

SOUTH TOWNE CENTER MALL SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST & PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN

SURVEYOR'S CERTIFICATE:

I, James D. Pitkin, a Registered Professional Land Surveyor, holding Certificate No. 171546, as prescribed by the State of Utah, do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as SOUTH TOWNE CENTER MALL SUBDIVISION, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 9th day of April, 1997.

JAMES D. PITKIN
P.L.S. No. 171546



LEGAL DESCRIPTION:

BEGINNING at a point on the West line of State Street (50.00 feet from monument line) North 89°50'56" East 41.33 feet and South 0°01'50" East 583.17 feet and South 0°50'43" East 70.31 feet and South 0°01'50" East 53.16 feet from the Northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian (Basis of bearing being South 0°01'50" East 2599.11 feet along the State Street monument line between the monuments found marking the intersections of 10600 South and 10200 South Streets), said Northeast corner of Section 13 being South 89°53'20" West 92.33 feet from the monument marking the intersection of State Street and 10200 South and running thence along the West street line South 0°01'50" East 36.74 feet; thence South 89°58'10" West 6.50 feet; thence South 0°01'50" East 1,242.98 feet to the North line of A.P. Stevens property, recorded as Entry No. 1619249 on Page 97 In Book 1556 of Deeds in the Salt Lake County Recorder's Office; thence along said property line, South 89°30'10" West 89.53 feet, South 7°00'10" West 35.00 feet, South 89°05'10" West 204.06 feet, South 0°01'50" East 63.87 feet and North 89°01'10" East 326.50 feet; thence along the new right-of-way South 0°01'50" East 444.47 feet; thence South 89°58'10" West 6.50 feet; thence South 0°01'43" East 10.82 feet to the North line of Parcel "A" as shown on the survey map by Robert R. Goff dated August 24, 1985 for Goff Enterprises, Draper, Utah; thence South 45°11'14" West 28.40 feet; thence along the North line of said Parcel "A" for the next four courses: North 89°35' West 5.42 feet to a point of tangency with a 7,610.00 foot radius curve, the center of which bears North 0°25' East and along said curve to the right, through a central angle of 02°51'49" a distance of 380.34 feet to a point of reverse curve with a radius of 7,735.00 feet, the center of which bears South 03°16'49" West and along said curve to the left through a central angle of 02°51'49" a distance of 386.59 feet, and North 89°35' West, for a distance of 215.84 feet; thence North 76°40'15" West 153.77 feet to an iron rod shown on the C.J. Schuchert survey for Engineering Consortium, SLC; thence North 76°58'27" West 37.64 feet to a point that is 120 feet perpendicular distant Northerly from the surveyed State Road Commission (SRC) Engineer's Centerline Station 9+05.86 of State Highway Project 15-7, said point being the end of the non-access line of said project; thence along the highway right-of-way and non-access line of said project the next 5 courses (bearings rotated to agree with basis of bearing): North 89°35' West 198.00 feet to a point of tangency with a 205.63 foot radius curve (SRC = 206.59) the center of which bears North 0°25' East, and along said curve to the right, through a central angle of 58°26'36" a distance of 209.75 (SRC = 210.15) and continuing North 34°54'34" West 420.27 feet to a point on the arc of a 1,740.85 foot radius curve, the center of which bears North 57°49'06" East, said point being 65 feet perpendicular distant Northeasterly from Engineer's Station 57+61.83 for the centerline of ramp "C" of said highway project, and continuing Northwesterly along said curve to the right, through a central angle of 24°10'17" a distance of 734.41 feet to a point 65 feet radially distant Northeasterly from Engineer's Station 50+00 for ramp "C" (said point also being 145 feet radially distant Northeasterly from I-15 centerline station 970+00), and continuing North 07°18'09" West 1,353.04 feet to a point on the North line of said Section 13 (North 89°49'53" West 2,198.92 feet from the Northeast corner of said Section 13); thence South 89°49'53" East 63.36 feet to a point on the arc of a 34,179.5 foot radius curve, the center of which bears North 84°14'35.33" East, thence Southeasterly along said curve to the left, through a central angle of 0°15'12.33" a distance of 151.18 feet to a point that is 198.0 feet radially distant Northeasterly from I-15 centerline station 958+00; thence South 07°18'09" East 307.23 feet; thence parallel with the North line of said Section 13, South 89°49'53" East 760.77 feet to a fence line; thence along said fence line, South 59.05 feet to a point on the Northerly boundary line of the South Towne Mall Ring Road, which point is on a 768.00 foot radius curve to the right (radius point bears South 21°27'29" East); thence along said line Northeasterly 299.68 feet along the arc of said curve through a central angle of 22°21'25"; thence South 0°00'36" West 9.99 feet along said line to a point on a 758.00 foot radius curve to the right (radius point bears South 00°54'37" West); thence along said line Southeasterly 712.45 feet along the arc of said curve through a central angle of 53°51'11" to a point of reverse curvature with a 25.00 foot radius curve to the left; thence along said line Southeasterly 37.15 feet along the arc of said curve through a central angle of 85°08'19" to a point on the Northerly boundary line of an access road; thence North 59°37'30" East 74.04 feet along said line to a point of curvature with a 306.00 foot radius curve to the right; thence along said line Northeasterly 162.31 feet along the arc of said curve through a central angle of 30°23'31"; thence South 89°59'00" East 192.15 feet along said line to a point of curvature with a 25.00 foot radius curve to the left; thence along said line Northeasterly 21.60 feet along the arc of said curve through a central angle of 49°30'41" to said West line of State Street and the Point of BEGINNING.

