

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:

- This Subdivision is located within the Lowland Conservation Overlay.
- Easement is effectuated by the recording of this plat.
- Roadway is Dedicated to the Public for Public Use.
- This Subdivision affects parcel 07-27-100-011-0000.
- Statement of Accuracy: This plat meets the minimum allowable error of 1:15,000.
- This project is located in the Inland Port Authority Overlay Zone and the Northwest Quadrant Overlay Zone.

8. Terms, conditions, restrictions 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 11771 at Page 9684 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. Avigation 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. 13519896 in Book 11092 at Page 6684 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. 14224757, in Book 11492, at Page 7153.

18. Memorandum of Utility Permit Agreement between Salt Lake City Corporation and QR Quadrant Development, LLC recorded January 24, 2025 as Entry No. 14339610 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.

OWNER'S DEDICATION

XR QUADRANT, (111) 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: (111) 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

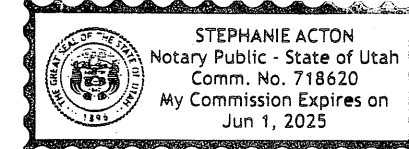
NOTARY ACKNOWLEDGMENT

STATE OF UTAH)

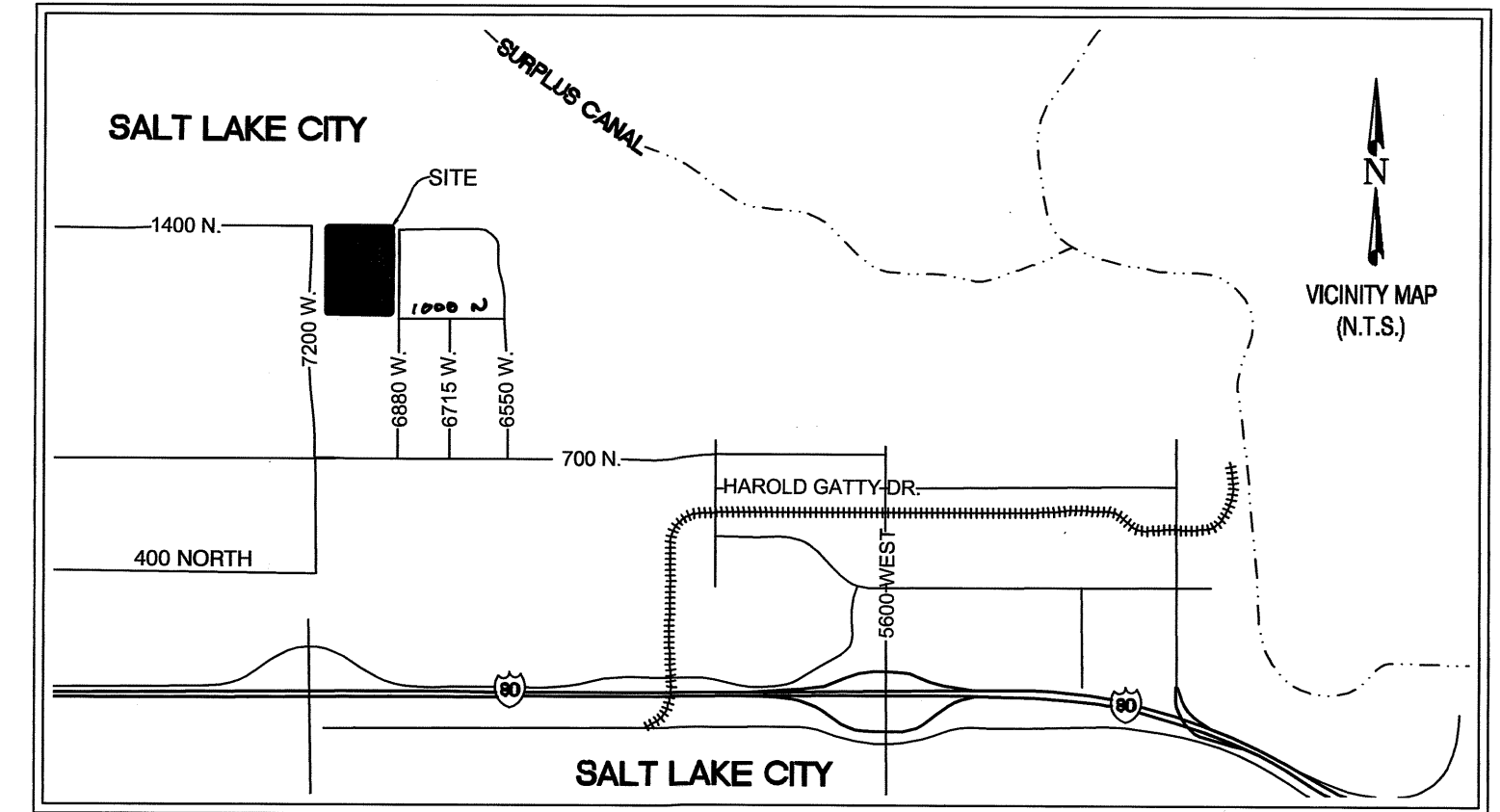
COUNTY OF SALT LAKE)

