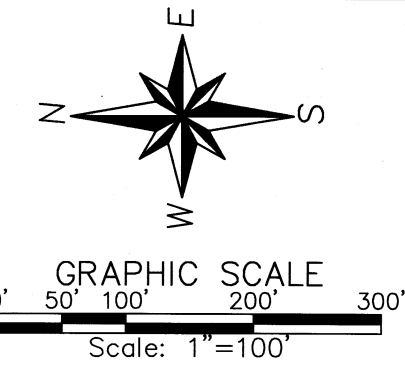


# ONE AIRPORT CENTER PHASE 1 PLAT

A PARCEL LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

22 27  
21 28  
TIN R/W  
21/22  
28/27  
FOUND SECTION CORNER  
S.L. COUNTY BRASS CAP

I - 215



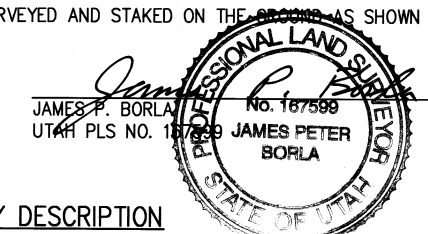
### SURVEYOR'S CERTIFICATE

I, JAMES P. BORLA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 167599 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND REPRESENTED HEREON AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE

ONE AIRPORT CENTER PHASE 1

AND THAT SAID SUBDIVISION HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THE

August 31, 1999  
DATE



### BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED WITHIN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID TRACT OF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 89°51'18" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, T1N., R1W., SLB&M, 1350.53 FEET TO A FOUND SALT LAKE CITY MONUMENT AND SOUTH 0°02'38" WEST ALONG THE 2200 WEST STREET MONUMENT LINE 2220.42 FEET AND SOUTH 89°57'22" EAST 44.77 FEET TO THE EAST RIGHT-OF-WAY LINE OF 2200 WEST STREET, (FROM A FOUND SECTION CORNER BRASS CAP), RUNNING THENCE SOUTH 89°57'22" EAST 510.00 FEET; THENCE NORTH 0°02'38" EAST 147.00 FEET; THENCE SOUTH 89°57'22" EAST 513.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF I-215 INTERSTATE; THENCE ALONG THE SAID RIGHT OF WAY LINE THE NEXT (2) COURSES: SOUTH 0°04'11" EAST 700.40 FEET, SOUTH 04°52'05" WEST 699.29 FEET; RUNNING THENCE NORTH 89°51'50" WEST 974.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2200 WEST STREET; THENCE NORTH 0°02'38" EAST ALONG SAID RIGHT-OF-WAY LINE 1248.58 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 30.850 ACRES, MORE OR LESS.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: ONE AIRPORT CENTER PHASE 1 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF I HAVE HEREUNTO SET HAND THIS 16th DAY OF March, 1999.

*George J. Condos* Boyer Airport Center, L.C. by  
*George J. Condos* The Boyer Company L.C. its Manager  
*George J. Condos, as trustee in Trust* by *H. Roger Boyer*  
*George J. Condos* its Chairman/Manager

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THIS 16th DAY OF March, 1999, PERSONALLY APPEARED BEFORE ME *H. Roger Boyer* WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGER OF THE BOYER COMPANY, L.C. A UTAH CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THIS 16th DAY OF December, 1999, PERSONALLY APPEARED BEFORE ME *George J. Condos* WHO BEING BY ME DULY SWORN DID SAY THAT HE IS TRUSTEE OF THE BOYER COMPANY, L.C. A UTAH TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST BY AUTHORITY OF ITS MEMBERS, AND HE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

### TRUST ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THIS 16th DAY OF December, 1999, PERSONALLY APPEARED BEFORE ME *George J. Condos* WHO BEING BY ME DULY SWORN DID SAY THAT HE IS TRUSTEE OF THE BOYER COMPANY, L.C. A UTAH TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST BY AUTHORITY OF ITS MEMBERS, AND HE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

