

1925 WEST NORTH TEMPLE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, AND IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

EASEMENT NOTES:

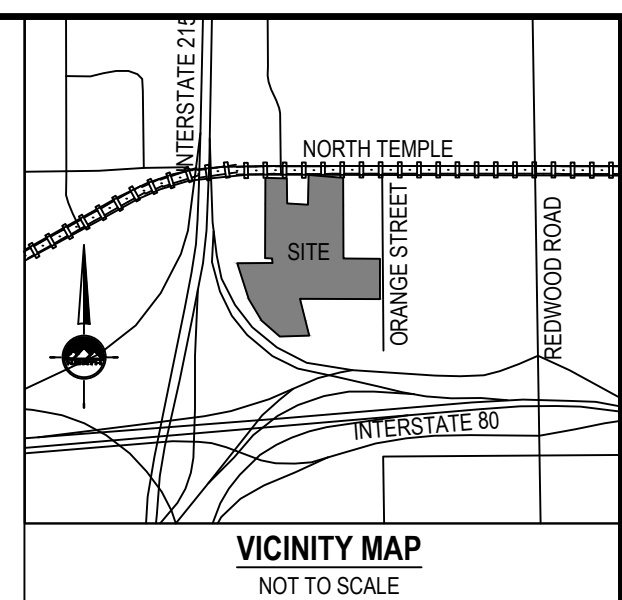
- Pole Line Easement in favor of Utah Power and Light Company. Said Easement recorded November 27, 1967, as Entry No. 1567108, in Book 1453, at Page 448. (Shown on survey)
 - Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company. Said Right of Way and Easement Grant recorded April 19, 1973, as Entry No. 2533458, in Book 3306, at Page 15. (Shown on survey)
 - An easement for ingress, egress and regress as created by that certain Warranty Deed recorded May 15, 1974 as Entry No. 2621883 in Book 3587 at Page 22 and that certain Agreement recorded May 15, 1974 as Entry No. 2621884 in Book 3587 at Page 24 of official records. (Shown on survey)
 - Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded October 1, 1974, as Entry No. 2655196, in Book 3692, at Page 493. (Unable to plot)
 - A right of way for the Brighton and North Point Canal, Quit Claim Deed recorded February 19, 1975 as Entry No. 2685662 in Book 3788 at Page 15 of official records. (Shown on survey)
- The effects of a Quit Claim Deed, recorded December 12, 1978 as Entry No. 3209980 in Book 4785 at Page 236 of official records.
- The effects of a Quit Claim Deed, recorded December 12, 1978 as Entry No. 3209981 in Book 4785 at Page 237 of official records. (Shown on survey)
- Easement in favor of the Utah Department of Transportation, by instrument dated October 25, 1978 and recorded December 12, 1978, as Entry No. 3209992, in Book 4785, at Page 248. (Shown on survey)
 - Easement in favor of the Utah Department of Transportation, by instrument dated November 15, 1978 and recorded December 12, 1978, as Entry No. 3209993, in Book 4785, at Page 249. (Shown on survey)
 - Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, recorded October 3, 1980, as Entry No. 3485264, in Book 5159, at Page 528. (Unable to plot)
 - Easement in favor of Utah Power and Light Company, recorded September 12, 1985, as Entry No. 4136353, in Book 5690, at Page 337. (Shown on survey)
 - Easement in favor of Utah Power and Light Company, recorded March 29, 1988, as Entry No. 4602809, in Book 6014, at Page 2685. (Shown on survey)
 - Declaration and Grant of Easements, dated April 8, 1994 and recorded April 11, 1994 as Entry No. 5791610 in Book 6915 at Page 2902. (Shown on survey)
 - Terms and conditions contained in that certain Easement and Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 in Book 7635 at Page 2328 and in that certain Agreement recorded April 21, 2000 as Entry No. 7622738 in Book 8356 at Page 6020. (Shown on survey)
 - Declaration and Grant of Easements, recorded April 21, 2000 as Entry No. 7622737 in Book 8356 at Page 6011. (Shown on survey)
 - Underground Power Utility Right of Way Easement, by instrument dated October 2, 2008 and recorded October 3, 2008, as Entry No. 10534986, in Book 9648, at Page 6088. (Shown on survey)
 - Underground Power Utility Right of Way Easement, by instrument dated October 2, 2008 and recorded October 3, 2008, as Entry No. 10534987, in Book 9648, at Page 6092. (Shown on survey)
 - Underground Power Utility Right of Way Easement in favor of PacifiCorp, by instrument dated October 14, 2008 and recorded October 15, 2008, as Entry No. 10542033, in Book 9651, at Page 3598. (Shown on survey)
 - Underground Power Utility Right of Way Easement in favor of PacifiCorp, by instrument dated October 14, 2008 and recorded October 15, 2008, as Entry No. 10542034, in Book 9651, at Page 3602. (Shown on survey)
 - Right of Way and Easement Grant, in favor of Questar Gas Company, recorded October 24, 2008, as Entry No. 10548479, in Book 9653, at Page 7671. (Shown on survey)
 - Abstract of Findings and Order, recorded October 31, 2008 as Entry No. 10553119 in Book 9655 at Page 6309. (Blanket in nature)
 - Underground Power Utility Right of Way Easement in favor of PacifiCorp, by instrument dated October 14, 2008 and recorded January 8, 2009, as Entry No. 10594025, in Book 9672, at Page 5227. (Shown on survey)
 - Underground Power Utility Right of Way Easement in favor of PacifiCorp, by instrument dated October 14, 2008 and recorded January 8, 2009, as Entry No. 10594027, in Book 9672, at Page 5233. (Shown on survey)
 - Abstract of Findings and Order, recorded February 11, 2009 as Entry No. 10620408 in Book 9684 at Page 9779. (Blanket in nature)
 - Declaration of Easement by Diamond Parking Inc., by instrument dated June 9, 2009 and recorded June 19, 2009, as Entry No. 10733921, in Book 9737, at Page 3705. (Blanket in nature)
- NOTE: Said document was not executed by the Owner of record.
- Right of Way Easement in favor of PacifiCorp, recorded September 30, 2010, as Entry No. 11043142, in Book 9864, at Page 1575. (Shown on survey)
 - Underground Right of Way Easement in favor of PacifiCorp, recorded September 30, 2010, as Entry No. 11043143, in Book 9864, at Page 1579. (Shown on survey)
- Corrective Right of Way Easement recorded October 25, 2010 as Entry No. 11059997 in Book 9871 at Page 7554. (Shown on survey)
 - Lack of access to Interstate 215 abutting property, Quit Claim Deed (Controlled Access) recorded November 24, 1976 as Entry No. 2880112 in Book 4415 at Page 406 and in that certain Warranty Deed (Controlled Access) recorded March 29, 1988 as Entry No. 4602810 in Book 6014 at Page 2688. (Shown on survey)
 - Aviation Easement to SALT LAKE CITY CORPORATION for perpetual and assignable easement for the Free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting persons or property through the air, in, through, across and about the airspace over the property, recorded _____ as Entry No. _____ in Book _____ at Page _____
 - A water line and sanitary easement in favor of the Listners Community Radio of Utah, Inc. property (Parcel No. 08-34-353-032) shall be effectuated by the recording of this plat. The easement shall be 10' wide and being 5' each side of the centerline of the service line as it may exist in the ground. The easement shall remain in place to a point in time when the service line may be required to be re-aligned or abandoned.
 - Aviation Easement to SALT LAKE CITY CORPORATION for perpetual and assignable easement for the Free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting persons or property through the air, in, through, across and about the airspace over the property, recorded _____ as Entry No. _____ in Book _____ at Page _____

