a 19.00-foot radius curve to the right, concave northeasterly; 3) Northwesterly 30.05 feet along the arc of said curve, through a central angle of 90°03'24" (Chord bears N. 44°49'57" W. 27.59 feet); 5) N. 00°11'45" E. (Record = North) 210.19 feet to the **Point of Beginning**.

The above described parcel of land contains 110,123 square feet in area or 2.528 acres, more or less.

Statement of Accuracy: Minimum linear closure 1:15,000.

Contains Parcels: 16-22-103-001; 16-22-103-002; 16-22-103-003; 16-22-103-007; 16-22-103-010; 16-22-103-011; 16-15-359-004; 16-15-359-015; 16-15-359-016.

OWNER'S DEDICATION

2100 and 2100, LLC, the owner of the described tract of land to be hereafter known as **21ST & 21ST SUBDIVISION**, do 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(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

2100 and 2100, LLC, a Utah limited liability company, By: Rockworth Companies, LLC, Its Manager

By: [Signature]
Print Name: Tom Hendon
Title: Manager
Date: 6/10/2021

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Salt Lake)

On this 16 day of June, in the year 2021 before me, Alida Miller, a notary public, personally appeared Tom Hendon, the Manager of 2100 and 2100, LLC, a Utah limited liability company provided on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication regarding the **21ST & 21ST SUBDIVISION** and was signed by him/her on behalf of said 2100 and 2100, LLC, a Utah limited liability company and acknowledged that he/she/they executed the same.

Commission Number: 715904
My Commission Expires: 12/23/2024

[Signature]
Print Name: Alida Miller
A Notary Public Commissioned in Utah

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	30.65	19.50	90°03'24"	N44°49'57"W	27.59

SIDEWALK EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
L1	4.46	N89°51'38"W
L2	54.08	N0°11'45"E
L3	48.44	S1°26'14"E
L4	4.75	S5°31'44"E
L5	30.08	S47°05'08"E

OWNER:
2100 and 2100, LLC, a Utah limited liability company

DEVELOPER:
Rockworth Companies
4655 South 2300 East
Holladay, UT 84117

SHEET 1 OF 1

PREPARED BY:

3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

21ST & 21ST SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 & NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
2145 EAST 2100 SOUTH, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PROJECT: _____	S.L. CITY PUBLIC UTILITIES DEPT. Approved as to sanitary sewer and water details this <u>16</u> day of <u>June</u> , A.D. 20 <u>21</u> . <u>[Signature]</u> Salt Lake City Public Utilities Director	S.L. COUNTY HEALTH DEPARTMENT Approved this <u>17</u> day of <u>June</u> , A.D. 20 <u>21</u> . <u>[Signature]</u> S.L. County Health Department	CITY ENGINEERING DIVISION I hereby certify that I have had this plan examined by this office and it is correct in accordance with information on file. <u>[Signature]</u> City Engineer Date: <u>7/6/21</u>	CITY PLANNING DIRECTOR Approved this <u>20</u> day of <u>June</u> , A.D. 20 <u>21</u> , by the Salt Lake City Planning Commission. <u>[Signature]</u> Planning Director	CITY ATTORNEY Approved as to form this <u>19</u> day of <u>July</u> , A.D. 20 <u>21</u> and is hereby approved. <u>[Signature]</u> Salt Lake City Attorney	CITY APPROVAL Presented to Salt Lake City this <u>21</u> day of <u>July</u> , A.D. 20 <u>21</u> and is hereby approved. <u>[Signature]</u> Salt Lake City Mayor	SALT LAKE COUNTY RECORDER Recorded # <u>13732902</u> State of Utah, County of Salt Lake. Recorded and filed at the request of <u>2100 and 2100 LLC</u> . Date: <u>8-2-2021</u> Time: <u>9:19 AM</u> Book: <u>11245</u> Page: <u>2386</u> Fee \$ <u>52.00</u> <u>[Signature]</u> Salt Lake County Recorder	PROJECT: _____ DATE: _____ NUMBER: _____ ACCOUNT: _____ SHEET <u>1</u> OF <u>1</u> SHEETS
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16-15-359-014-016; 16-22-103-001-003; 007; 010 \$52.00 16-15-31 16-22-11