### SURVEYORS NARRATIVE

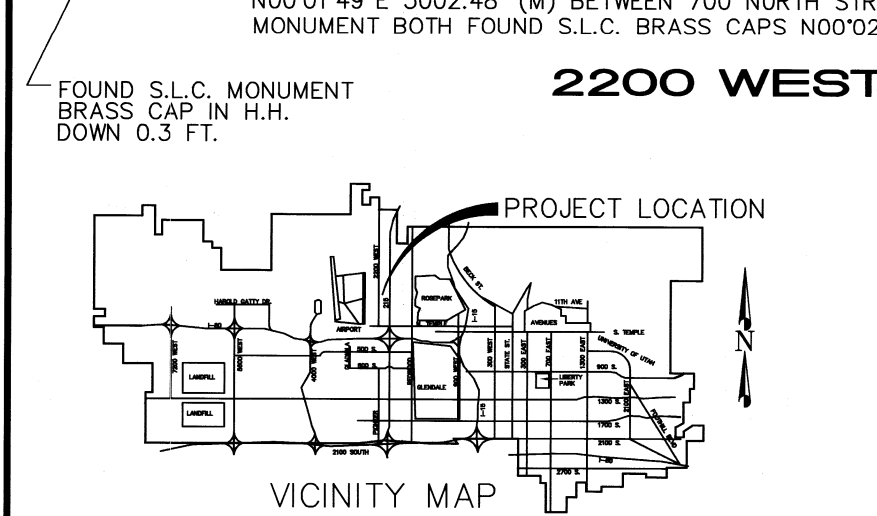
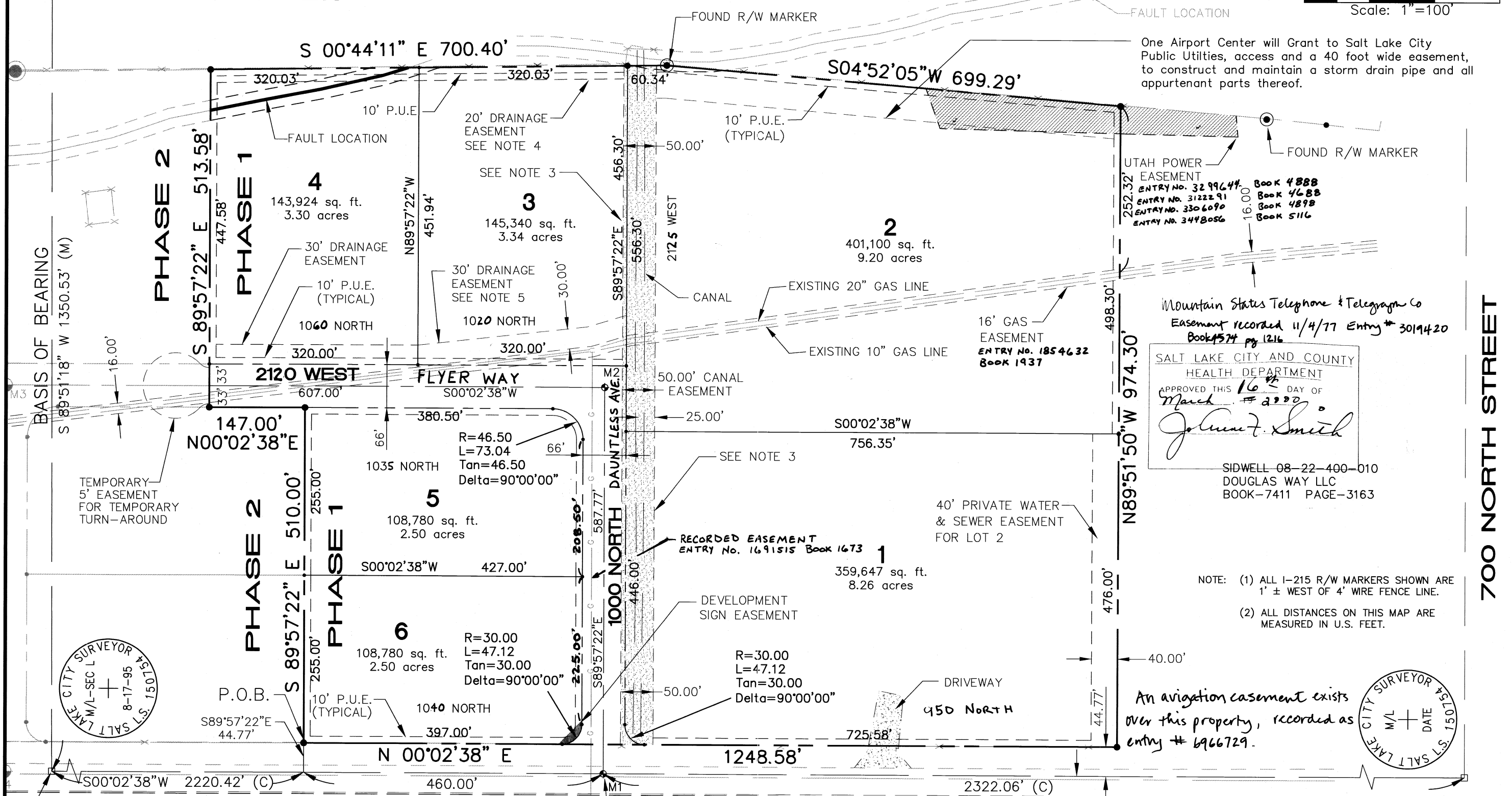
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SAID PROPERTY INTO LOTS FOR THE BOYER COMPANY, AND LOCATE THE BOUNDARY LINE LOCATIONS, EASEMENTS AND RIGHT-OF-WAYS THAT ARE RELATED TO THE ONE AIRPORT CENTER PROPERTY. THE BOUNDARY SURVEY WAS PERFORMED AND DETERMINED BY THE SALT LAKE CITY SURVEYING DEPARTMENT. SALT LAKE CITY CORPORATION RECORD OF SURVEY, R.S.C. # 1371

### REFERENCE

THE FOLLOWING SURVEYS WERE USED TO LOCATE THE PROPERTY FOR THE BOYER COMPANY, REFER TO THE SALT LAKE CITY PROPERTY SURVEY, ON 12/16/1997, AND SIDWELL No. 08-28-200-003, AND 08-28-400-002, AND ALSO REFER TO TITLE COMMITMENT No. A147748 AND A147746 OF JANUARY 1999.

