

# YARD SUBDIVISION - AMENDED

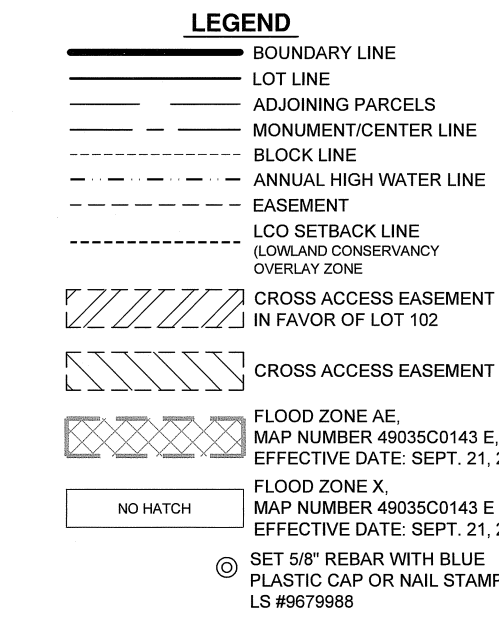
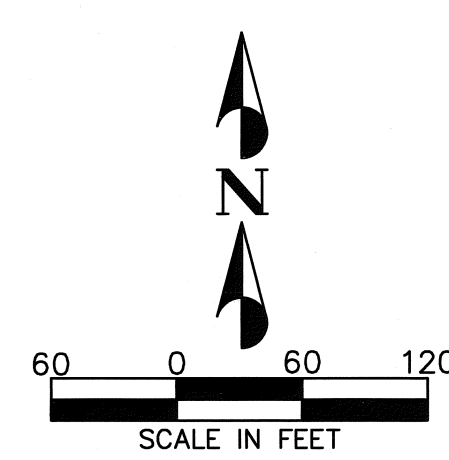
AMENDING LOT 1 OF THE YARD SUBDIVISION - ENTRY NO. 14018111  
 LOCATED IN BLOCK 4, 5, & 6 OF HIGHLAND PARK ADDITION,  
 ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 2  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 SALT LAKE CITY, UTAH

SALT LAKE CITY MONUMENT  
 AT THE INTERSECTION OF  
 100 SOUTH NAVAJO STREET  
 (MONUMENT NOT FOUND)

PARCEL: 15-03-233-017

PARCEL: 15-02-104-001

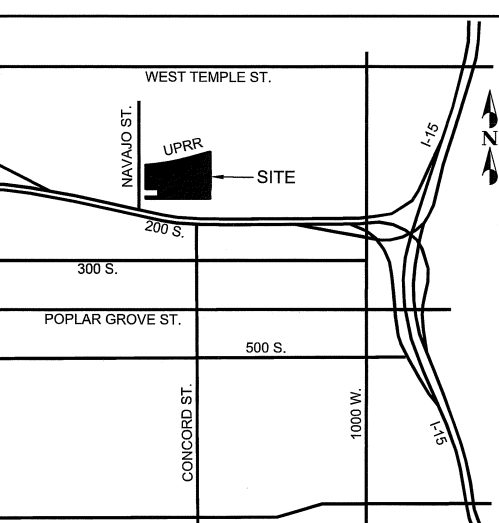
PARCEL: 15-02-504-029



**NOTE**  
 Grant of Easement in favor of Silverwave Technologies LLC. Recorded July 20, 2023, as Entry No. 14130997, in Book 11433, at Page 602.  
 Underground Right of Way Easement in Favor of Rocky Mountain Power. Recorded July 20, 2023, as Entry No. 14130998, in Book 11433, at Page 607.  
 Utility Easement in favor of Questar Gas Company, dba Dominion Energy. Recorded July 20, 2023, as Entry No. 14130999, in Book 11433, at Page 612.