On this 22nd day of January, in the year 2025, before me Stephanie Acton, a notary public, personally appeared Paul W. Ritchie, Manager of The Ritchie Group, L.C., Manager of Quadrant Management, LLC, Manager of XR Quadrant. (111) LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in 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. (111) LLC and acknowledged that he executed the same.

Commission Number 718620
My Commission Expires 6/11/2025



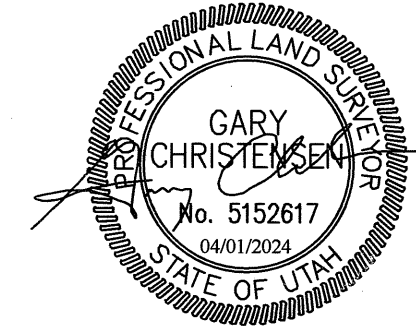
Stephanie Acton
Print Name: Stephanie Acton
A Notary Public Commissioned in Utah



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



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 (111) 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

SHEET
1
2

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

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

PROJECT: _____
NUMBER: _____
ACCOUNT: _____
SHEET 1
OF 2 SHEETS

S.L. CITY PUBLIC UTILITIES DEPT.

Approved as to sanitary sewer and water details this
30th day of April, A.D. 2024.

[Signature]
Director, S.L. City Public Utilities

S.L. COUNTY HEALTH DEPARTMENT

Approved this 2nd day of May, A.D. 2024.

[Signature]
S.L. County Health Department

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.

[Signature] 6/10/24
City Engineer Date
[Signature] 10/1/24
City Surveyor Date

CITY PLANNING DIRECTOR

Approved this 23rd day of October, A.D. 2024 by the
Salt Lake City Planning Commission.

[Signature]
Planning Director

CITY ATTORNEY

Approved as to form this 26th day of September, A.D. 2025.

[Signature]
Salt Lake City Attorney

CITY APPROVAL

Presented to Salt Lake City this 30th day of September,
A.D. 2025 and is hereby approved.

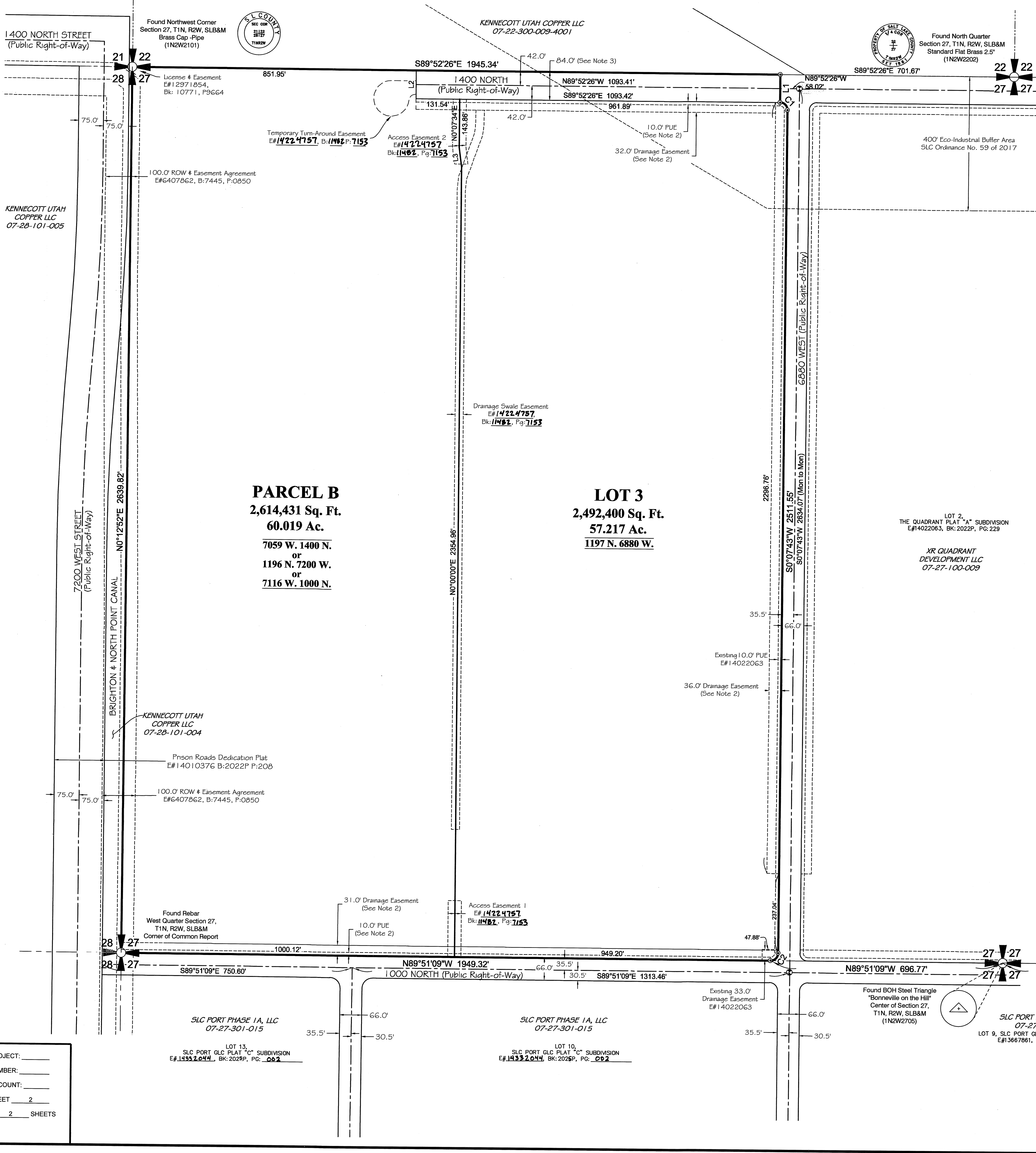
[Signature]
Salt Lake City Mayor
[Signature]
Salt Lake City Recorder