CONDITIONS OF APPROVAL:

- That street dedication and improvements be carried out in accordance with plan and profiles stamped and approved by the City Public Works Department, and specifically:
 - That any deficient public improvements be upgraded to current City standards. Also, that any damaged improvements be repaired or bonded for prior to occupancy.
- That lots 1-3 comply with all requirements of the CBD zone.
- That the developer has shown that the lots being proposed for development are buildable without the necessity of variances.
- That the developer submit a final plat which give a meets and bounds description of the property and the acreage for lots 1-3.
- That the developer be required to go through a separate subdivision review if additional lots are created on the remainder of the South Towne Center Mall Subdivision.

OWNER'S DEDICATION

Know all by these presents that we (I) the undersigned owner(s) of the described tract of land hereon, having caused the same to be subdivided into lots hereafter be known as SOUTH TOWNE CENTER MALL SUBDIVISION.

In witness whereof, we (I) have hereunto set our (my) hand this 29th day of April, 1997

MERVYN'S, a California Corporation

By: [Signature]
EDWARD J. BIERMAN
Its: VICE PRESIDENT

ACKNOWLEDGMENT

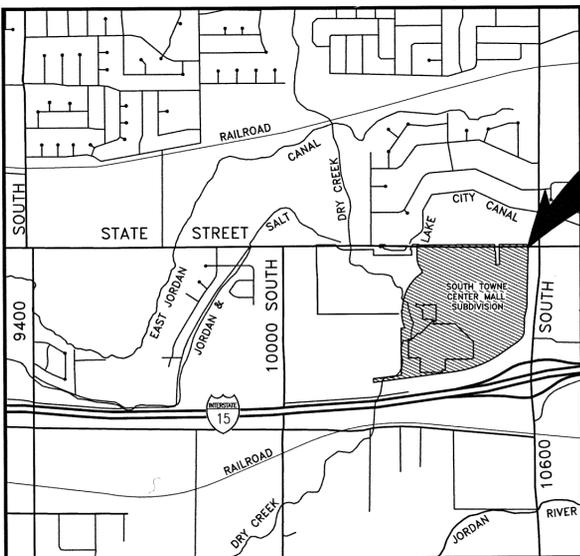
STATE OF MINNESOTA) SS
COUNTY OF HENNEPIN

On this 29th day of April, 1997, before LINDA E. JOHNSON, a Notary Public in and for said State, personally appeared EDWARD J. BIERMAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as a VICE PRESIDENT on behalf of the corporation therein named and acknowledged to me that the corporation executed it pursuant to its by-laws or a resolution of its board of directors.