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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 OF 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:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.
- ROCKY MOUNTAIN POWER HAS BEEN PROVIDED NOTICE OF THIS PLAT.

Dominion Energy Utah - Note:

Questar Gas Company dba Dominion Energy Utah approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion 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 provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owner's Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532. Dominion Energy Utah has been provided notice of this plat.



SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 28682 as prescribed under 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 shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as 1925 WEST NORTH TEMPLE SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

ENSIGN ENGINEERING
45 W. 10000 S., SUITE 500
SANDY, UTAH 84070
PHONE: 801 255 0529

3/6/20

PATRICK M. HARRIS
P.L.S. 28682

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 34, Township 1 North, Range 1 West, and in the Northwest Quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way of North Temple Street, said point being North 89°58'38" East 322.84 feet along the monument line and South 0°0'12" East 74.41 feet from the Street Monument at 2050 West Street and North Temple Street, said monument being North 0°00'38" West 739.45 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running:

thence along the Southerly Right-of-Way of said North Temple Street the following (5/15e course): 1) North 89°57'15" East 91.05 feet; 2) South 45°42'14" East 23.76 feet; 3) East 44.14 feet; 4) North 50°03'30" East 25.11 feet; 5) North 87°09'19" East 7.22 feet; thence South 202.06 feet;

thence North 89°58'38" East 175.00 feet;

