

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 **NINIGRET PARK - PLAT 2**, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any assessments 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 as 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 day of April, 1995.

NINIGRET PARK DEVELOPMENT, L.C.

By: **THE NINIGRET GROUP, L.C., MANAGER**

By: **Randolph S. Aboud, its manager**

ACKNOWLEDGMENT

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss

On the 13th day of April, A.D. 1995, personally appeared before me, the undersigned notary, who after being duly sworn, testified to me that he (they) is (are) the general partner(s) of the firm of **THE NINIGRET GROUP, L.C.**, which is the manager of **NINIGRET PARK DEVELOPMENT, 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: **BOYANA M. THOMPSON**
Notary Public, State of New York
No. 62470952
Qualified in Suffolk County, New York
Commission Expires Sept. 30, 2002

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, a Registered Professional Land Surveyor hold Certificate No. 171546, 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 and streets to be hereafter known as **NINIGRET PARK - PLAT 2**, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 17th day of March, 1995.

JAMES D. PITKIN, RLS
License No. 171546



BASIS OF BEARING

South 00°00'56" East along the section line between the Salt Lake County Survey Monuments found marking the Northwest corner and the West Quarter corner of Section 18, Township 1 South, Range 1 West, Salt Lake Meridian as referenced:

- 1) ALTA/ACSM Land Title Survey prepared by Cornerstone, Inc., dated Sept. 2, 1994, Drawing No. DM8904-2.
- 2) Subdivision Base Reports by First American Title Company of Utah; Order No. 306427 & Order No. 306428.

NOTES

- A) 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 this certification of an "URBAN" survey.
- B) The survey was completed and the corners set on February 10, 1995.
- C) The bearings and distances shown are measured, unless noted otherwise.

NOTICE TO PURCHASERS

- 1) An Avigation Easement has been granted to Salt Lake City Corporation relative to continued airport operations. See Entry No. 6024187 - Salt Lake County Recorder's Office.
- 2) Notice is hereby given that the Salt Lake City Fire Marshall, 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.

NINIGRET PARK - PLAT 2

PART OF THE WEST 1/2 OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE MERIDIAN, SALT LAKE COUNTY, UTAH

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 **NINIGRET PARK - PLAT 2**, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any assessments 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 as 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 day of April, 1995.

PACKAGING CORPORATION OF AMERICA

By: **Robert A. Papp**

Its Vice President & Chief Financial Officer

ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF COOK) ss

On the 28th day of April, A.D. 1995, personally appeared before me, the undersigned notary public, who after being duly sworn, testified to me that **Packaging Corporation of America**, a Corporation, that **Robert A. Papp**, signed the Owner's Dedication freely and voluntarily for and in behalf of the Corporation for the purposes therein mentioned and that the corporation executed the same.

Notary Public: **Catherine D. May**

Residing at: _____

My Commission Expires: February 8, 1996

LEGAL DESCRIPTION

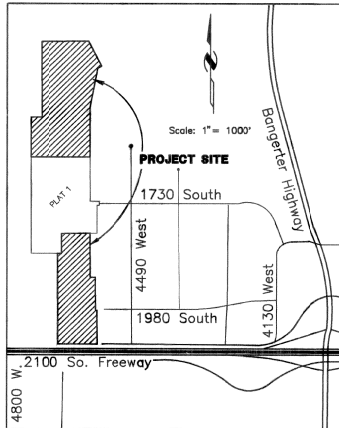
A parcel of land in the Northwest quarter (NW 1/4) of Section 18, Township 1 South, Range 1 West, Salt Lake Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point South 00°00'56" East 2052.65 feet along the Section line and North 89°59'04" East 486.98 feet from the Northwest corner of said Section 18 and running thence North 00°07'49" West 661.69 feet; thence North 89°52'11" East 177.00 feet; thence North 00°07'49" West 1240.00 feet to a point on the southerly line of the Lee Creek Drain Canal easement recorded as Entry No. 1258201, in Book 839, at Page 178; thence North 89°50'20" East 777.47 feet along said line which is 50.00 feet perpendicularly distant south from the centerline of said drain canal as constructed; thence South 2°08'55" East 459.61 feet; thence South 62°49'39" West 69.01 feet; thence South 1°55'23" West 650.89 feet; thence South 00°07'49" East 822.48 feet; thence South 89°52'11" West 977.00 feet to the point of beginning.
Containing 39.415 acres, more or less.