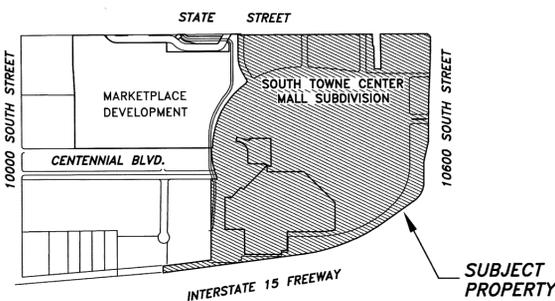
WITNESS my hand and official seal.

My Commission Expires: 1/31/2000

Notary Public [Signature]
Residing in HENNEPIN County.



VICINITY MAP
N.T.S.



DETAIL MAP
NTS

SITE LOCATION

OWNER'S DEDICATION

Know all by these presents that we (I) the undersigned owner(s) of the described tract of land hereon, having caused the same to be subdivided into lots hereafter be known as SOUTH TOWNE CENTER MALL SUBDIVISION.

In witness whereof, we (I) have hereunto set our (my) hand this 22nd day of April, 1997

MACERICH SOUTH TOWNE LIMITED PARTNERSHIP
a California limited partnership

By: Macerich South Towne GP Corp.
a Delaware Corporation,
its general partner

By: [Signature]
Richard A. Bayer

Its: General Counsel and Secretary

ACKNOWLEDGMENT

STATE OF California) SS.
COUNTY OF Los Angeles

On April 22nd, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard A. Bayer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

WITNESS my hand and notarial seal in the County and State last aforesaid this 22nd day of April, 1997

Signature [Signature]
My Commission expires: 4/30/2001 commission # 1132507 (California)

CONSENT TO DEDICATE

The undersigned owner (s) of an equitable or legal interest in the described tract of land, or portion thereof, does hereby consent to the subdivision of said tract into lots hereafter to be known as SOUTH TOWNE CENTER MALL SUBDIVISION.

In witness whereof, we (I) have hereunto set our (my) hand this 24th day of APRIL, 1997

LENDER:
CANADIAN IMPERIAL BANK OF COMMERCE, a
Canadian chartered bank

By: [Signature]
Its: AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF CALIFORNIA) SS.
COUNTY OF LOS ANGELES

On APRIL 24, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared ALLEN KIRSCHENBAUM, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

WITNESS my hand and notarial seal in the County and State last aforesaid this 24th day of APRIL, 1997

Signature [Signature]
My Commission expires: 12-25-1997 COMMISSION # 1005190

NOTES

- This plat and the survey on which it is based were made in accordance with the accuracy standards adopted by ALTA and ACSM in effect on the dated of this certification of an "URBAN" survey.
- The survey was completed and the corners set on December 26, 1996.
- The bearings and distances shown are measured, unless noted otherwise.

