

**THE QUADRANT - PLAT "B"**  
**LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,**  
**TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN**  
**SALT LAKE CITY, SALT LAKE COUNTY, UTAH**

**SUBDIVISION PLAT NOTES:**

1. This Subdivision is located within the Lowland Conservation Overlay.
2. Easement is effectuated by the recording of this plat.
3. Roadway is Dedicated to the Public for Public Use.
4. This Subdivision affects parcel 07-27-100-011-0000.
5. Statement of Accuracy: This plat meets the minimum allowable error of 1:15,000.
6. This project is located in the Inland Port Authority Overlay Zone and the Northwest Quadrant Overlay Zone.
8. Terms, conditions, and easements as contained within that certain Northwest Quadrant Community Reinvestment Area Plan recorded February 06, 2018 as Entry No. 12711238 in Book 10644 at Page 8459 of Official Records.
9. Terms, conditions, and incidentals as disclosed by License and Easement Agreement by and between G-Bar Ventures, LLC, a Utah Liability Company and State of Utah, Division of Facilities Construction and Management recorded April 22, 2019 as Entry No. 12971854 in Book 10771 at Page 9664 of Official Records.
11. Subject to easement, notes, and restrictions as shown on the recorded Plat of The Quadrant - Plat "A" recorded September 27, 2022 as Entry No. 14022063 in Book 2022P at Page 229 of Official Records.
13. 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 January 04, 2021 as Entry No. 13519986 in Book 11092 at Page 6664 of Official Records.
15. Offset pins to be placed in the back of the curb and 5/8" x 24" rebar with survey cap stamped, "CIR" to be placed at all lot corners.
16. Pursuant to Utah Code Section 54-3-27(5), the subdivider has notified all relevant public utilities that are anticipated to provide service to this subdivision regarding the filing of this plat.
17. Declarations to Covenants, Conditions, and Restrictions, recorded April 5, 2024, as Entry No. 14247757 in Book 1482, at Page 7153.
18. Memorandum of Utility Permit Agreement between Salt Lake City Corporation and QR Gurement Development, LLC recorded January 24, 2025 as ENTRY No. 14337610 in Book 11546 at Page 5120.
19. Underground Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors and assigns 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 May 7, 2025, as Entry No. 14381545, in Book 11569, at Page 6606.

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**OWNER'S DEDICATION**

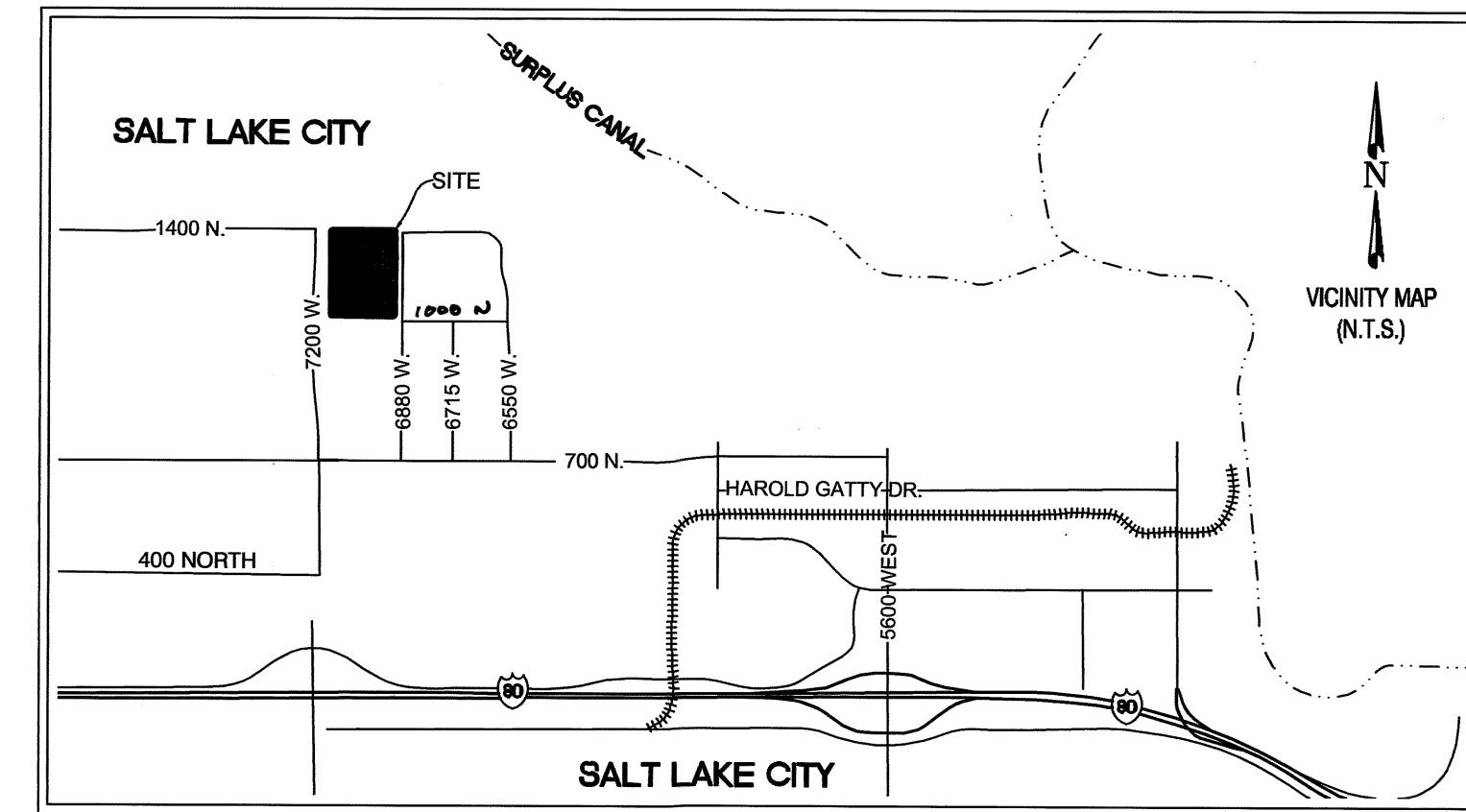
XR QUADRANT **III**, LLC, a Utah limited liability company, the owner of the described tract of land to be hereafter known as **THE QUADRANT - PLAT "B"**, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

