SURVEYOR'S CERTIFICATE NORTH QUARTER CORNER T. 1 S., R. 1 W., S. L. B. & M. MINOR SUBDIVISION S. L. C. BRASSCAP MOUNUMENT (FOUND) AMENDING LOTS 21 - 24 OF SENIOR'S FIVE ACRE PLAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SENIOR'S FIVE ACRE PLAT ACKNOWLEDGEMENT STATE OF ODOR EASEMENT PERSONALLY APPEARED GRANTEE'S INTEREST SHALL BE SUBJECT TO A PERPETURAL AND ASSIGNABLE GASEMENT AND RIGHTS OVER GRANTEE'S PROPERTY IN FAVOR OF SALT LAKE COUNTY OF ON THE DULY SWORN DID SAY, THAT HE/SHE, IS THE_ OF FLANDERS REALTY CITY CORPORATION, ITS SUCCESSORS, AND ASSIGNS, FOR DISCOMFORT DULY SWORN DID SAY, THAT HE/SHE, IS THE UP FLANDERS REALTY CITY CORPORATION, ITS SUCCESSURS, AND ASSIGNS, TOX DISCOMMENT, CORPORATION, A NEVADA CORPORATION, AND THAT THE FOREGOING INSTRUMENT ANNOYANCE, OR THE LIKE, AS MAY BE INHERENT IN, OR MAY ARISE OR WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF OCCUR FROM OR DURING THE OPERATION OF WASTE WATER TREATMENT AND DIRECTORS, AND HE/SHE ACKNOWLEGED TO ME THAT SAID CORPORATION OTHER FACILITIES, INCLUDING BUT NO LIMITED TO WETLANDS, SETTLING PONDS, CANALS, ESTUARIES, LAGOONS, AND THE LIKE, AND INCLUDING ANY NEW FACILITIES, ADDITIONS, EXPANSIONS, OR REPLACEMENT OF SAID - SEE DETAIL B MY COMMISSION EXPIRES _____ FACILITIES, AT 879 SOUTH 4400 WEST, SALT LAKE CITY, UTAH. SUCH NOTARY PUBLIC DISCOMFORT, ANNOTANCE, OR THE LIKE MAY INCLUDE BUT ARE NOT LIMITED CENTRAL AVENUE (850 SOUTH) TO ODORS, OFFENSIVE SMELLS, INSECTS, AND BIRDS. IN PERPETUITY, SAID EASEMENT AND RIGHTS AND THE BURDEN THEREOF, TOGETHER WITH ALL THINGS WHICH MAY BE ALLEGED TO BE INCIDENTAL TO S.89'17'55"E. 694.55 CONTAINS 19.415 ACRES. OR TO RESULT FROM THE USE AND ENJOYMENT OF SAID EASEMENT AND UP&L EASEMENT - LOT-1 RIGHTS, SHALL CONSTITUED PERMANENT BURDENS AND SERVIENT TENEMENTS ON GRANTEE'S PROPERTY, AND THE SAME SHALL RUN WITH THE LAND AND BE BINDING UPON AND ENFORCEABLE AGAINST ALL SUCCESSORS IN RIGHT, UP&L EASEMENT — RECORDED 2/14/72 1.595 ACRES 861 SOUTH RECORDED 2/14/72 ENTRY 2437017 TITLE OR INTEREST TO SAID PROPERTY AND SHALL BE UNLIMITED AS TO ENTRY 2437018 S.89°17'55 GRANTEE ACKNOWLEDGES AND CONSENTS TO THE DISCOMFORT, ANNOYANCE, AND THE LIKE, ASSOCIATED WITH THE EASEMENT AND RIGHTS IN FAVOR OF SALT LAKE CITY CORPORATION, ITS SUCCESSORS AND ASSIGNS. GRANTEE SHALL HAVE NO RIGHT FOR ANY CLAIM, DAMAGES, DEMANDS, ACTIONS, SENIOR'S FIVE ACRE PLAT COSTS AND CHARGES FOR INJURY, ILLNESS, NUISANCE, MENTAL ANGUISH, DEPRECIATION OF VALUE OF PROPERTY OR ITS USE, PROPERTY DAMAGE, AND OTHER LIABILITIES, INCLUDING ATTORNEY'S FEES, AGAINST SALT LAKE CITY CORPORATION, ITS SUCCESSORS OR ASSIGNS, ARISING OUT OF OR ASSOCIATED WITH THE CONSTRUCTION OR OPERATION OF WASTE WATER TREATMENT OR SIMILAR FACILITIES, INCLUDING BUT NOT LIMITED TO WEST LINE -SENIOR'S FIVE-ACRE PLAT WETLANDS, SETTLING PONDS, CANALS, ESTUARIES, LAGOONS, AND THE LIKE, AND