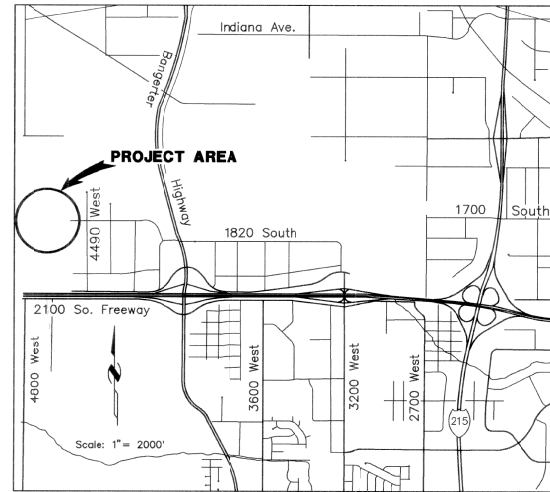
TOGETHER WITH:

A parcel of land in the Southwest quarter (SW 1/4) of Section 18, Township 1 South, Range 1 West, Salt Lake Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point on the North line of 2160 South Frontage Road which is North 00°01'56" West 170.20 feet along the section line and South 89°47'22" East 907.21 feet along said North line from the Southwest corner of said Section 18 and running thence Northeastly 55.15 feet along a 35.00 foot radius curve to the left, through a central angle of 90°20'27" (chord bears North 42°02'25" East 49.64 feet); thence North 00°07'49" West 1457.86 feet; thence North 89°52'11" East 66.00 feet; thence North 00°07'49" West 258.00 feet; thence North 89°52'11" East 461.00 feet; thence South 00°07'49" East 660.00 feet; thence North 89°52'11" East 85.00 feet; thence South 00°07'49" East 540.00 feet; thence North 89°52'11" East 25.00 feet; thence South 00°07'49" East 554.86 feet to said North line of 2160 South Frontage Road; thence North 89°47'22" West 672.22 feet along said line to the point of beginning. Containing 23.275 acres, more or less.



DETAIL MAP



VICINITY MAP

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

The following description is the mathematical equivalent of the preceding description with all bearings correctly converted to the terms of the Utah State Plans - Rectangular Coordinate System:

A parcel of land in the Northwest quarter (NW 1/4) of Section 18, Township 1 South, Range 1 West, Salt Lake Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point having the State Plane Rectangular Coordinates X = 1860515.48, Y = 875085.32 based on the Lambert Conformal Projection, Utah Coordinate System, Central Zone (NAD 27), said point also being South 00°14'42" West 2062.65 feet along the section line and South 89°45'46" East 486.98 feet from the Northwest corner of said Section 18 and running thence North 00°07'21" East 661.69 feet; thence South 89°52'39" East 177.00 feet; thence North 00°07'21" East 1240.00 feet to a point on the southerly line of the Lee Creek Drain Canal easement recorded as Entry No. 1258201, in Book 839, at Page 178; thence South 89°54'30" East 777.47 feet along said line which is 50.00 feet perpendicularly distant south from the centerline of said drain canal as constructed; thence South 2°08'55" East 459.61 feet; thence South 63°49'49" West 69.01 feet; thence South 1°11'30" West 650.89 feet; thence South 00°07'21" West 822.48 feet; thence North 89°52'39" West 977.00 feet to the point of beginning.