SALT LAKE COUNTY RECORDER

Recorded # 4446514
State of Utah, County of Salt Lake, Recorded and filed at the request of
XR Quadrant 3 LLC

Date: 10-9-2025 Time: 1:36 pm Book: 2025P Page: 252
\$ 104.00
Fee \$ [Signature]
Deputy, Salt Lake County Recorder

PROJECT: _____
NUMBER: _____
ACCOUNT: _____
SHEET 1
OF 2 SHEETS



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

Legend of Symbols & Abbreviations

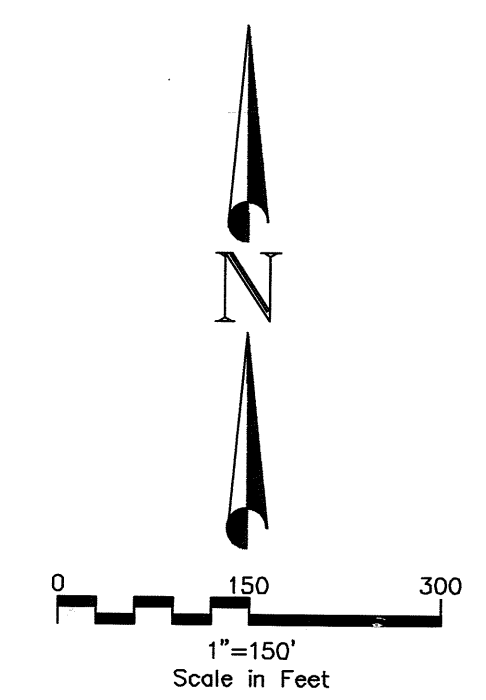
- Boundary Line
- Adjacent Parcel Line
- Section Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Easement Line
- Set Rebar and Cap stamped "CIR Engineering"
- Found Bonneville on the Hill "BOH" Steel Triangle Set in Concrete.
- Existing Street Monuments stamped with Date and LS 5152617

LINE TABLE

LINE #	LENGTH	BEARING
L1	84.00	S0° 06' 28"W
L2	84.00	N0° 07' 34"E
L3	57.85	N7° 12' 39"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	35.35	22.50	90°01'16"	S44° 52' 55"E	31.83
C2	35.35	22.50	90°01'08"	S45° 08' 17"W	31.83



SHEET
2
2

PREPARED BY:
CIR CIVIL ENGINEERING
+ SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, UT 84095
Phone: (435)503-7641

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

SALT LAKE COUNTY RECORDER
Recorded # 14446514
State of Utah, County of Salt Lake, Recorded and filed at the request of
KR Quadrant 3 LLC
Date: 07-27-2025 Time: 1:36 PM Book: 2025P Page: 292
Fee \$ 104.00
Nicole Tallon Deputy
Deputy, Salt Lake County Recorder

PROJECT: _____
NUMBER: _____
ACCOUNT: _____
SHEET 2
OF 2 SHEETS

PROJECT: _____
NUMBER: _____
ACCOUNT: _____
SHEET 2
OF 2 SHEETS