

MARKET CENTER SUBDIVISION

AMENDING LOTS 1, 2, AND 3 OF BLOCK 5, BURTON PLACE PLAT "A",
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
LOT 12, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY

2100 SOUTH STREET
BASIS OF BEARING N 89°42'50" W 1584.24' (1583.20')

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE FUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1 A RECORDED EASEMENT OR RIGHT OF WAY
2.2 THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3 TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4 ANY OTHER PROVISION OF LAW.

ENBRIDGE ENERGY UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OR NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE ENERGY UTAH'S RIGHT OF WAY DEPARTMENT AT 800-366-6532.

QUESTAR GAS COMPANY
DBA ENBRIDGE ENERGY UTAH

APPROVED THIS 6 DAY OF Nov 2025
BY [Signature]
TITLE Pres. Const. Rep.

CENTRAL POINTE PLACE (A 66.0' WIDE PAVED PUBLIC RIGHT OF WAY)

S 89°51'58" E 688.46' (N 89°52'00" E 687.61')

LOT 4

CONTAINS:
24,832 SQUARE FEET OR
0.570 ACRES
54 E CENTRAL POINTE PLACE

LOT 12, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY

LOT 1

CONTAINS:
128,938 SQUARE FEET OR
2.959 ACRES
55 EAST HAVEN AVENUE

LOT 2

CONTAINS:
48,730 SQUARE FEET OR
1.119 ACRES
2280 S STATE STREET

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 00°00'00" W	37.84'
L2	N 00°00'00" W	37.88'
L3	N 15°00'00" W	71.11'
L4	N 15°00'00" W	71.11'
L5	S 00°00'01" E	180.13'
L6	S 00°00'01" E	180.13'
L7	N 15°00'00" W	23.99'
L8	N 15°00'00" W	23.99'
L9	N 00°01'49" W	4.93'
L10	N 00°01'49" W	2.89'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	124.10'	32.49'	014°59'53"	S77°30'03"E	32.39'
C2	98.10'	25.68'	014°59'53"	S77°30'03"E	25.61'
C3	66.00'	17.28'	014°59'59"	N77°30'00"W	17.23'
C4	40.00'	10.47'	014°59'59"	N77°30'00"W	10.44'
C5	132.00'	34.56'	014°59'59"	S77°30'00"E	34.46'
C6	106.00'	27.75'	014°59'59"	S77°30'00"E	27.67'
C7	38.00'	9.93'	014°58'11"	N77°30'55"W	9.90'
C8	64.00'	16.72'	014°58'11"	N77°30'55"W	16.67'
C9	28.07'	15.70'	032°03'15"	S17°35'33"E	15.50'
C10	28.00'	17.70'	036°13'36"	N16°21'27"E	17.41'

NORTH

SCALE: 1" = 40'

LEGEND

- SUBDIVISION BOUNDARY
- ADJOINING LOT LINE
- MONUMENT UNICENTER LINE OF ROAD
- RIGHT OF WAY LINE
- EASEMENT LINE
- RIGHT WAY WIDTH OR PROPERTY TIE LINE
- SUBDIVISION BOUNDARY/LOT CORNER, COPPER PLUG OR 3/8" 2.0 FEET IN LENGTH REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- DENOTES RECORD INFORMATION
- AREA DEDICATED TO SOUTH SALT LAKE CITY FOR ROAD RIGHT OF WAY BY RECORDED OF THIS PLAT, MAIN STREET CONTAINS 311 SQ. FT., HAVEN AVENUE CONTAINS 2,048 SQ. FT.
- EXISTING FIRE HYDRANT
- DRIVEWAY ACCESS EASEMENT IN FAVOR OF ALL LOTS DEDICATED BY THE RECORDED OF THIS PLAT

EASEMENT NO.	ENTRY NO.	BOOK/PAGE	EASEMENT TYPE
1	1959047	2121/399	MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT
2	2714450	3880/385	MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT
3	4014123	5605/1345	MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT

NOTES

- A PERPETUAL, NON-EXCLUSIVE, AND RECIPROCAL CROSS-ACCESS EASEMENT IS HEREBY GRANTED AND CREATED FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4 OF THE MARKET CENTER SUBDIVISION PLAT, AS WELL AS THEIR RESPECTIVE SUCCESSORS, ASSIGNS, TENANTS, AND INVITEES. THE EASEMENT AREAS ARE DEFINED AS:
a. ALL DRIVE AISLES AND INTERNAL SIDEWALKS.
b. ALL PORTIONS OF THE PARKING AREAS THAT FACILITATE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS, AND CIRCULATION ACROSS THE PARCELS, COMMON SPACES, AND STRUCTURES.
- SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS FOR SOUTH SALT LAKE MARKET CENTER BY SSL MARKET CENTER CO2B, LLC, ENTRY NO. 14462948, BOOK 1146, PAGE 4755.
- DECLARATION OF CROSS PARKING & ACCESS EASEMENTS BY SSL MARKET CENTER CO2B, LLC, ESTABLISHING CERTAIN EASEMENTS IN FAVOR OF OWNERS AND PERMITTEES, AND THE CITY OF SOUTH SALT LAKE, ENTRY NO. 14462947, BOOK 1146, PAGE 4739.

SHEET

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OF

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DEVELOPER INFORMATION:
BLASER VENTURES
CONTACT: KRISTEN FELDHOSEN
386 S 500 S, SUITE 100, SALT LAKE CITY, UTAH
1-310-706-8350
KFELDHOSEN@BLASER-VENTURES.COM

LUMEN

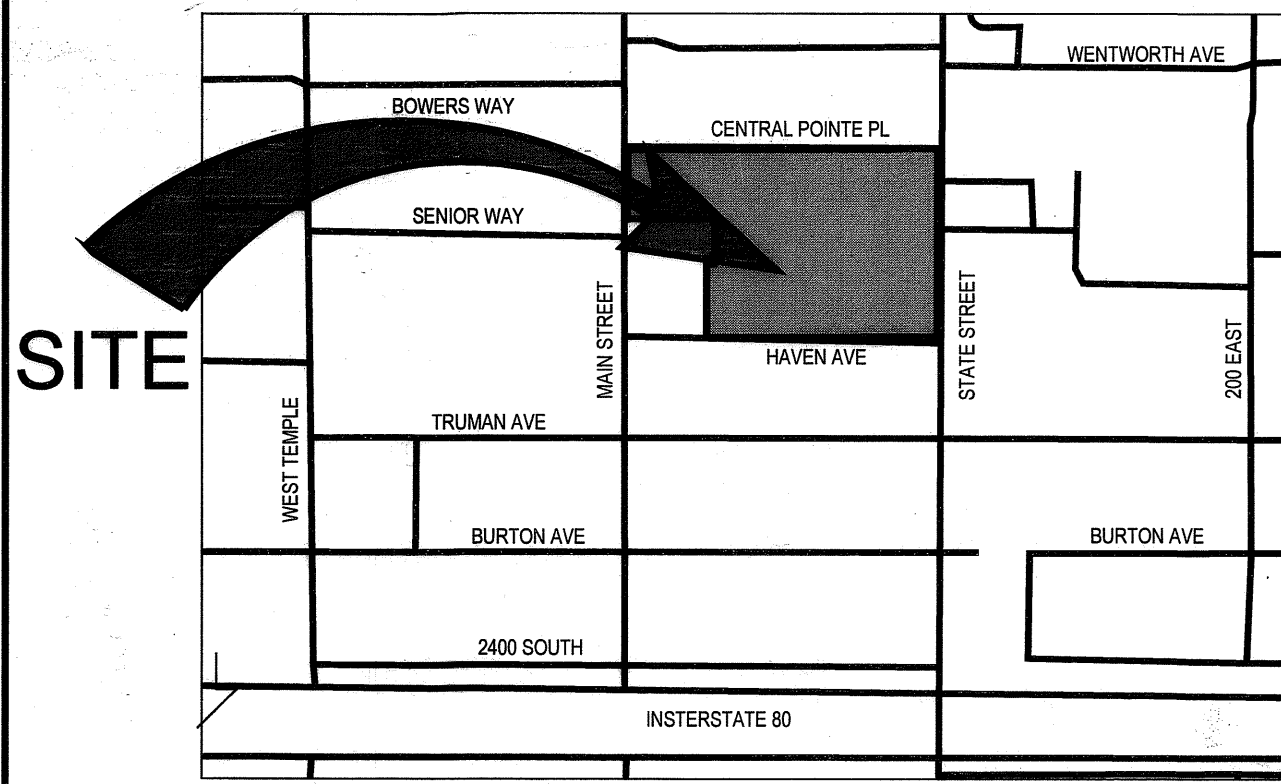
APPROVED THIS 5 DAY OF NOVEMBER, A.D. 2025

