

LEGACY INDUSTRIAL PARK

LOCATED IN THE SOUTH 1/2 OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

SURVEYOR'S CERTIFICATE

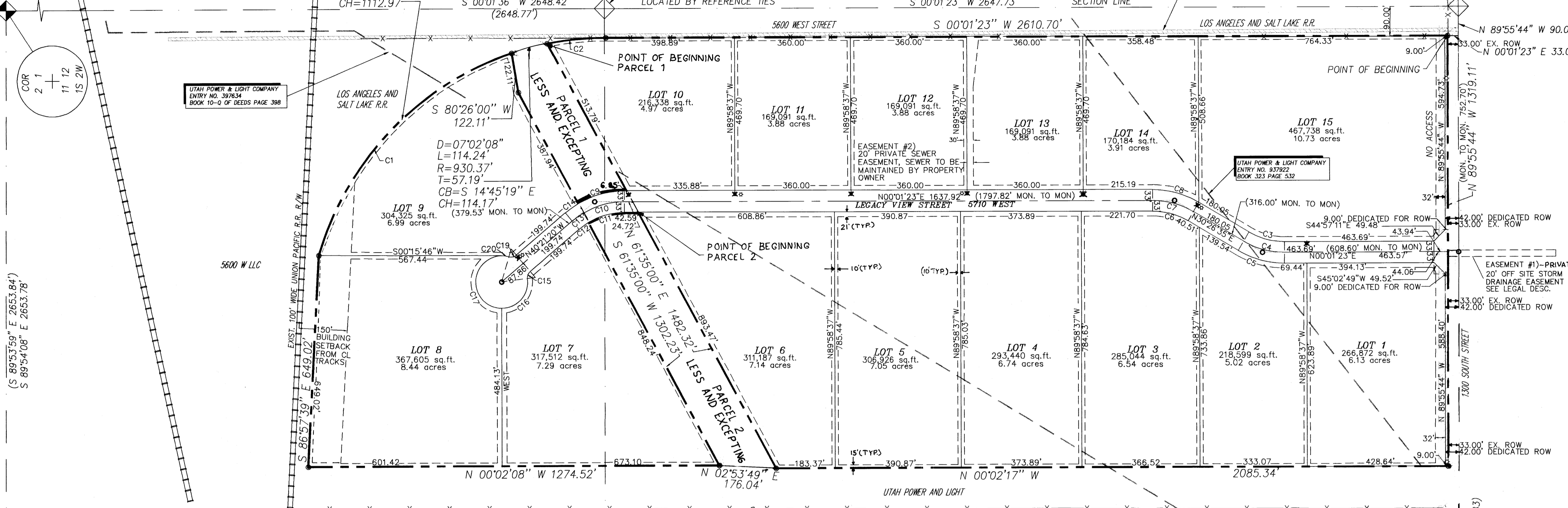
I, DERRICK S. SMITH, do hereby certify that I am a registered Land Surveyor, and that I hold Certificate No. 259961, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as LEGACY INDUSTRIAL PARK and that same has been correctly surveyed and staked on the ground as shown on this plat.

NORTHEAST CORNER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN.
(MONUMENT FOUND BY BINGHAM SURVEY)
5600 WEST 700 SOUTH

D=73°28'22"
L=1193.05'
R=930.37'
T=694.40'
CB=S 36°42'46" E
CH=1112.97'

EAST QUARTER CORNER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN.
(MONUMENT NOT FOUND)
LOCATED BY REFERENCE TIES

SOUTHEAST CORNER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN.
(MONUMENT NOT FOUND)
LOCATED BY REFERENCE TIES



BOUNDARY DESCRIPTION

Beginning at the intersection of the Westerly line of the Los Angeles and Salt Lake Railroad right of way and the Northern Right of Way line of 1300 South Street, said point being N 89°55'44" W 90.00 feet along the Section Line and N 00°01'23" E 33.00 feet from the Southeast Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence N 89°55'44" W along said Northern Right of Way 1319.11 feet to the Eastern line of the Utah Power and Light Right of Way, thence along said Utah Power and Light Right of Way the following three (3) calls: N 00°02'17" W 2085.34 feet, thence N 02°53'49" E 176.04 feet; thence N 00°02'08" W 1274.52 feet to the Southerly line of Union Pacific Railroad Right of Way; thence S 88°57'30" E along Southerly line 649.02 feet to a point of non-tangency with a 930.37 foot radius curve to the right; thence Southeasterly 1193.05 feet along said curve through a central angle of 73°28'22" (chord bears S 36°42'46" E 1112.97 feet) to the Westerly line of the Los Angeles and Salt Lake Railroad Right of Way, thence S 00°01'23" W 2610.70 feet to the point of beginning.

