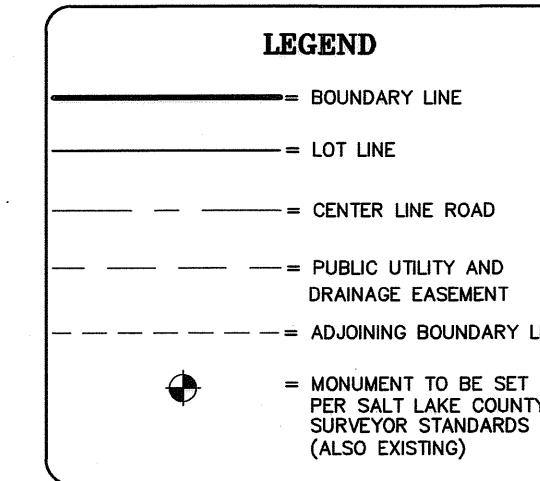


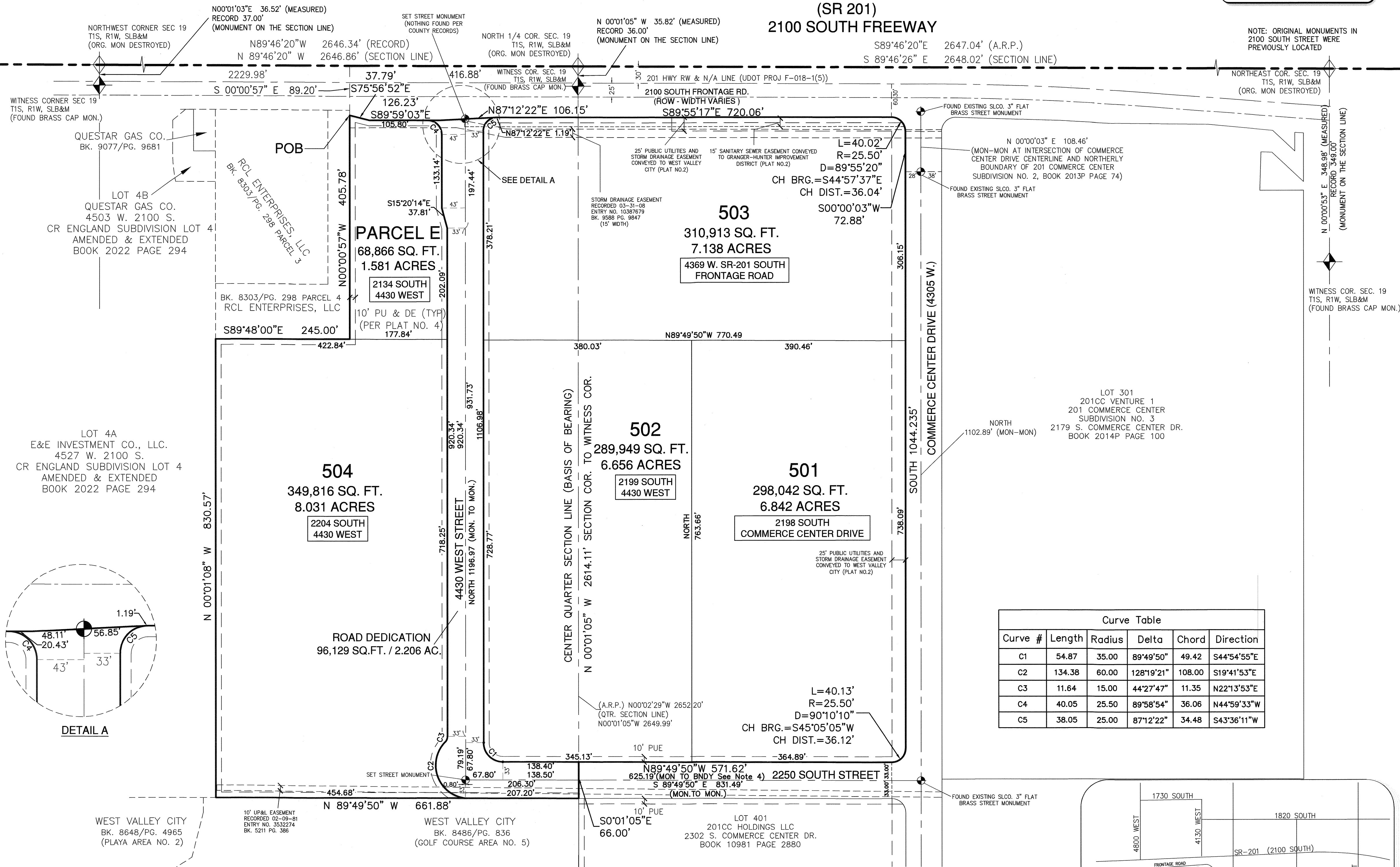
201 COMMERCE CENTER SUBDIVISION NO. 5

(AMENDING PARCEL D, 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



(SR 201)
2100 SOUTH FREEWAY

NOTE: ORIGINAL MONUMENTS IN
2100 SOUTH STREET WERE
PREVIOUSLY LOCATED

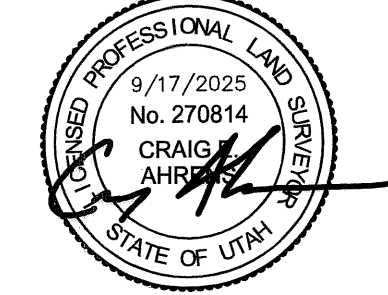


SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens, with Psomas, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 270814 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and have subdivided said tract of land into lots and streets, together with easements hereafter known as

201 Commerce Center Subdivision No. 5

and that the same has been verified and correctly surveyed and monumented on the ground as shown on this plat. A record of survey filed as S2008-08-0724 was recorded as a basis for this plat.