XR Quadrant **III**, LLC,  
a Utah limited liability company,  
by its **Manager**:

Quadrant Management, LLC,  
a Utah limited liability company,  
by its Manager:

The Ritchie Group, L.C.,  
a limited liability company

In witness whereof, I have hereunto set my hand this 22 day of January 2025  
 By Paul W. Ritchie  
 Paul W. Ritchie, Manager



**SURVEYOR'S CERTIFICATE**

I, GARY CHRISTENSEN, with CIR Civil 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 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners 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, hereafter to be known as **THE QUADRANT - PLAT "B"** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 1st day of April, 2024



**NOTARY ACKNOWLEDGMENT**

STATE OF UTAH

COUNTY OF SALT LAKE

**AA 22ND January 14 2025**  
 On this 22 day of January, 2025, before me Stephanie Action, a notary public, personally appeared Paul W. Ritchie, Manager of The Ritchie Group, L.C., Manager of Quadrant Management, LLC, Manager of XR Quadrant **III**, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing Owner's Dedication regarding THE QUADRANT - PLAT "B" and was signed by him on behalf of said The Ritchie Group, L.C., Manager of Quadrant Management, LLC, Manager of XR Quadrant **III**, LLC and acknowledged that he executed the same.

Commission Number 718620  
 My Commission Expires 6/11/2025  
  
Stephanie Action  
 Print Name: Stephanie Action  
 A Notary Public Commissioned in Utah

**BOUNDARY DESCRIPTION**

All of Parcel A, The Quadrant Plat "A" recorded September 27, 2022 as Entry No. 14022063 in Book 2022 of Plats, at Page 229 in the Office of the Salt Lake County Recorder located in the Northwest Quarter of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian.

The above-described Parcel A contains 5,198,678 Sq. Ft. in area or 119.345 acres, more or less. Lot 3 & Parcel B  
 Statement of Accuracy, Minimum linear closure of 1:15,000  
 Parcel Tax ID Number: 07-27-100-011-0000.

**FLOOD NOTE:**

Subdivision is located in Zone X Community Panel No. 49035C0125E and Zone X Community Panel No. 49035C0125G which bears an effective date of September 25, 2009.

**OWNER:**  
 XR QUADRANT **III**, LLC, a Utah limited liability company.  
 1245 East Brickyard Road, Suite 70  
 Salt Lake City, Utah 84106