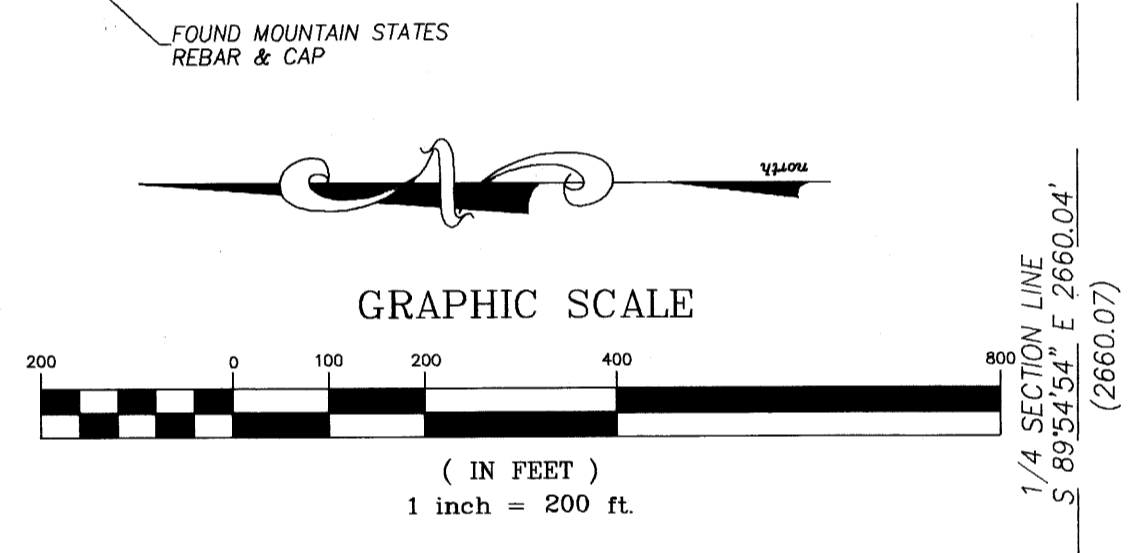
Less and excepting the following parcels:
PARCEL 1
Beginning at a point that is N 00°01'36" E 1775.1 feet along the Section Line and West 107.91 feet from the East Quarter Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence S 61°50'00" W 515.74 feet, thence N 02°53'49" E 176.04 feet, thence N 01°50'00" E 461.24 feet to a point on a 217.00 foot radius non-tangent curve to the right, thence along arc of said curve 117.31 feet through a central angle of 30°58'52" (chord bears S 15°22'02" E 115.89 feet), thence S 00°01'23" W 42.59 feet to the point of beginning.

PARCEL 2
Beginning at a point that is S 00°01'23" W 102.46 feet along the Section Line and West 625.70 feet from the East Quarter Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence S 61°50'00" W 999.47 feet, thence N 02°53'49" E 176.04 feet, thence N 01°50'00" E 461.24 feet to a point on a 217.00 foot radius non-tangent curve to the right, thence along arc of said curve 117.31 feet through a central angle of 30°58'52" (chord bears S 15°22'02" E 115.89 feet), thence S 00°01'23" W 42.59 feet to the point of beginning.

EASEMENT #1 - A PRIVATE EASEMENT
CENTERLINE OF A 20' OFFSITE STORM DRAINAGE EASEMENT LEGAL DESC. (10' EITHER SIDE OF CL DESC.)

EASEMENT #2 - A PRIVATE EASEMENT
CENTERLINE OF A 20' OFFSITE STORM DRAINAGE EASEMENT LEGAL DESC. (10' EITHER SIDE OF CL DESC.)

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIR.	CHORD	DELTA
C1	182.96	930.37	486.14	S45°57'40" E	861.73	55°07'34"
C2	895.95	930.37	91.72	N05°38'22" W	182.56	11°54'40"
C3	115.71	217.00	59.00	S15°13'58" W	113.86	30°25'12"
C4	132.73	250.00	67.07	S15°13'58" W	131.86	30°25'12"
C5	150.25	283.00	76.84	S15°13'58" W	148.40	30°25'12"
C6	167.77	316.00	86.61	S15°13'58" W	165.96	30°25'12"
C7	185.29	349.00	96.38	S15°13'58" W	183.52	30°25'12"
C8	202.81	382.00	106.15	S15°13'58" W	201.08	30°25'12"
C9	220.33	415.00	115.92	S15°13'58" W	218.64	30°25'12"
C10	237.85	448.00	125.69	S15°13'58" W	236.20	30°25'12"
C11	255.37	481.00	135.46	S15°13'58" W	253.76	30°25'12"
C12	272.89	514.00	145.23	S15°13'58" W	271.32	30°25'12"
C13	290.41	547.00	155.00	S15°13'58" W	288.88	30°25'12"
C14	307.93	580.00	164.77	S15°13'58" W	306.44	30°25'12"
C15	325.45	613.00	174.54	S15°13'58" W	324.00	30°25'12"
C16	342.97	646.00	184.31	S15°13'58" W	341.56	30°25'12"
C17	360.49	679.00	194.08	S15°13'58" W	359.12	30°25'12"
C18	378.01	712.00	203.85	S15°13'58" W	376.68	30°25'12"
C19	395.53	745.00	213.62	S15°13'58" W	394.24	30°25'12"
C20	413.05	778.00	223.39	S15°13'58" W	411.80	30°25'12"