9/17/2025
Date

BOUNDARY DESCRIPTION

All of Parcel D, 201 Commerce Center Subdivision No. 4, recorded July 13, 2020, Book 2020P, Page 173, in the office of the Salt Lake County Recorder, 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, being more particularly described as follows:

BEGINNING at a point on the South right-of-way line of 2100 South Frontage Road said point being North 00°01'05" West 35.82 feet coincident with the center quarter section line 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 following four (4) courses coincident with said South line of 2100 South Frontage Road (1) South 75°56'52" East 37.79 feet (2) South 89°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 right-of-way line of Commerce Center Drive; thence the following two (2) courses coincident with said West line (1) South 00°00'03" West 72.88 feet (2) South 1044.24 feet; thence 40.13 feet along the arc of a 25.50 foot radius curve to the right, (chord bears South 45°05'05" West 36.12 feet), through a central angle of 90°10'10" to the northerly right-of-way line of 2250 South Street; thence North 89°49'50" West 571.62 feet coincident with the North right-of-way line of said 2250 South Street to center quarter section line; thence South 00°01'05" East 66.00 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 1,413,715 Sq. Ft. / 32.454 Acres, 4 lots and one parcel.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that we, 201CC Land, LLC, the undersigned owner of the above described tract of land having caused the same to be subdivided into lots parcel and streets, together with easements to be hereafter known as,

201 Commerce Center Subdivision No. 5

do hereby dedicate for perpetual use of the public all roads and other areas of land shown on this plat as intended for public use. The undersigned owner also hereby conveys any other easements as shown and/or noted on this plat to the parties indicated and for the public shown hereon in witness whereof I have hereunto set my hand and this 24th day of Sept. A.D., 2025.

David S. Layton, Manager of 201CC Holdings, LLC
Manager of 201CC Land, LLC, formerly known as The Argent Group 201, LLC.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
On this 24th day of Sept., 2025, 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, LLC, a Utah limited liability company and that the hereon Owner's Dedication was signed on behalf of said limited liability company by authority of its Operating Agreement and the said David S. Layton duly acknowledged to me that said limited liability company executed the same.

NOTARY SIGNATURE: *William L. Harman*
COMMISSION NUMBER: 728326
MY COMMISSION EXPIRES: 02/04/2026
PRINT NAME: **Tiffany L. Harman**
A NOTARY PUBLIC COMMISSIONED IN UTAH See attached seal

201 COMMERCE CENTER SUBDIVISION NO. 5
(AMENDING PARCEL D, 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

SHEET 1 OF 1

NOTES

- All drainage swales will be maintained by the property owner and will not be maintained by West Valley City.
- Off-set pins to be placed in the back of curb and 5/8" X 24" rebar with "PSOMAS ENG" survey cap to be placed at all rear corners prior to any occupancy.
- Building permits will not be issued for any building until 1) asphalt paving is installed; and 2) fire hydrants are installed, approved and charged.
- The distance from the monument to the boundary line is correct as shown. The distance of 625.29' shown on the previous Subdivision No. 4 should be 625.19'.

SOIL INFORMATION

A soils report in accordance with Section 7-13-504 of the West Valley City Ordinances has been prepared by, Applied Geotechnical Engineering Consultants, Inc. (AGEC) Proposed Commercial Development Approx 4411 West 2100 South West Valley City, Utah December 7, 2007 / Project No. 1071553

PSOMAS

11456 South Temple Drive, Suite 200
South Jordan, Utah 84095
(801) 270-5777 (801) 270-5782 (FAX)

DATE: 07-28-25	DESIGNED: TM
SCALE: 1" = 100'	DRAFTED: TM
PROJECT NO.: 88WA010400	CHECKED: CEA

PLANNING COMMISSION

APPROVED THIS 24 DAY OF Sep
A.D., 2025 BY THE CITY OF WEST VALLEY PLANNING
COMMISSION.

Chairman
CHAIRMAN, WEST VALLEY
CITY PLANNING AND ZONING COMMISSION

GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED THIS 18 DAY OF SEPTEMBER
A.D., 2025.

Engineering Department
ENGINEERING DEPARTMENT

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 23 DAY OF September
A.D., 2025.

Director
DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

WEST VALLEY CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE.

10-1-25
DATE
W.V.C. City Engineer
W.V.C. CITY ENGINEER

APPROVAL AS TO FORM

APPROVED THIS 15th DAY OF October
A.D., 2025.

West Valley City Attorney
WEST VALLEY CITY ATTORNEY

SALT LAKE COUNTY RECORDER

RECORDED 14451840
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF 201CC Holdings, LLC
DATE 10/26/2025 TIME 10:26 BOOK 2025P PAGE 258
FEE \$ 60.00
Deputy
DEPUTY SALT LAKE COUNTY RECORDER