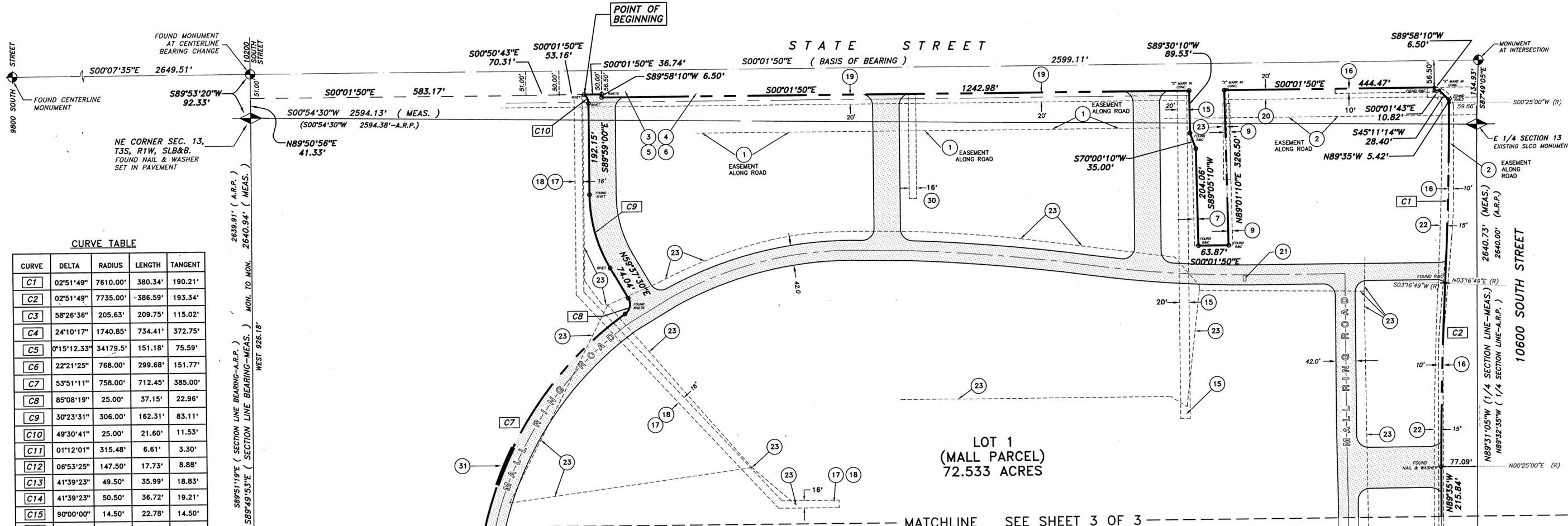
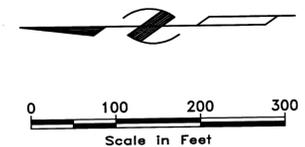
BASIS OF BEARINGS

South 0°01'50" East 2599.11 feet along the monument line of State Street between the monuments found marking the intersections of 10600 South and 10200 South Streets

PREPARED BY: BINGHAM ENGINEERING 5160 WILEY POST WAY SALT LAKE CITY, UTAH 84116 532-2520	PLANNING COMMISSION APPROVED THIS <u>1st</u> DAY OF <u>MAY</u> , 19 <u>97</u> THE SANDY CITY PLANNING COMMISSION <u>[Signature]</u> CHAIRMAN, SANDY CITY PLANNING COMMISSION	BOARD OF HEALTH APPROVED THIS <u>6th</u> DAY OF <u>MAY</u> , 19 <u>97</u> <u>[Signature]</u> DIRECTOR, S.L.C.O. BOARD OF HEALTH	FLOOD CONTROL COORDINATOR APPROVED THIS <u>2nd</u> DAY OF <u>MAY</u> , 19 <u>97</u> <u>[Signature]</u> FLOOD CONTROL COORDINATOR	ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>[Signature]</u> DATE <u>5/6/97</u> SANDY CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>6th</u> DAY OF <u>MAY</u> , 19 <u>97</u> . <u>[Signature]</u> SANDY CITY ATTORNEY	SANDY CITY MAYOR'S CABINET PRESENTED TO THE SANDY CITY MAYOR'S CABINET FOR APPROVAL AND ACCEPTED. <u>[Signature]</u> SANDY CITY CLERK	SALT LAKE COUNTY RECORDER #6644162 COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF BINGHAM ENGINEERING DATE <u>5-14-97</u> TIME <u>10:42AM</u> BOOK <u>97-55</u> PAGE <u>152</u> FEES <u>\$93.00</u> <u>[Signature]</u> SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>3</u> SHEETS
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SOUTH TOWNE CENTER MALL SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF
SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST
& PART OF THE SOUTHWEST QUARTER OF
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°51'49"	7610.00'	380.34'	190.21'
C2	02°51'49"	7735.00'	386.59'	193.34'
C3	58°26'36"	205.63'	209.75'	115.02'
C4	24°10'17"	1740.85'	734.41'	372.75'
C5	0°15'12.33"	34179.5'	151.18'	75.59'
C6	22°21'25"	768.00'	299.68'	151.77'
C7	53°51'11"	758.00'	712.45'	385.00'
C8	85°08'19"	25.00'	37.15'	22.96'
C9	30°23'31"	306.00'	162.31'	83.11'
C10	49°30'41"	25.00'	21.60'	11.53'
C11	01°12'01"	315.48'	6.61'	3.30'
C12	06°53'25"	147.50'	17.73'	8.88'
C13	41°39'23"	49.50'	35.99'	18.83'
C14	41°39'23"	50.50'	36.72'	19.21'
C15	90°00'00"	14.50'	22.78'	14.50'
C16	52°48'57"	75.50'	69.60'	37.49'
C17	10°30'28"	938.25'	172.07'	86.28'
C18	00°37'46"	758.00'	8.33'	4.16'