INCLUDING ANY NEW FACILITIES, ADDITIONS, EXPANSIONS OR REPLACEMENT OF SAID FACILITIES, AT 879 SOUTH 4400 WEST, SALT LAKE LOT 22 LOT 21 LOT 2 S.89°17'55"E. CENTERLINE CENTRAL STREET NOTE: THE AMENDED SUBDIVISION SHOWN HEREON IS SUBJECT TO AN AVIGATION EASEMENT RECORDED JULY 22, 1993 AS ENTY NO. 5559713 IN BOOK 6713 AT 7.449 ACRES NORTHWEST CORNER LOT 22 SISENIOR'S FIVE NACRE PLAT 879 SOUTH NOTE: BEARINGS AND DISTANCES SHOWN ON THE OFFICIAL PLAT FOR SENIOR'S FIVE—ACRE SUBDIVISION HAVE BEEN ADJUSTED TO AGREE WITH THE ARP BEARINGS AND DISTANCES, EXISTING MONUMENTS, CORNERS AND OTHER EVIDENCE FROM ACTUAL GROUND MEASUREMENTS. THE BEARINGS AND - 60-FOOT WIDE UP&L EASEMENT RECORDED 11/8/76 ENTRY 2874072 - 60-FOOT WIDE UP&L EASEMENT RECORDED 11/8/76 ENTRY 2874071 IN THE RECORDED LEGAL DESCRIPTIONS HAVE ALSO BEEN ADJUSTED TO BOOK 4395 PAGE 227 AGREE WITH ARP BEARINGS AND DISTANCES. BOOK 4395 PAGE 226 THE ACCURACY OF THIS SURVEY MEETS CLASS A STANDARDS. LEGEND 50-FOOT WIDE DRAINAGE EASEMENT - S.89°17'55"E DETAIL B 694.96 ----- BOUNDARY LINE - S.86'48'17"W. 12.43 ----- PROPERTY LINE day of _Mreal__, 2000 A.D. 50-FOOT WIDE DRAINAGE EASEMENT GRANTING THE RIGHT AND RESPONSIBILITY EXISTING FACILITIES OF THE OWNER OF LOT 2 INGRESS AND EGRESS FOR THE PURPOSE OF ---- EASEMENT CONSTRUCTION, MAINTENANCE AND REPAIR OF A STORMWATER DETENTION COUNTY MONUMENT FACILITY AND PROHIBITING ANY ALTERATION OR ENCROACHMENT BY EITHER OF THE OWNERS OF LOT 2 OR LOT 3 WHICH WOULD CHANGE THE INTENDED ∆=1°41'39" -SECTION CORNER 38.00 38.00 R=3000.00 FUNCTION OF SAID FACILITY. EXISTING FIRE HYDRANT LOT 3 5.247 ACRE\$ ∟OT 24 925 SOUTH 700 NORTH S.89 17 55 E. 33.00 33.75 N.89°24'47"W. STATE OF UTAH) COUNTY OF SALT LAKE \$ 5.5. □ S.89°59'23"W. 40.48 ST. VARIAN STREET N.89°24'47"W. - UP&L EASEMENT SOUTHWEST CORNER SENIOR'S FIVE - ACRE PLAT LOT 4 RECORDED 4/19/57 ENTRY 1535141 5.125 ACRES BOOK 1406 PAGE 418 965 SOUTH SEE DETAIL A DETAIL A SALT LAKE CITY BRASSCAP MONUMENT MARKING THE CENTER OF SECTION 7, CENTER OF SECTION 7, T. 1 S., R. 1 W., S. L. B. & M. 40.45 14.11 S.B. 5.8955"23"W. 2640.48 (ARP) (FOUND) EAST QUARTER CORNER (1025 SOUTH)1 S., R. 1 W., S. L. B. & M. N.89'59'23"E. 2.34 FEET FROM CENTER SECTION MONUMENT TO CENTERLINE 4400 WEST STREET SOUTHWEST CORNER -S. L. C. BRASSCAP MOUNUMENT SENIOR'S FIVE-ACRE PLAT SALT WAY <u>7</u> 18 VICINITY MAP T.1S. R.1W. RECORDEDART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST VANWAGONER AND ASSOCIATES SOUTH QUARTER CORNER 3808 SOUTH WEST TEMPLE T. 1 S., R. 1 W., S. L. B. & M. SALT LAKE CITY, UTAH S. L. C. BRASSCAP MOUNUMENT (801)262-6762 SALT LAKE CITY APPROVAL ENGINEERING DIVISION CITY PUBLIC UTILITIES DEPARTMENT BOARD OF HEALTH PLANNING DIRECTOR CITY ATTORNEY APPROVED THIS 9TH DAY O APPROVED THIS 9^{th} DAY OF APPROVED AS TO SANITARY SEWER AND HEREBY CERTIFY THAT I HAVE HAD TH APPROVED AS TO FORM THIS <u>47</u>5