Paul Biering
LUMEN

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10 DAY OF November, A.D. 2025
[Signature]
SOUTH SALT LAKE CITY ATTORNEY

SOUTH SALT LAKE CITY APPROVAL
APPROVED AS TO FORM THIS 11th DAY OF NOVEMBER, A.D. 2025
[Signature]
ATTEST: RECORDER



VICINITY MAP SCALE: N.T.S. SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

MARKET CENTER SUBDIVISION

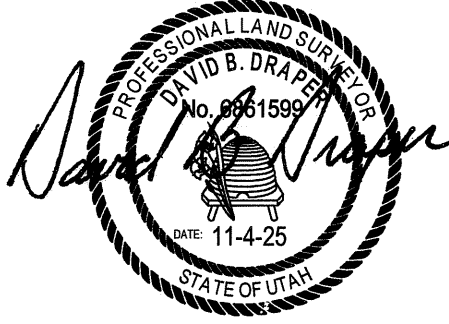
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

ALL OF THAT CERTAIN PARCEL CONVEYED BY SPECIAL WARRANTY DEED RECORDED MAY 29, 2024, AS ENTRY NO. 14248077, IN BOOK 11484 AT PAGE 4768, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE STREET, SAID POINT BEING SOUTH 89°42'50" EAST 750.94 FEET ALONG THE MONUMENT LINE OF 2100 SOUTH STREET AND SOUTH 0°19'07" WEST 1177.32 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY AND WEST 33.00 FEET (SOUTH 89°52'00" WEST BY DEED) FROM BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF SAID 2100 SOUTH STREET AND MAIN STREET, AND RUNNING THENCE SOUTH 0°19'07" WEST 419.94 FEET (SOUTH 0°19'07" WEST 419.92 FEET BY DEED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HAVEN AVENUE, THENCE NORTH 89°50'46" WEST 512.09 FEET (SOUTH 89°52'00" WEST 511.50 FEET BY DEED); THENCE NORTH 0°17'01" EAST 164.40 FEET (NORTH 0°03'34" EAST BY DEED); THENCE SOUTH 89°50'46" EAST 16.86 FEET (NORTH 89°52'00" EAST 17.09 FEET BY DEED); THENCE NORTH 0°17'01" EAST 100.00 FEET (NORTH 0°03'34" EAST 99.75 FEET, MORE OR LESS, BY DEED); THENCE NORTH 89°50'46" WEST 193.00 FEET (SOUTH 89°52'00" WEST 193.00 FEET BY DEED) TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 0°17'01" EAST 155.30 FEET (NORTH 0°03'08" EAST 155.75 FEET ALONG SAID EAST LINE, MORE OR LESS, BY DEED) ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE SOUTH 89°51'58" EAST 688.46 (NORTH 89°52'00" EAST 687.61 FEET) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS: 240,722 SQ. FT. OR 5.526 ACRES (4 LOTS AND ROAD DEDICATION)



DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED, OWNER(S) SSL MARKET CENTER CO2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND, TO BE HEREINAFTER KNOWN AS:

MARKET CENTER SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS 5th DAY OF November, A.D. 2025

[Signature]
SSL MARKET CENTER CO2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: BRANDON BLASER
ITS: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Salt Lake
ON THE 5th DAY OF November, A.D. 2025, BRANDON BLASER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF SSL MARKET CENTER CO2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THIS SAME.
MY COMMISSION EXPIRES: July 3, 2028
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

MARKET CENTER SUBDIVISION

AMENDING LOTS 1, 2, AND 3 OF BLOCK 5, BURTON PLACE PLAT "A",
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
LOT 12, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY

SALT LAKE COUNTY RECORDER

RECORDER # 14462948
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: SSL Market Center CO2B, LLC
DATE: 11/13/2025 TIME: 10:36 AM BOOK: 2025P PAGE: 284
\$58.00 FEE: [Signature] DEPUTY SALT LAKE COUNTY RECORDER