TOGETHER WITH:

A parcel of land in the Southwest quarter (SW 1/4) of Section 18, Township 1 South, Range 1 West, Salt Lake Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point having the State Plane Rectangular Coordinates X = 1860923.62, Y = 871990.10 based on the Lambert Conformal Projection, Utah Coordinate System, Central Zone (NAD 27), said point also being North 00°13'14" East 170.20 feet along the section line and South 89°52'12" East 107.21 feet along said North line from the Southwest corner of said Section 18 and running thence Northeastly 55.15 feet along a 35.00 foot radius curve to the left, through a central angle of 89°20'27" (chord bears North 42°17'35" East 49.64 feet); thence North 00°07'21" East 1457.86 feet; thence South 89°52'39" East 66.00 feet; thence North 00°07'21" East 258.00 feet; thence South 00°07'21" East 461.00 feet; thence South 00°07'21" West 660.00 feet; thence South 89°52'39" East 85.00 feet; thence South 00°07'21" West 540.00 feet; thence South 89°52'39" East 25.00 feet; thence South 00°07'21" West 554.86 feet to said North line of 2160 South Frontage Road; thence North 89°32'12" West 672.22 feet along said line to the point of beginning.



SHEET 1 OF 2

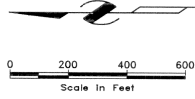
NUMBER _____	PREPARED BY: BBINGHAM ENGINEERING	PUBLIC UTILITIES DEPARTMENT	CITY PLANNING DIRECTOR	CITY DEPARTMENT OF PUBLIC SERVICES	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER	NUMBER _____
ACCOUNT _____	5160 WILEY POST WAY SALT LAKE CITY, UTAH 84116 532-2520	APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS DAY OF <u>April</u> , A.D. 19 <u>95</u>	APPROVED THIS <u>12th</u> DAY OF <u>April</u> , 19 <u>95</u> , BY THE SALT LAKE CITY PLANNING COMMISSION. <i>William T. Whitsett</i> SALT LAKE CITY PLANNING DIRECTOR	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. <i>Robert A. Papp</i> #12195 CITY ENGINEER DATE <i>Douglas E. Walker</i> 4/21/95 CITY SURVEYOR DATE	APPROVED AS TO FORM THIS THIS <u>23rd</u> DAY OF <u>April</u> , A.D. 19 <u>95</u> , AND IS HEREBY APPROVED. <i>Robert A. Papp</i> SALT LAKE CITY ATTORNEY	PRESENTED TO SALT LAKE CITY THIS THIS <u>23rd</u> DAY OF <u>April</u> , A.D. 19 <u>95</u> , AND IS HEREBY APPROVED. <i>Robert A. Papp</i> SALT LAKE CITY MAYOR <i>Robert A. Papp</i> SALT LAKE CITY CHIEF DEPUTY RECORDER	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF BBINGHAM ENGINEERING DATE <u>5-9-95</u> TIME <u>12:00PM</u> PAGE <u>10</u> FEES \$ <u>65.00</u> <i>Robert A. Papp</i> DEPUTY SALT LAKE COUNTY RECORDER	ACCOUNT _____
SHEET _____								SHEET _____
OF _____ SHEETS								OF _____ SHEETS

