

NIN TECH EAST I

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all easements and streets, as shown hereon, for the perpetual use of the public, in consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such easements to Salt Lake City.

In witness whereof, I have hereunto set my hand(s) this 11th day of September, 2003.

Michael H. Muir
FIRST AMERICAN TITLE INSURANCE COMPANY
Vice President

ACKNOWLEDGMENT

STATE OF UTAH } : ss
COUNTY OF SALT }

On the 11th day of September, A.D., 2003, personally appeared before me, the undersigned notary, Michael H. Muir, who, after being duly sworn, testified to me that he is (are) the Vice President of the firm of FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation doing business under the laws of the State of Utah; and that said Owner's Dedication was signed by him in behalf of said firm and that said firm executed the same.

Notary Public: Brandon Ogden

Residing at: Salt Lake County

My Commission Expires: 11-23-04



CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all easements and streets, as shown hereon, for the perpetual use of the public, in consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such easements to Salt Lake City.

In witness whereof, I have hereunto set my hand(s) this 31st day of July, 2003.

Theresa Solecki
HARSHAW CHEMICAL COMPANY
Vice President

ACKNOWLEDGMENT

STATE OF New Jersey } : ss
COUNTY OF Middlesex }

On the 31st day of July, A.D., 2003, personally appeared before me, the undersigned notary, David M. Dexter, who, after being duly sworn, testified to me that he is (are) the Vice President of the firm of HARSHAW CHEMICAL COMPANY, a New Jersey Corporation doing business under the laws of the State of Utah; and that said Owner's Dedication was signed by him in behalf of said firm and that said firm executed the same.

Notary Public: Theresa Solecki

Residing at: Middlesex County

My Commission Expires: December 17, 2004

THERESA SOLECKI
NOTARY PUBLIC STATE OF NJ
MY COMMISSION EXPIRES 12/17/04

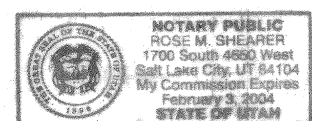
OWNER'S DEDICATION

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 and streets to hereafter be known as NIN TECH EAST I, do hereby dedicate for perpetual use of the public all parcels of land and shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements shown for the use by all suppliers of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this 11th day of September, 2003.