**DRAINAGE NOTE:**  
 SHARED SURFACE DRAINAGE IS PERMITTED ACROSS PROPERTY LINES OF LOT 101 AND LOT 102

**UTILITY NOTE:**  
 ALL RELEVANT PUBLIC UTILITY COMPANIES TO SERVICE THIS SUBDIVISION HAVE BEEN NOTIFIED

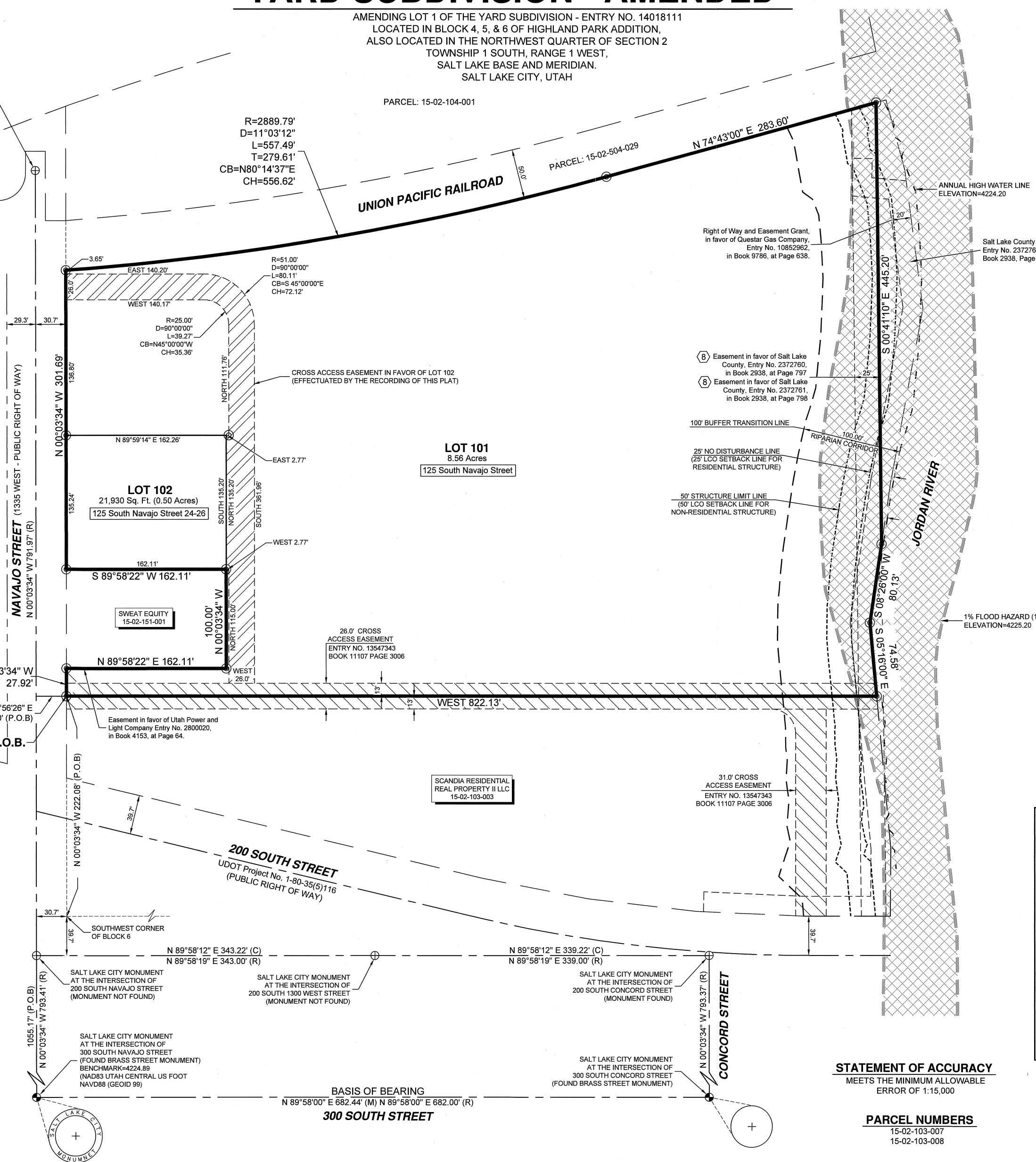


**STATEMENT OF ACCURACY**  
 MEETS THE MINIMUM ALLOWABLE ERROR OF 1:15,000

**PARCEL NUMBERS**  
 15-02-103-007  
 15-02-103-008

PREPARED BY:  
**CMT TECHNICAL SERVICES**  
 9270 SOUTH 300 WEST • SANDY, UT 84070  
 PHONE: (801) 582-2521 • FAX: (801) 582-2551  
 DATE: OCTOBER 16, 2023 | FILE: p15125720130avg998-2\_lol\_amended