RECORDED

MAR 15 2000



FOUND S.L.C. MONUMENT BRASS CAP IN H.H. DOWN 0.3 FT.  
BRASS CAP MONUMENT TO BE SET IN CONCRETE (TYPICAL 2 PLACES)  
FORSGREN ASSOC. L.S. 167599

MONUMENT TABLE		
#	NORTHING	EASTING
M1	7319.48	9955.91
M2	7319.03	10543.68

ALL COORDINATES ARE PROJECT COORDINATES AND WERE ESTABLISHED FOR THIS PROJECT ONLY.

### LEGEND

- ◆ FOUND SECTION CORNER
- ◆ CENTERLINE STREET MONUMENT TO BE SET BY (FA) FORSGREN ASSOCIATES
- FOUND CENTERLINE STREET MONUMENT
- BOUNDARY CORNER TO BE SET BY (FA) FORSGREN ASSOCIATES
- FOUND RIGHT-OF-WAY MARKER
- PROPERTY - LOT CORNER REBAR & CAP L.S. # 167599
- (R) RECORDED SURVEY DATA SALT LAKE CITY ENGINEERING
- (M) MEASURED SURVEY DISTANCE
- (C) CALCULATED FROM MEASUREMENTS

### NOTICE TO BUYER

1. A FAULT RUPTURE HAZARD HAS BEEN IDENTIFIED WITHIN THE BOUNDARIES OF THE SITE. STRUCTURES FOR HUMAN OCCUPANCY SHALL BE PLACED NO CLOSER THAN 15 FEET FROM THE IDENTIFIED FAULT TRACE. REFERENCE "FAULT RUPTURE HAZARD STUDY" BY AGRA EARTH AND ENVIRONMENTAL OCTOBER 14, 1997 FOR DETAILS.
2. PARCELS WITH EXISTING QUESTAR GAS LINES MUST HAVE SITE IMPROVEMENT DRAWING(S) APPROVED BY QUESTAR GAS, INCLUDING STORM DRAIN DETENTION AREAS.
3. LOTS 1, 2 & 3 MUST GRANT SLC UTILITIES ACCESS TO STORM DRAIN AND CANAL BANKS DREDGED MATERIAL MAY BE TEMPORARILY STORED ON BANKS TO DRY BEFORE REMOVAL.
4. PARCEL OWNERS SHALL BE RESPONSIBLE TO CONSTRUCT AND MAINTAIN PRIVATE STORM DRAIN LINE.
5. STORM DRAIN SHALL BE CONSTRUCTED WITH PHASE 2 OR THE DEVELOPMENT OF LOTS 3 AND 4, WHICHEVER IS FIRST.
6. THE MINIMUM FINISH SURFACE ELEVATION OF DEVELOPED LOTS IS 4210.
7. LOT GRADING SHALL CONFORM TO THE MASTER DRAINAGE PLAN.
8. DEVELOPED LOTS ARE RESTRICTED TO A STORM WATER RELEASE RATE OF 0.14 CFS PER ACRE.

<p>PREPARED BY <b>FORSGREN ASSOCIATES, INC.</b></p>	<p>CITY PLANNING DIRECTOR APPROVED THIS 21st DAY OF October, 1999, BY THE SALT LAKE CITY PLANNING COMMISSION. <i>William T. Wright</i> PLANNING DIRECTOR</p>	<p>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. <i>My D. Bell</i> CITY ENGINEER <i>Kevin A. Cook</i> CITY SURVEYOR</p>	<p>CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER, WATER &amp; DRAINAGE DETAILS THIS 16th DAY OF September, 1999. <i>John W. Hooper</i> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p>CITY ATTORNEY APPROVED AS TO FORM THIS 16th DAY OF March, 2000. <i>David Fisher</i> SALT LAKE CITY ATTORNEY</p>	<p>CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS 15th DAY OF March, 2000, AND IT IS HEREBY APPROVED. <i>Paul O'Neil</i> SALT LAKE CITY MAYOR <i>Christine Hecker</i> SALT LAKE CITY RECORDER</p>	<p>CITY RECORDER DATE: 08-08-2000 TIME: 4:04 P.M. BOOK: 2000P PAGE: 206 <i>Paul O'Neil</i> SALT LAKE COUNTY RECORDER</p>	<p>SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF THE BOYER COMPANY RECORDED # 7691149 DATE: 08-08-2000 TIME: 4:04 P.M. BOOK: 2000P PAGE: 206 <i>Paul O'Neil</i> DEPUTY: SALT LAKE COUNTY RECORDER</p>	<p>NUMBER _____ ACCOUNT _____ SHEET 1 OF 1 SHEETS</p>
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2000P-206

G:\97\97136\PHASE1\PH1-PLAT.dwg 7-16-99 12:28:51 pm MST