- LEGEND**
- ◆ SECTION CORNER MONUMENT SALT LAKE COUNTY SURVEY
 - SET 5/8" REBAR & CAP (20" LONG) MARKED "BINGHAM ENG." UNLESS NOTED OTHERWISE
 - ① EASEMENT NUMBER
 - C7 CURVE NUMBER
 - ⊕ EXISTING STREET MONUMENT

N 1/4 SECTION 13,
T3S, R1W, SLB&M
EXISTING SLCO MONUMENT

EXISTING EASEMENTS: (Commitment No. MT-39475, Effective Date 03/06/97, by Merrill Title Company)

- ① Easement in favor of The Mountain States Telephone and Telegraph Company recorded in Book 3-G of Liens and Leases at page 499.
- ② Easement in favor of Mountain States telephone and Telegraph Company recorded in Book 3-E at page 464.
- ③ The easement in favor of the State Road Commission recorded in Book 155 of Liens & Leases at page 515 may affect the subject property. All improvements constructed along the roadway in the 1930's are believed to have been improved, moved or abandoned as a part of more recent construction to establish the current highway improvements shown.
- ④ The easement in favor of the State Road Commission recorded in Book 157 of Liens & Leases at pages 191-192 may affect the subject property. Record documents are nearly illegible. All improvements constructed along the roadway in the 1930's are believed to have been improved, moved or abandoned as a part of more recent construction to establish the current highway improvements shown.
- ⑤ The easement in favor of the State Road Commission recorded as Entry No. 773973 Book 157 of Liens & Leases at page 193 may affect the subject property. The described property is stated as being in Section 9, T2S, R1E, SLB&M. The subject property is not located in the described area. The documentation provided is nearly illegible. All improvements constructed along the roadway in the 1930's are believed to have been improved, moved or abandoned as a part of more recent construction to establish the current highway improvements shown.
- ⑥ The easement in favor of the State Road Commission recorded as Entry No. 773977 Book 157 of Liens & Leases at page 193 may affect the subject property. Record documents are nearly illegible. All improvements constructed along the roadway in the 1930's are believed to have been improved, moved or abandoned as a part of more recent construction to establish the current highway improvements shown.
- ⑦ The 8' right-of-way in favor of Arlene P. Stevens recorded in Book 607 at page 410.
- ⑧ Easement in favor of Utah Power and Light Company recorded in Book 2345 at page 305.
- ⑨ Easement for Ingress & egress described in Book 4517 at page 441.
- ⑩ Controlled access provisions in favor of the Utah Department of Transportation recorded in Book 5405 at pages 1246-1253 affecting the contiguous boundary with the I-15 Highway.
- ⑪ Non-access line as described in Schedule "A" of Merrill Title Company Commitment for Title Insurance No. MT-30093A, Effective Date 1/13/97 at 8:00 a.m.
- ⑫ The 10' wide easement in favor of Utah Power & Light Company recorded in Book 5544 at page 1375 and partially disclaimed in Book 5785 at page 1340.
- ⑬ Permit recorded by the U.S. Army Corps of Engineers in Book 5667 at page 2302 facilitating the relocation of Dry Creek.
- ⑭ Easement in favor of Mountain Fuel Supply Company recorded in Book 5714 at page 2205.
- ⑮ Easement in favor of Mountain Fuel Supply Company recorded in Book 5714 at page 2225.
- ⑯ Easements in favor of Sandy City Corporation recorded in Book 5732 at pages 214, 216 and 218.
- ⑰ Easement in favor of Mountain Fuel Supply Company recorded in Book 5739 at page 2276.
- ⑱ Easement in favor of Mountain Fuel Supply Company recorded in Book 5739 at page 2278. The description is the same as easement number 17.
- ⑲ Easement in favor of Salt Lake County Sewerage Improvement District No. 1 recorded in Book 5742 at page 2849.
- ⑳ Easement in favor of Salt Lake County Sewerage Improvement District No. 1 recorded in Book 5742 at page 2850.
- ㉑ Easement in favor of Mountain States Telephone and Telegraph Company recorded in Book 5751 at page 1894.
- ㉒ Easements in favor of Sandy City Corporation recorded in Book 5775 at page 2179 affecting the Southerly portions of the subject property.
- ㉓ Easement in favor of Utah Power & Light Company recorded in Book 5802 at page 1040 describing center lines without a specified width.
- ㉔ Easement in favor of Mountain States Telephone and Telegraph Company recorded in Book 5836 at page 2054.
- ㉕ Easement in favor of Utah Power and Light Company recorded in Book 5839 at page 435.
- ㉖ The 16' easement in favor of Mountain Fuel Supply Company recorded in Book 6226 at page 839.
- ㉗ The 15' easement in favor of Mountain Fuel Supply Company recorded in Book 6273 at page 805.
- ㉘ Intentionally deleted.
- ㉙ The 16' easement in favor of Mountain Fuel Supply Company recorded in Book 6904 at page 708.
- ㉚ The 16' easement in favor of Mountain Fuel Supply Company recorded in Book 6957 at page 2337.
- ㉛ No-barrier agreement recorded in Book 7235 at page 1011.
- ㉜ Intentionally deleted.
- ㉝ The conditions & restrictions recorded in Book 5624 at page 914 include reciprocal easements for Ingress & egress over all common areas in the mall development.
- ㉞ Easements for parking on and access to and from the lots in the subdivision as described in the Deed recorded as Entry No. 5634888 in Book 6781 at page 761, and as described in the Grant of Reciprocal Easements recorded as Entry No. 5634889 in Book 6781 at page 765 in the Office of the Salt Lake County Recorder.