thence North 0°0'11'08" West 210.00 feet to a point on the Southerly Right-of-Way of said North Temple Street;

thence North 89°58'38" East 301.21 feet along said Southerly Right-of-Way;

thence South 0°0'00'43" East 672.30 feet;

thence North 89°56'42" East 307.01 feet to a point on the Westerly Right-of-Way of Orange Street;

thence South 0°0'03'08" East 333.60 feet along the Westerly Right-of-Way of said Orange Street;

thence South 89°57'38" West 672.30 feet;

thence South 14°26'08" East 330.19 feet;

thence South 89°59'18" West 247.56 feet to a point on the Northeasterly Right-of-Way of Interstate 215;

thence Northwesterly 241.64 feet along the arc of a 1,015.92 foot radius curve to the right (center bears North 36°14'27" East and the chord bears North 46°56'43" West 241.07 feet with a central angle of 13°37'41") along the Northeasterly Right-of-Way of said Interstate 215;

thence Northwesterly 499.01 feet along the arc of a 1,105.92 foot radius curve to the right (center bears North 53°54'04" East and the chord bears North 23°10'21" West 494.79 feet with a central angle of 25°51'10") along the Northeasterly Right-of-Way of said Interstate 215;

thence North 89°56'42" East 280.18 feet;

thence North 0°0'03'18" West 33.27 feet;

thence South 89°56'42" West 26.17 feet;

thence North 0°0'11'08" West 298.49 feet;

thence North 19°39'22" West 15.00 feet;

thence North 0°0'11'08" West 352.24 feet to the point of beginning.

LINE	BEARING	LENGTH
PL1	N0°03'18"W	33.27'
PL2	S89°56'42"W	26.17'
PL3	N19°39'22"W	15.00'
PL4	N89°57'15"E	91.05'
PL5	S45°42'14"E	23.78'
PL6	N90°00'00"E	44.14'
PL7	N50°03'30"E	25.11'
PL8	N87°09'19"E	7.22'
PL9	S89°58'38"W	161.82'
PL10	N0°03'01"E	158.58'
PL11	N89°58'38"E	156.17'
PL12	S0°11'08"E	115.96'
PL13	S19°39'22"E	15.00'
PL14	S0°11'08"E	28.49'

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE

THIS PLAT CONFORMS TO A.L.T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1:15,000.

SHEET 1 OF 1

PROJECT NUMBER: 9372A
MANAGER: P.HARRIS
DRAWN BY: CANDERSON
CHECKED BY: P.HARRIS
DATE: 10/24/19

<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET 1</p> <p>OF 1 SHEETS</p>	<p>PREPARED BY:</p> <p>ENSIGN</p> <p>SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070 Phone: 801 255 0529 Fax: 801 255 4449 www.ensigneng.com</p> <p>LAYTON Phone: 801 561 1100 TOOELE Phone: 438 430 3990 CEDAR CITY Phone: 435 860 1683 RICHFIELD Phone: 435 595 2983</p>	<p>SALT LAKE COUNTY HEALTH DEPARTMENT</p> <p>APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH.</p> <p>SALT LAKE COUNTY HEALTH DEPT.</p>	<p>CITY PLANNING DIRECTOR</p> <p>APPROVED THIS _____ DAY OF _____ 20____ BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p>SALT LAKE CITY PLANNING DIRECTOR</p>	<p>CITY ENGINEER DIVISION</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.</p> <p>CITY ENGINEER DATE CITY SURVEYOR DATE</p>	<p>CITY PUBLIC UTILITIES DEPARTMENT</p> <p>APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS _____ DAY OF _____ 20____</p> <p>SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ 20____ BY THE SALT LAKE CITY ATTORNEY.</p> <p>SALT LAKE CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ 20____ AND IS HEREBY APPROVED.</p> <p>SALT LAKE CITY MAYOR ATTEST: CITY RECORDER</p>	<p>RECORDED # _____</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____</p> <p>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____</p> <p>FEES _____ SALT LAKE COUNTY RECORDER</p>	<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET 1</p> <p>OF 1 SHEETS</p>
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NOTE: GEOTECHNICAL STUDY PROVIDED BY GSH GEOTECHNICAL, INC. OF SALT LAKE CITY, DATED DECEMBER 2, 2019, JOB NO. 1842-027-19.

DEVELOPER
GARDNER BATT
423 WEST BROADWAY, SUITE 230
SALT LAKE CITY, UTAH 84101
208-293-2301

OWNER
DIAMOND PARKING
605 1ST AVENUE, SUITE 600
SEATTLE, WA 98104
206-436-7300