WATER DETAILS THIS 7 DAY OF 2000

SALT LAKE CITY PUBLIC UTILITIES DIR

SALT LAKE CITY ATTORNEY

PLAT EXAMINED BY THIS OFFICE AND I

3.3.2000

CORRECT IN ACCORDANCE WITH

ACCOUNT_

MARCH

___ A.D., <u>⊃60∂</u>

March

__ A.D., **2000** BY T

DATE

SALT LAKE CITY PLANNING COMMISSION.

DX B luld 3.9-2000

I, Patrick C. Alsup, do hereby certify that I am a Registered Civil Engineer and Land Surveyor, and that I hold Certificate No. 4609 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 that the description correctly describes the land surface which has been subdivided as MINOR SUBDIVISION AMENDING LOTS 21 - 24 OF

BOUNDARY DESCRIPTION

BEGINNING ON THE EAST LINE OF THE 76 FOOT WIDE RIGHT OF WAY FOR 4400 WEST STREET AND THE SOUTH LINE OF LOT 23, SENIOR'S FIVE-ACRE PLAT ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AT A POINT WHICH LIES N.89'59'23"E. 40.48 FEET AND OFFICE OF THE SALI LAKE COUNTY RECORDER AT A POINT WHICH LIES N.89 39 23 E. 40.46 FEET AND N.453'22"W. 14.11 FEET FROM THE SALT LAKE COUNTY BRASSCAP MONUMENT MARKING THE CENTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID 76 FOOT RIGHT OF WAY N.453'22"W. 365.53 FEET TO THE WEST LINE OF SAID LOT 23; THENCE ALONG THE WEST LINE OF SAID LOT 23 N.0'15'26"E. 862.25 FEET TO THE NORTHWEST CORNER OF LOT 22 IN SAID SENIOR'S FIVE—ACRE PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 22 S.89°17'55"E. 694.55 FEET TO THE NORTHEAST CORNER OF LOT 21 IN SAID SENIOR'S FIVE ACRE PLAT; THENCE ALONG THE EAST LINE OF SAID LOT 21 S.O 12'57"W. 1224.84 FEET TO THE SOUTHEAST CORNER OF LOT 24 IN SAID SENIOR'S FIVE ACRE PLAT; THENCE ALONG THE SOUTH LINE OF SAID LOT 24 N.89°24'47"W. 662.63 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

The undersigned, being the owner of the above described tract of land, having caused the same to be subdivided into lots, streets, and easements, do hereby dedicate all streets and easements shown on this plat to Salt Lake City Corporation. The undersigned hereby warrants, defends, and saves the City harmless against any easements or encumbrances on the dedicated streets and easements.

In witness whereof we have hereunto set our hands this 300

IVAN RADMAN, GENERAL PARTNER OF NAMOAR PARTNERSHIP

ACKNOWLEDGEMENT

ON THE THIRD DAY OF MARCH , 2000 PERSONALLY APPEARED BEFORE ME IVAN RADMAN THE SIGNER OF THIS PLAT, WHO BEING DULY SWORN DID SAY, HIMSELF, THAT HE, THE SAID IVAN RADMAN IS THE GENERAL BARTMER OF SO NAMBER OF SAID NAM PARTNESSIP BY AUTHORITY OF A RESOLUTION OF ITS MEMBERS, AND SAID NAN RACKAN ACKNOWLEDGED TO ME THAT SAID NAMBAR FARTNESSIPERCUTED THE SAME.

MY COMMISSION EXPIRES 10/18/01

MINOR SUBDIVISION

AMENDING LOTS 21 - 24 OF SENIOR'S FIVE ACRE PLAT

SALT LAKE BASE AND MERIDIAN

PRESENTED TO SALT LAKE CITY THIS 20 DAY OF MARCH A.D. 2 A.D. 2000, AND IS HEREBY APPROVED. Beverly Inaco

SALT LAKE CITY MAYOR

RECORDED NO. 7598575

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF IVAN RADMAN

DATE 3-20-00 TIME 2:19 pm BOOK 2000 P PAGE 73 SALT LAKE COUNTY RECORNER 2000P- 73 \$ 3400 FEE