MATCHLINE SEE SHEET 3 OF 3

LOT 1
(MALL PARCEL)
72.533 ACRES



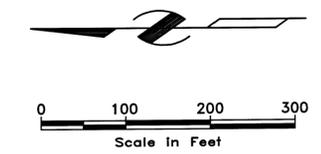
SALT LAKE COUNTY RECORDER		NUMBER _____
# 624162		ACCOUNT _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF		SHEET <u>2</u>
BINGHAM ENGINEERING		OF <u>3</u> SHEETS
DATE <u>5-14-97</u>	TIME <u>10:22AM</u> BOOK <u>97-5</u> PAGE <u>152</u>	
James D. Bingham SALT LAKE COUNTY RECORDER		

PREPARED BY:
BINGHAM ENGINEERING
5160 WILEY POST WAY
SALT LAKE CITY, UTAH
84116 532-2520

27-13-227-009-1001# 4002
27-13-227-008
27M# 27-13-22
97-5P-152

SOUTH TOWNE CENTER MALL SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF
SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST
& PART OF THE SOUTHWEST QUARTER OF
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

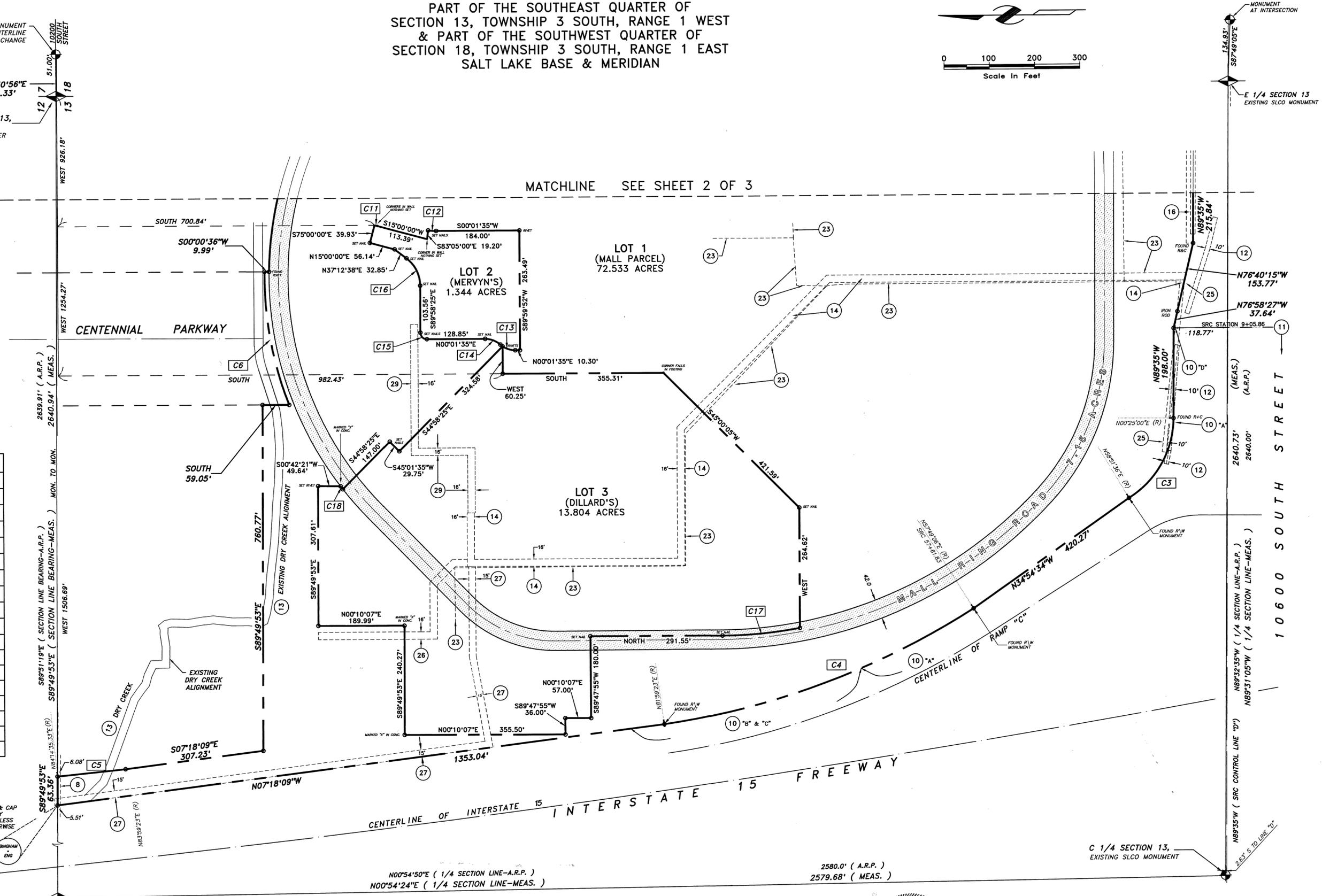


LEGEND

- SECTION CORNER MONUMENT
SALT LAKE COUNTY SURVEY
- SET 5/8" REBAR & CAP (20" LONG)
MARKED "BINGHAM ENG." UNLESS NOTED OTHERWISE
- EASEMENT NUMBER
(SEE SHEET 2 OF 3)
- CURVE NUMBER
- EXISTING STREET MONUMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
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C17	10°30'28"	938.25'	172.07'	86.28'
C18	00°37'46"	758.00'	8.33'	4.16'



PREPARED BY:
BINGHAM ENGINEERING
5160 WILEY POST WAY
SALT LAKE CITY, UTAH
84116 532-2520

N 1/4 SECTION 13,
T3S, R1W, SLB&M
EXISTING SLCO MONUMENT



SALT LAKE COUNTY RECORDER		NUMBER _____
# 0044102		ACCOUNT _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF		SHEET 3
BINGHAM ENGINEERING		OF 3 SHEETS
DATE 5-14-97 TIME 10:42 AM BOOK 97-59 PAGE 152		
FEES \$ 2300		
<i>James W. Kuhn</i> SALT LAKE COUNTY RECORDER		