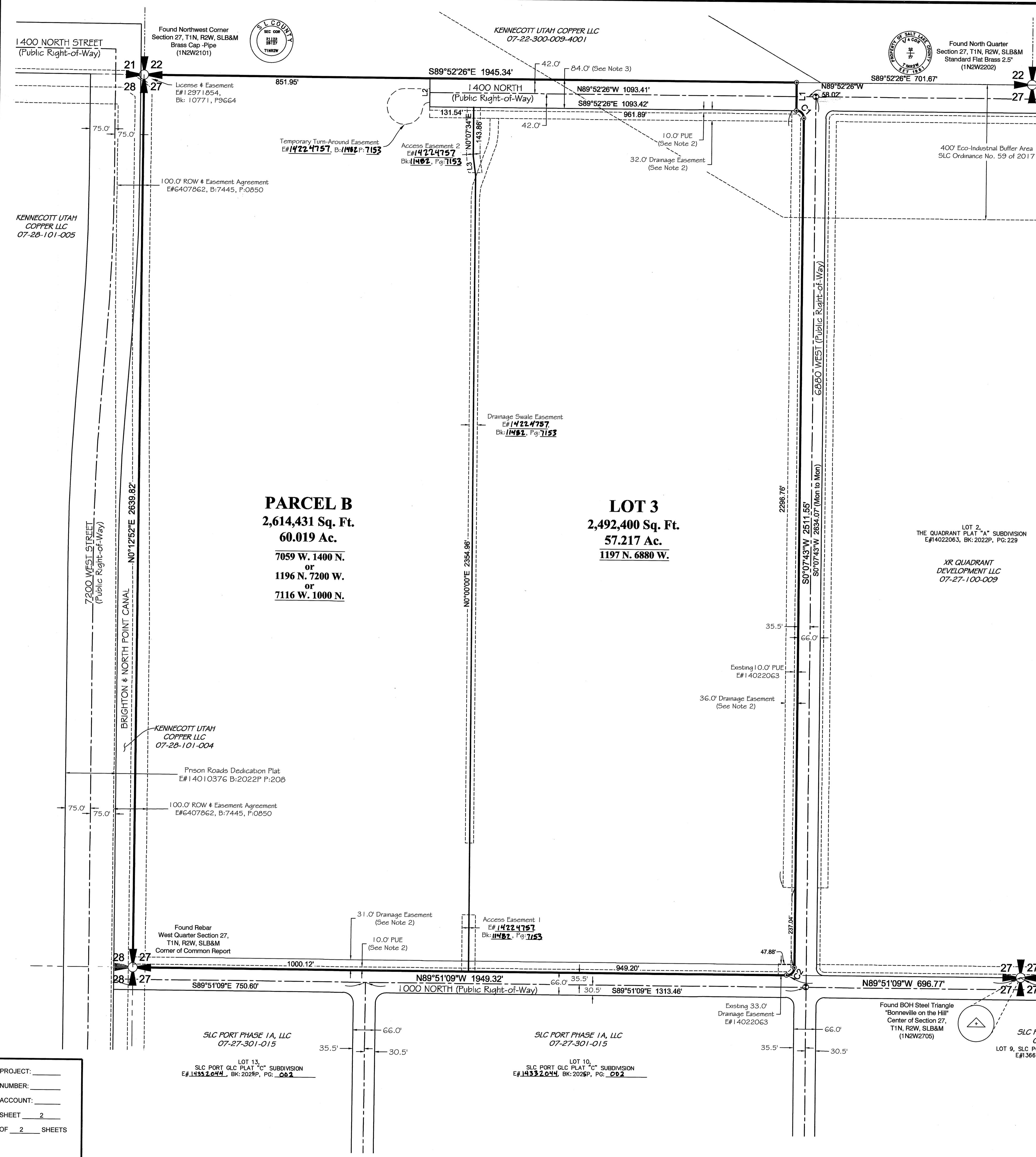
**DEVELOPER:**  
 XR QUADRANT DEVELOPMENT, LLC  
 1245 East Brickyard Road, Suite 70  
 Salt Lake City, Utah 84106



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 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PROJECT: _____	S.L. CITY PUBLIC UTILITIES DEPT.	S.L. COUNTY HEALTH DEPARTMENT	CITY ENGINEERING DIVISION	CITY PLANNING DIRECTOR	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER	PROJECT: _____
NUMBER: _____	Approved as to sanitary sewer and water details this 30 <sup>th</sup> day of <u>April</u> , A.D. 2024.	Approved this <u>2nd</u> day of <u>May</u> , A.D. 2024.	I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file.   City Engineer  City Surveyor	Approved this <u>23<sup>rd</sup></u> day of <u>October</u> , A.D. 2024 by the Salt Lake City Planning Commission.   Planning Director	Approved as to form this <u>20</u> day of <u>September</u> , A.D. 2025.	Presented to Salt Lake City this <u>30</u> day of <u>September</u> , A.D. 2025 and is hereby approved.   City Attorney	Recorded # <u>14446514</u> State of Utah, County of Salt Lake, Recorded and filed at the request of <u>XR Quadrant 3 LLC</u> Date: <u>10-7-2025</u> Time: <u>1:36 pm</u> Book: <u>2025P</u> Page: <u>252</u> Fee \$ <u>104.00</u>	NUMBER: _____
ACCOUNT: _____								ACCOUNT: _____
SHEET <u>1</u> OF <u>2</u> SHEETS								SHEET <u>1</u> OF <u>2</u> SHEETS



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PROJECT: \_\_\_\_\_  
NUMBER: \_\_\_\_\_  
ACCOUNT: \_\_\_\_\_  
SHEET 2 OF 2 SHEETS

**SALT LAKE COUNTY RECORDER**  
Recorded # 14446514  
State of Utah, County of Salt Lake, Recorded and filed at the request of  
**XR Quadrant + 3 LLC**  
Date: 10-7-2025 Time: 1:36 PM Book: 2025P Page: 252  
Fee \$ 4.00 *Deputy, Salt Lake County Recorder*

PROJECT: \_\_\_\_\_  
NUMBER: \_\_\_\_\_  
ACCOUNT: \_\_\_\_\_  
SHEET 2 OF 2 SHEETS