NINIGRET TECHNOLOGY EAST, L.C.
THE NINIGRET GROUP, L.C., MANAGER

By: Randolph G. Aboud
RANDOLPH G. ABOUD, MANAGING MEMBER



ACKNOWLEDGMENT

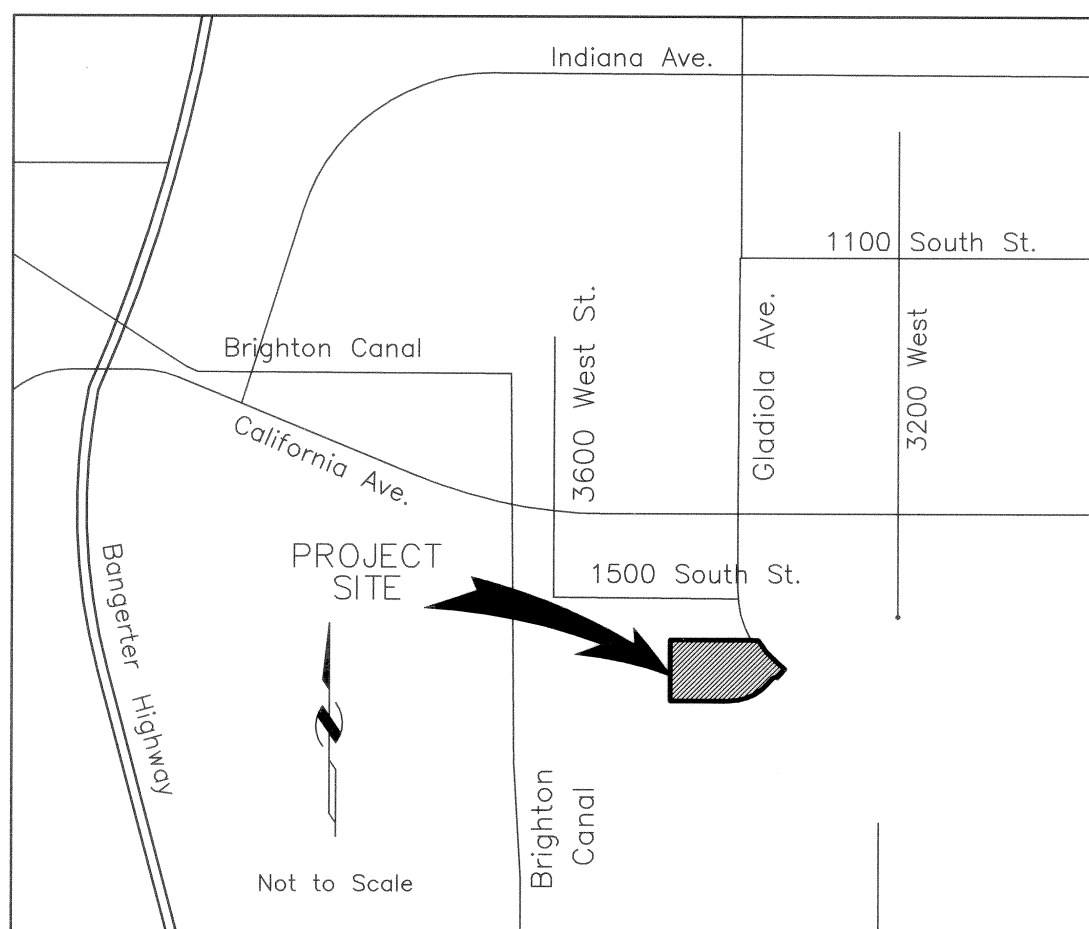
STATE OF } : ss
COUNTY OF }

On the 11 day of Sept, A.D., 2003, personally appeared before me, the undersigned notary, Randolph G. Aboud, who, after being duly sworn, testified to me that he is (are) the Managing Member of the firm of NINIGRET TECHNOLOGY EAST, L.C., a Utah limited liability company existing under the laws of the State of Utah; and that said Owner's Dedication was signed by him in behalf of said company and that said company executed the same.

Notary Public: Rose M. Shearer

Residing at: SL COUNTY

My Commission Expires: 2/3/04



DETAIL MAP

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 17, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

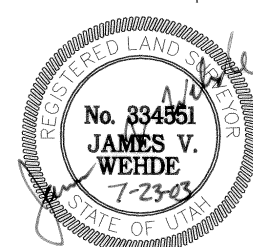
Beginning at a point on the South line of "Amended Lot 18, Sorenson Technology Park - Plat 1", as recorded in Book 98-3P of Plats of Page 52 in the Office of the Salt Lake County Recorder; at a point which lies 961.76 feet South 00°11'44" West along the Quarter Section line and 835.83 feet South 89°51'13" East along the South line of "Amended Lots 16 and 17, Plat 1, Sorenson Technology Park", as recorded Book 98-8P of Plats of Page 234 in the Office of the Salt Lake County Recorder, and along the South line of said "Amended Lot 18, Sorenson Technology Park - Plat 1", from the Salt Lake County monument found marking the North Quarter corner of said Section 17, said point also being 52.14 feet North 89°51'13" West from the Southeast corner of said "Amended Lot 18, Sorenson Technology Park - Plat 1", and running thence South 89°51'13" East 674.08 feet along said South line and the South line of "Sorenson Technology Park - Plat 1 2nd Amended", a subdivision recorded in Book 99-2P of Plats of Page 46 in the Office of the Salt Lake County Recorder, to the point of non-tangency with a 810.00 foot radius curve to the left (radius point bears North 60°06'03" East), said point also being a point on the centerline of Gladiola Street, as shown on the Dedication Plat of said Gladiola Street, as recorded in Book 93-2 at Page 24 in the Office of the Salt Lake County Recorder; thence Southeasterly 271.67 feet along said centerline and along the arc of said curve through a central angle of 19°12'59" (chord bears South 39°30'27" East 270.40 feet); thence South 49°06'57" East 70.53 feet along said centerline; thence South 40°53'03" West 42.00 feet to the Westerly right-of-way line of said Gladiola Street and a point of non-tangency with a 25.00 foot radius curve to the left (radius point bears South 40°53'03" West); thence Westerly 39.27 feet along the arc of said curve through a central angle of 90°00'00" (chord bears South 85°53'03" West 35.36 feet); thence South 40°53'03" West 58.57 feet to the point of curvature with a 383.00 foot radius curve to the right; thence Southwesterly 329.30 feet along the arc of said curve through a central angle of 49°15'44" (chord bears South 65°30'55" West 319.25 feet); thence North 89°51'13" West 508.98 feet; thence North 00°08'47" East 466.09 feet to the point of beginning. Contains 8.208 acres, more or less.