- NOTES:**
- A SALT LAKE CITY FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED FOR DEVELOPMENT OF THIS PLAT.
  - A SALT LAKE CITY RIPARIAN PROTECTION PERMIT IS REQUIRED FOR ANY WORK WITHIN 100 FEET OF THE JORDAN RIVER.
  - THE MINIMUM FINISH FLOOR ELEVATION=4225.20
  - EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND VEHICULAR ACCESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME AS DISCLOSED BY THE FOLLOWING ORDINANCES, RECORDED SEPTEMBER 6, 1922 AS ENTRY NO. 476286 IN BOOK 3-Q OF LIENS AND LEASES AT PAGE 526 AND RECORDED JULY 14, 1943 AS ENTRY NO. 955556 IN BOOK 350 AT PAGE 88 AND RECORDED JULY 20, 1943 AS ENTRY NO. 955893 IN BOOK 350 AT PAGE 553 AND RECORDED JULY 8, 1948 AS ENTRY NO. 1127230 IN BOOK 621 AT PAGE 115 AND RECORDED AUGUST 13, 1953 AS ENTRY NO. 1254847 IN BOOK 874 AT PAGE 126 AND RECORDED SEPTEMBER 27, 1957 AS ENTRY NO. 1558415 IN BOOK 1448 AT PAGE 133.
  - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, 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 MARCH 4, 1976, AS ENTRY NO. 2791308, IN BOOK 4124, AT PAGE 318.
  - EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED APRIL 1, 1976, AS ENTRY NO. 2800021, IN BOOK 4153, AT PAGE 65.
  - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, 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 22, 1976, AS ENTRY NO. 2858480, IN BOOK 4344, AT PAGE 65.
  - EASEMENT IN FAVOR OF SALT LAKE COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF WIDENING, EXTENDING, OPERATING, MAINTAINING, REPAIRING AND KEEPING IN SATISFACTORY CONDITION A WATERWAY IN SALT LAKE COUNTY KNOWN AS THE JORDAN RIVER AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JANUARY 5, 1971 AND RECORDED FEBRUARY 25, 1971, AS ENTRY NO. 2372760, IN BOOK 2938, AT PAGE 797.
  - EASEMENT IN FAVOR OF SALT LAKE COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS TO BRING ANY AND ALL MACHINERY AND EQUIPMENT UPON SAID LAND FOR THE PURPOSE OF WIDENING, EXTENDING, OPERATING, MAINTAINING, REPAIRING AND KEEPING IN SATISFACTORY CONDITION A WATERWAY IN SALT LAKE COUNTY KNOWN AS THE JORDAN RIVER AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED FEBRUARY 22, 1971 AND RECORDED FEBRUARY 25, 1971, AS ENTRY NO. 2372761, IN BOOK 2938, AT PAGE 798.
  - THIS PROPERTY IS SUBJECT TO THE LCO (LOWLAND CONSERVANCY OVERLAY ZONE) AND THAT IMPROVEMENTS WILL NEED TO MEET THESE REQUIREMENTS. (SLC CODE 21A.34.050)
  - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR YARD SUBDIVISION, RECORDED SEPTEMBER 20, 2022 AS ENTRY NO. 14018111 IN BOOK 2022P PAGE 218.
  - ACCESS EASEMENT IN FAVOR OF SALT LAKE CITY PUBLIC UTILITIES FOR INGRESS AND EGRESS ACCESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SALT LAKE CITY PUBLIC UTILITIES PIPELINES OR FACILITIES EFFECTUATED UPON RECORDING OF THIS PLAT.
  - QUIT CLAIM DEED (EASEMENT) IN FAVOR OF CW THE YARD QOZB, LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED MAY 11, 2022 AS ENTRY NO. 13949970 IN BOOK 11337 AT PAGE 9071.



**SURVEYOR'S CERTIFICATE**  
 I, Robert Law, do hereby certify that I am a Professional Land Surveyor with CMT Technical Services and that I hold License No. 9679988 as prescribed under the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act. I further certify by authority of the owners(s), I have made a survey of the tract of land shown on this plat and filed said plat as Record of Survey S2020-11-0824 in the office of the Salt Lake County Surveyor and described below in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat, and the plat is YARD SUBDIVISION - AMENDED in Salt Lake City, Salt Lake County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Salt Lake County Recorder's Office and from said survey made by me on the ground.

**BOUNDARY DESCRIPTION**  
 All of Lot 1, Yard Subdivision, recorded as Entry No. 14018111 in Book 2022P at Page 218 in the office of the Salt Lake County Recorder. Said Lot 1 is located in the Northwest Quarter of Section 2, Township 1 South, Range 1 West, Salt Lake Base & Meridian and is further described as follows:  
 Contains: 9.06 Acres (2 Lots)  
 ROBERT LAW  
 9679988  
 DATE: 10/17/2023