SURVEYOR NOTES
SECTION BEARING AND DISTANCES IN PARENTHESES ARE OF RECORD, ALL OTHERS AREA MEASURED UNLESS NOTED.
BASIS OF BEARING FROM THE SALT LAKE COUNTY RECORD OF SURVEY No. 595-03-0123
MISSING SECTION CORNERS RECALCULATED FROM REFERENCE TIES
ACCURACY OF PLAT CONFORMS WITH CLASS B SURVEYS

OWNER/SUBDIVIDER: 5600 WEST LLC,
1132 South 500 West
Salt Lake City, Utah, 84101
970-8000

ENGINEER & SURVEYOR: ENGINEERING PLANNING GROUP AND UNION COMMERCIAL,
949 E. 12400 So. BLDG. C
Draper, UT, 84020
572-2200

ADJACENT PROPERTY OWNERS: UTAH POWER AND LIGHT
LOS ANGELES AND SALT LAKE RAILROAD CO.
SALT LAKE CITY CORPORATION
NANILOA INVESTMENT COMPANY
SALT LAKE COUNTY
UNION PACIFIC RAILROAD
MCI TELECOMMUNICATIONS CORP.
STATE OF UTAH
PRAIEZK PARTNERS
CORP. OF PB. OF JC. OF LDS

CURRENT ZONE: M-1, FOR INDUSTRIAL USE.
PRESENT M-1 ZONE TO REMAIN
BOUNDARY SURVEY USED FOR THIS PLAT IS BASED UPON A SURVEY PREPARED BY FROM BINGHAM ENGR. DATED JULY 1997.

OWNERS 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 LEGACY INDUSTRIAL PARK, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with suppliers of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this 17th day of Sept., 1998.

5600 WEST LLC.
Douglas K. Anderson (MANAGER)
By: [Signature]

UTAH POWER AND LIGHT CO. 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 streets and easements, 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 public streets and easements to Salt Lake City Corporation forever. In witness whereof, we (I) have hereunto set our (my) hand this 17th day of Sept., 1998.

UTAH POWER AND LIGHT COMPANY
By: [Signature]

UTAH POWER AND LIGHT ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF SALT LAKE)
On the 17th day of Sept., 1998, personally appeared before me Dennis Hultgren, Notary Public for the State of Utah, duly sworn did say, that he (she), the said 5600 WEST LLC, is the legal owner of the above-described tract of land, and that the within and foregoing instrument was signed in behalf of said 5600 WEST LLC, by authority of a resolution of its Board of Directors, and said 5600 WEST LLC duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
My Commission Expires: 23 JULY 1999

QUESTAR GAS
UTILITY EASEMENTS APPROVED
[Signature] SEPT. 16, 1998
DATE

NOTICE TO PURCHASERS
1. AN AVIGATION EASEMENT HAS BEEN RECORDED ON ALL PARCELS. ENTRY 716954 8/16/98
2. NO INGRESS OR EGRESS SHALL BE ALLOWED ALONG 5600 WEST STREET.
3. FRONT YARD SETBACK IS REQUIRED ALONG 5600 WEST STREET.
4. SALT LAKE COUNTY LANDFILL IS LOCATED TO THE WEST AND CONTIGUOUS TO THE SUBJECT DEVELOPMENT.
5. SAID PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SALT LAKE CITY CORPORATION EASEMENT ENTRY NO. 4754600 BOOK/PAGE 615/1404
6. SAID PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A SALT LAKE CITY ORDINANCE, ENTRY NO. 5963965 BOOK/PAGE 7053/895.

ENGINEERING PLANNING GROUP, INC.
949 East 12400 South • Draper, UT 84020 • (801)-572-2200

PUBLIC UTILITIES DEPARTMENT
APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS DAY OF October, A.D. 1998
[Signature]
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY PLANNING DIRECTOR
APPROVED THIS 3rd DAY OF December, 1998, BY THE SALT LAKE CITY PLANNING COMMISSION
[Signature]
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.
[Signature] 10-21-98
DATE
[Signature] 10/29/98
DATE
CITY SURVEYOR

CITY ATTORNEY
APPROVED AS TO FORM THIS DAY OF December, A.D. 1998, AND IS HEREBY APPROVED.
[Signature]
SALT LAKE CITY ATTORNEY

RECORDED
DEC 14 1998
CITY RECORDER
APPROVED AS TO FORM THIS DAY OF Sept, 1998, AND IS HEREBY APPROVED.
[Signature]
UDOT REPRESENTATIVE

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF 5600 WEST LLC
DATE 12-15-98 TIME 2:37 PM BOOK 98-22 PAGE 344
FEES \$61.00
ENTRY # 7189827
[Signature]
SALT LAKE COUNTY RECORDER

LEGACY INDUSTRIAL PARK
LOCATED IN THE SOUTH 1/2 OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

98-12P-344