SURVEYOR'S CERTIFICATE

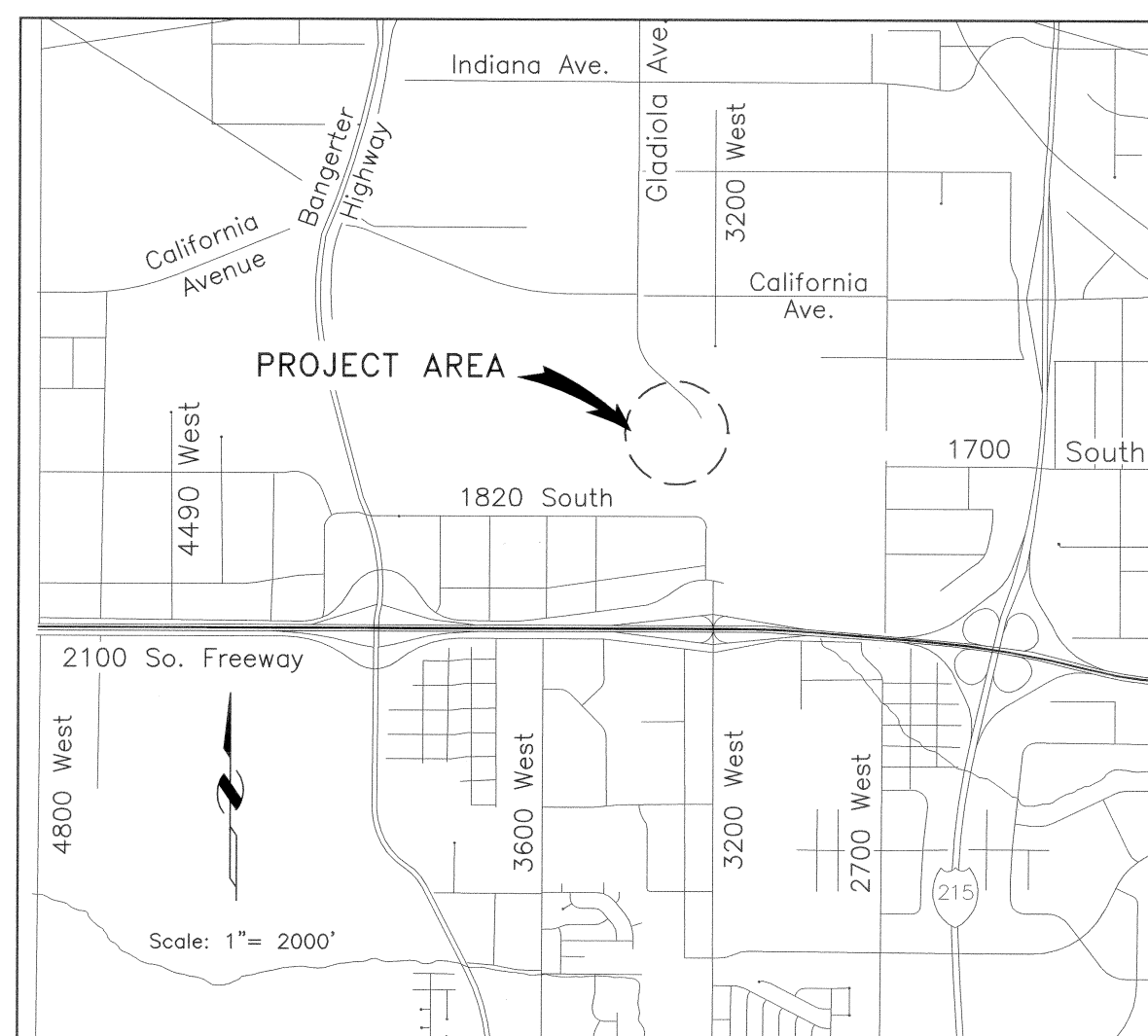
I, James V. Wehde, a Registered Land Surveyor, holding Certificate No. 334551, as prescribed by the State of Utah, and do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots to be hereafter known as NIN TECH EAST I, and that the same has been surveyed and shown on the ground as shown on this plat.

Signed on this 23rd day of July, 2003.