**OWNER'S DEDICATION AND CONSENT TO RECORD**  
 CW SLC The Yard, LLC, a Delaware limited liability company and CW The Yard QOZB LLC, a Utah limited liability company, the owners of the described tract of land to be hereinafter known as YARD SUBDIVISION - AMENDED, does 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. Owners hereby consent and give approval to the recording of this plat for all purposes shown herein.  
 In witness whereof, I have hereunto set my hand this 19 day of October, 2023.  
 By: CW SLC The Yard, LLC a Utah limited liability company  
 By: Darlene Carter, Darlene Carter, Its: Chief Executive Officer  
 By: Chase Freebairn, Chase Freebairn, Its: Chief Executive Officer

**NOTARY ACKNOWLEDGEMENT**  
 State of Utah } S.S.  
 County of Salt Lake }  
 On this 19th day of October, in the year 2023, before me Chase Freebairn, a notary public, personally appeared Darlene Carter, Chief Executive Officer of CW SLC The Yard, LLC, a Delaware limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication and Consent to Record regarding YARD SUBDIVISION - AMENDED, and was signed by him/her on behalf of said CW SLC The Yard, LLC, a Delaware limited liability company and acknowledged that he/she/they executed the same.  
 My Commission Expires 02-28-2027  
 Print Name: Chase Freebairn  
 A Notary Public Commissioned in Utah

**NOTARY ACKNOWLEDGEMENT**  
 State of Utah } S.S.  
 County of Salt Lake }  
 On this 19th day of October, in the year 2023, before me Chase Freebairn, a notary public, personally appeared Darlene Carter, Chief Executive Officer of CW The Yard QOZB, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication and Consent to Record regarding YARD SUBDIVISION - AMENDED, and was signed by him/her on behalf of said CW The Yard QOZB, LLC, a Utah limited liability company and acknowledged that he/she/they executed the same.  
 My Commission Expires 02-28-2027  
 Print Name: Chase Freebairn  
 A Notary Public Commissioned in Utah

**LIEN HOLDER'S CONSENT TO RECORD**  
 On the 18th day of May, 2021, CW The Yard QOZB, LLC entered into a Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, with Cottonwood Title Insurance Agency, Inc. (Trustee), for the benefit of Mountain West REIT, LLC (Beneficiary), which Deed of Trust is secured by the property more particularly described in the above Deed of Trust. Said Deed of Trust was recorded on May 18, 2021, as Entry No. 13667219 in Book 11176 in Page 6728, in the official records of the Salt Lake County Recorder's Office.  
 Mountain West REIT, LLC is fully aware that CW The Yard QOZB, LLC is in the process of recording a Plat creating a project known as YARD SUBDIVISION - AMENDED, and Mountain West REIT, LLC hereby consents to the recording of the Plat for all purposes shown thereon.

By: Rocky Derrick, Rocky Derrick, Representative  
 Date: 10/23/23  
 Title: Authorized Signer

**NOTARY ACKNOWLEDGEMENT**  
 State of Utah } S.S.  
 County of Salt Lake }  
 On this 23 day of October, in the year 2023, before me Ashley H. Palma, a notary public, personally appeared Rocky Derrick, the authorized signer of Mountain West REIT, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Lien Holder's Consent to Record regarding the YARD SUBDIVISION - AMENDED, and was signed by him/her on behalf of said Mountain West REIT, LLC and acknowledged that he/she/they executed the same.  
 My Commission Expires May 24, 2026  
 Print Name: Ashley H. Palma  
 A Notary Public Commissioned in Utah

**YARD SUBDIVISION - AMENDED**  
 AMENDING LOT 1 OF THE YARD SUBDIVISION - ENTRY NO. 14018111  
 LOCATED IN BLOCK 4, 5, & 6 OF HIGHLAND PARK ADDITION,  
 ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 2  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 SALT LAKE CITY, UTAH

SALT LAKE COUNTY RECORDER # 14184471  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
 CW The Yard QOZB, LLC & CW SLC The Yard, LLC  
 DATE: 10/17/2023 TIME: 10:07 AM BOOK: 2023P PAGE: 243  
 FEE \$54.00  
 Deputy Salt Lake County Recorder

NUMBER	CITY PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS 21st DAY OF October 2023	SALT LAKE COUNTY HEALTH DEPT. APPROVED THIS 30th DAY OF October 2023	CITY PLANNING DIRECTOR APPROVED THIS 13th DAY OF November 2023, BY THE SALT LAKE PLANNING COMMISSION.	CITY ATTORNEY APPROVED AS TO FORM THIS 28th DAY OF November 2023	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.	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS 16th DAY OF December A.D. 2023 AND IT IS HEREBY APPROVED.
ACCOUNT						
SHEET	1					
OF	1 SHEETS					

15-02-103-008  
 15-02-11  
 19-02-103 008  
 \$54.00