JAMES V. WEHDE, PLS
License No. 334551



RECORDED
SEP 16 2003
CITY RECORDER



VICINITY MAP

NOTICES TO PURCHASERS:

- 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 date of the certification of an "URBAN" survey.
- The survey was completed and the corners set on July 20, 2003.
- The bearings and distances shown are measured, unless noted otherwise.
- An Aviation Easement has been granted to Salt Lake City Corporation relative to continued airport operations. See Entry No. 8786815 (Book 3660, Page 477) in the Salt Lake County Recorder's Office.
- Notice is hereby given that the Salt Lake City Fire Marshal, in connection with site plan approvals and the issuance of building permits, may impose, in accordance with City Ordinances, requirements respecting construction of additional on-site fire hydrants and/or fire fighting apparatus access, based upon an examination of the proposed building structure's size, height, bulk, or construction type, to be paid for by the permit applicant and installed and tested prior to any occupancy of any building structures.
- Each property owner will be responsible for 100% of the on-site storm runoff detention of that required by SLC Public Utilities. Runoff shall be restricted to 0.2 cfs/acre release rate from each lot.
- A 10'-wide drainage easement, recorded in Book 7799 at Page 1655, reissued in Book 7863 at Page 1525, and amended in Book 7863 at Page 1526, affects the northerly 10' of the subject property.
- A 30' Aqueduct Easement, described in Book 5436 at Page 370, in favor of Salt Lake City Corp. affects the Easterly portion of the subject property.
- All buildings, docks and on-site detention must be above the high-water elevation as hydraulically connected to the proposed regional detention basin pump station.
- A blanket access easement is granted to Salt Lake City Corporation through Lot 1 for the construction, maintenance, operation and repair of all facilities owned by Salt Lake City Corporation. As Lot 1 is developed, this easement will exclude buildings and other structures not compatible with blanket access.
- A 30.00' wide sewer easement in favor of Salt Lake City Corporation, as recorded in Book 8870, Page 7798, affects the Easterly portion of Lot 1. No trees shall be planted, nor buildings, fences or other structures shall be erected within said easement without the approval of Salt Lake City Corporation.
- An easement in favor of Utah Power & Light Company, described in Book 660 at Page 168, affects the subject parcel. No legal description is included in said document.
- The sewer easement in favor of Salt Lake City Corp., recorded in Book 6110 at Page 514, falls northerly of the subject property as shown.
- The 10' wide temporary easement in favor of Utah Power & Light, as recorded in Book 8300 at Page 2028, affects the Easterly portion of the subject property, as shown. Utah Power & Light is required to relocate the power poles and facilities located therein within 60 days of the commencement of installation of Gladiola Street to within the Gladiola Street right-of-way.
- The canal easement in favor of Salt Lake City, as described in Book 839 at Page 178, affects the Lee Creek Drain easement falling southerly of (and not affecting) the subject parcel.
- A Special Assessment for curb and gutter, Extension No. 277, assessed April 17, 1997, in the amount of \$6,624.32, payable in 6 equal annual installments of \$662.43 each; interest paid to July 1, 2003, balance of principal \$2,784.19, plus interest.
- Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, as well as the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises, as recorded in Book 1 at Page 887.
- Terms, covenants, conditions, exceptions, reservations and all provisions contained within deeds, in favor of the United States of America recorded in Book 787 at Page 380, and in Book 794 at Page 417.
- Any rights, claims or interests associated with Brighton Canal as disclosed by mesne instruments of record, including, but not limited to, official plats of record.

Ordinance 48 of 1992 adopting maps of major street plans, including Gladiola Street recorded in Book 6475 at Page 1687, as well as the rights of the public and others in and to that portion of the subject property lying within said Gladiola Street.

SALT LAKE VALLEY HEALTH
APPROVED THIS 8th DAY OF AUG, 2003
[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

NIN TECH EAST I
NE 1/4, SECTION 17,
T1S, R1W, SLB&M.

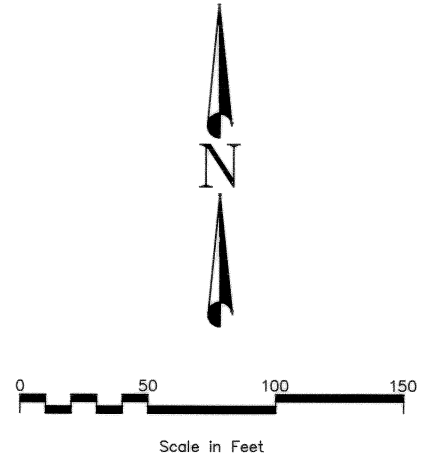
P:\VENUEHARD\NIN TECH EAST\SURVEY\SUBPLAT-REVISED 07/19/03\PILOT SCALE: 1"=50'

NUMBER _____	PREPARED BY: DOMINION Engineering Associates, L.C. 5884 South Green Street Murray, Utah 84123 801-713-3000	PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER, STORM DRAINAGE, AND WATER UTILITY DETAIL THIS <u>7</u> DAY OF <u>August</u> , A.D. 2003 <u>[Signature]</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY PLANNING DIRECTOR APPROVED THIS <u>20th</u> DAY OF <u>August</u> , 2003, BY THE SALT LAKE CITY PLANNING COMMISSION. <u>[Signature]</u> SALT LAKE CITY PLANNING DIRECTOR	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 AND IS HEREBY APPROVED. <u>[Signature]</u> 8/20/03 CITY ENGINEER <u>[Signature]</u> 8/19/2003 CITY SURVEYOR	CITY ATTORNEY APPROVED AS TO FORM, THIS <u>12th</u> DAY OF <u>August</u> , 2003, AND IS HEREBY APPROVED. <u>[Signature]</u> SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS <u>15th</u> DAY OF <u>August</u> , 2003, AND IS HEREBY APPROVED. <u>[Signature]</u> SALT LAKE CITY MAYOR <u>[Signature]</u> SALT LAKE CITY CHIEF DEPUTY RECORDER	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>FIRST AMERICAN TITLE</u> DATE <u>9-16-2003</u> TIME <u>4:29pm</u> BOOK <u>2003</u> PAGE <u>895</u> FEES <u>\$61.00</u> <u>[Signature]</u> SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>2</u> SHEETS
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15-17-00-03404 15-17-21,22 \$61.00

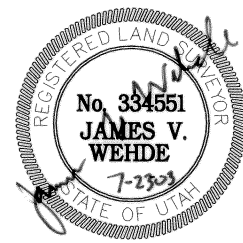
NIN TECH EAST I

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



LEGEND

- ◆ SECTION CORNER MONUMENT SALT LAKE COUNTY SURVEY
- ◆ FOUND EXISTING STREET CENTERLINE MONUMENT
- STREET MONUMENT TO BE SET MARKED "DOMINION ENG."
- ① CURVE NUMBER
- SET 5/8" REBAR & CAP MARKED "DOMINION ENG."
- FOUND REBAR & CAP MARKED "DOMINION ENG."



BASIS OF BEARINGS -
1/4 SECTION LINE -
(S00°09'56"W 5315.00') (APP)
S00°11'44"W 5315.19'

4 COR
B
L
17
T1S, R1W, SLB&M
FND SLCO MON

SOUTH LINE, AMENDED LOTS 16 AND 17, SORENSON TECHNOLOGY PARK - PLAT 1

BASIS OF BEARINGS:
SOUTH 00°11'44" WEST 5315.19 FEET ALONG THE QUARTER SECTION LINE BETWEEN THE SALT LAKE COUNTY SURVEY MONUMENT FOUND MARKING THE NORTH QUARTER AND THE SOUTH QUARTER CORNERS OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
①	17°51'54"	852.00'	265.66'	264.58'	S37°12'40"E
②	19°12'59"	810.00'	271.67'	270.40'	S39°30'27"E
③	87°01'40"	25.00'	37.97'	34.43'	S02°37'47"E
④	49°15'44"	317.00'	272.55'	264.24'	S65°30'55"W
⑤	49°15'44"	350.00'	300.93'	291.74'	S65°30'55"W
⑥	23°58'19"	810.00'	338.90'	336.43'	S17°54'48"E

S 1/4 CORNER SECTION 17 T1S, R1W, SLB&M FND SLCO MON



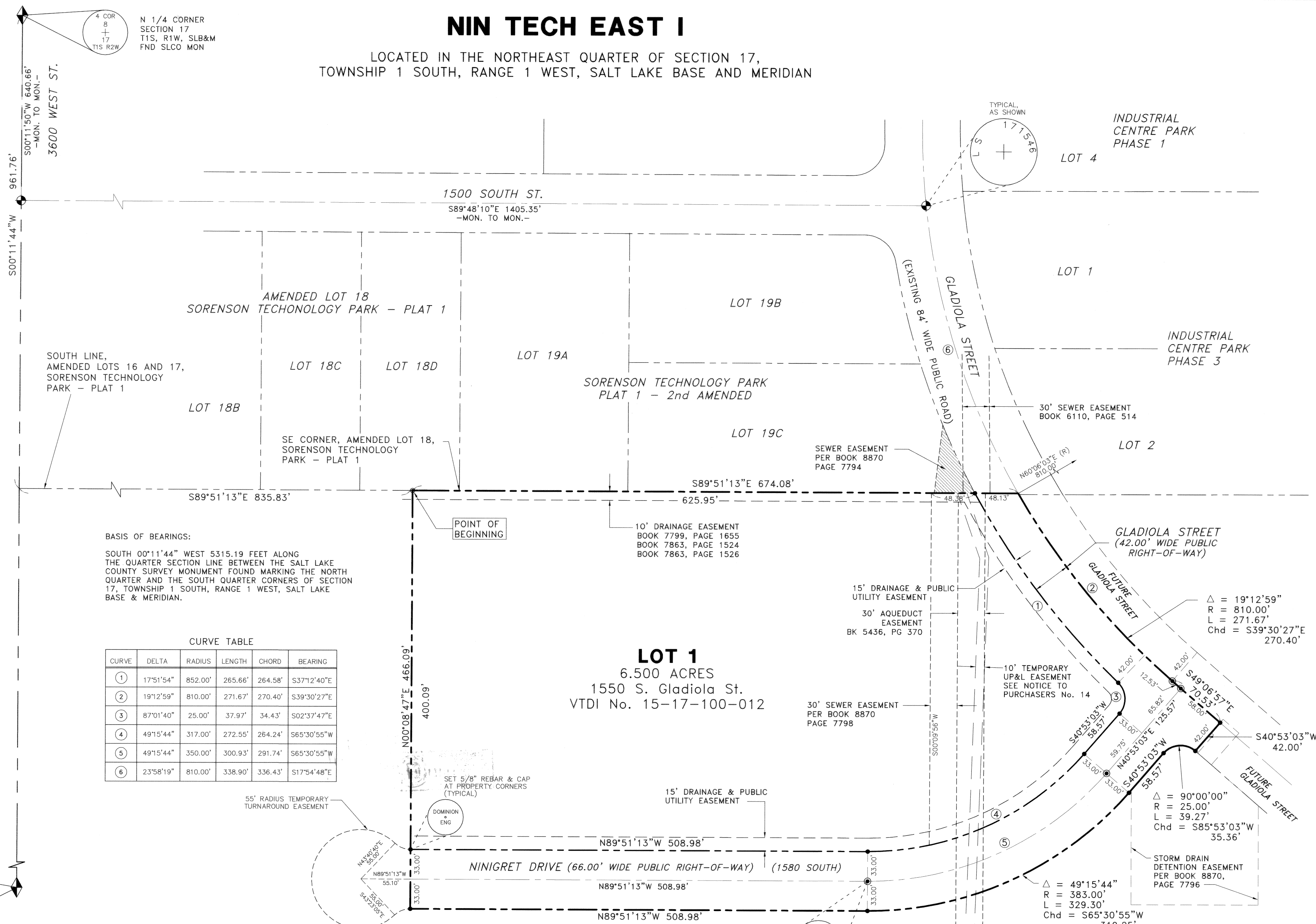
NOTICES TO PURCHASERS (CONTINUED FROM SHEET 1):

22) The following table lists the roadway infrastructure impact fee offset credits, applicable and assignable to this subdivision, and reflects the arterial street oversize requirement for the portion of Gladiola Street, which abuts the subdivision on the East. Detailed breakdowns on the methodology and cost amounts, used to calculate the applicable impact fee offset credits are maintained in the office of the Salt Lake City Engineer. This notice is to provide administrative support to the Salt Lake City Permits Office, for computing future impact and fee assessments at the time of initial building permit issuance, according to City Ordinance No. 106 of 1999 and Ordinance No. 23 of 2000.

Lot	Acres	%	Offset Credit Amount
1	6.500	100	\$24,808.53

PREPARED BY:

Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-715-3000



RECORDED # 8819040
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
First American Title
DATE 7-16-2025 TIME 4:39 PM BOOK 288 PAGE 295
\$61.00
FEE \$
SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 2
OF 2 SHEETS