95-5P-10

DRAWING NUMBER 95-5P-10

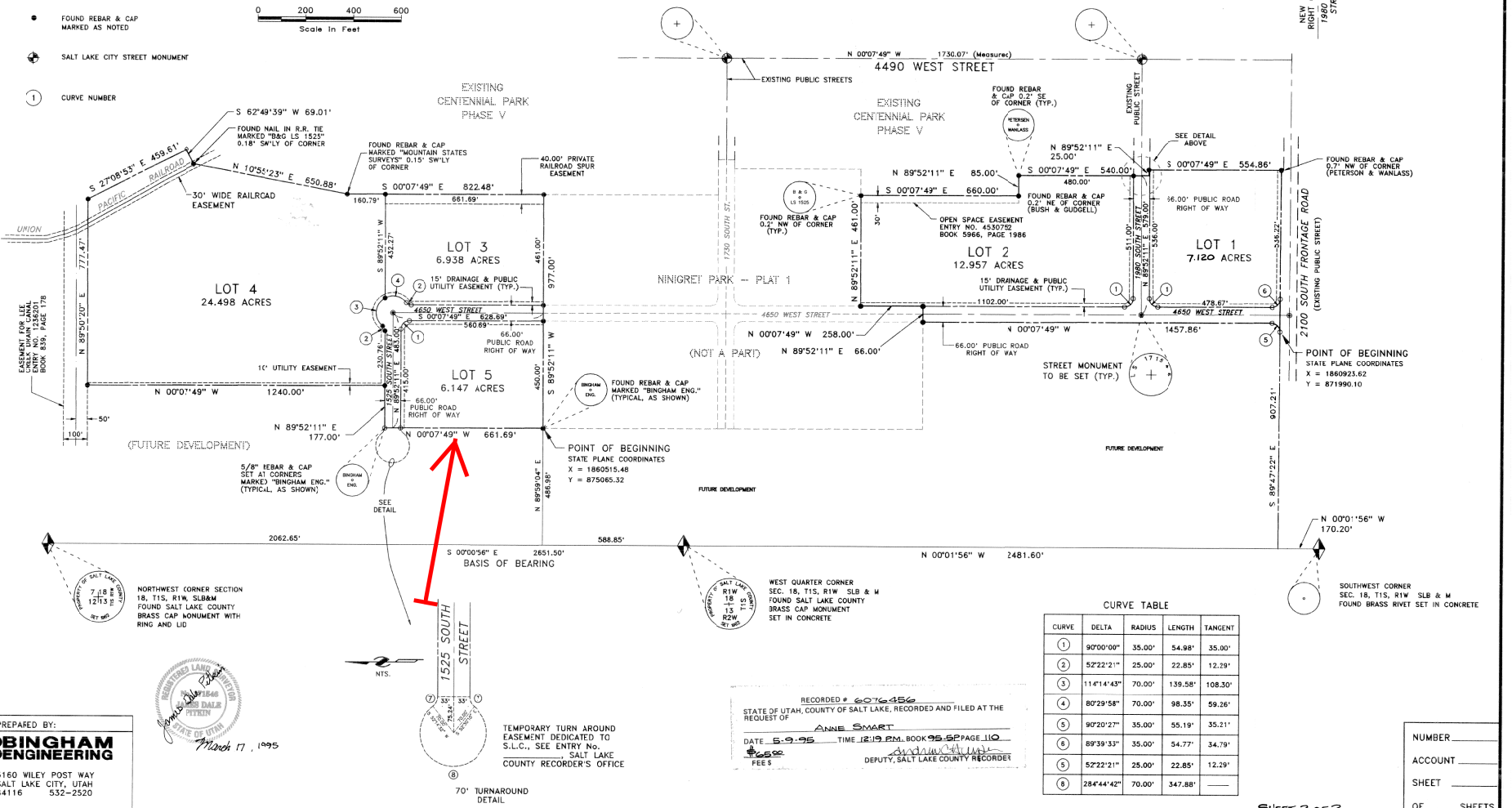
LEGEND

- ◆ SECTION CORNER MONUMENT
SALT LAKE COUNTY SURVEY
- STREET CENTERLINE MONUMENT
TO BE SET
- SET 5/8" REBAR & CAP (20" LONG)
MARKED "BINGHAM ENG."
- FOUND REBAR & CAP
MARKED AS NOTED
- ◆ SALT LAKE CITY STREET MONUMENT
- ① CURVE NUMBER



NINIGRET PARK - PLAT 2

PART OF THE WEST 1/2 OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE MERIDIAN, SALT LAKE COUNTY, UTAH



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
①	90°00'00"	35.00'	54.98'	35.00'
②	52°22'21"	25.00'	22.85'	12.29'
③	114°14'43"	70.00'	139.58'	108.30'
④	80°29'58"	70.00'	98.35'	59.26'
⑤	90°20'27"	35.00'	55.19'	35.21'
⑥	89°39'33"	35.00'	54.77'	34.79'
⑦	52°22'21"	25.00'	22.85'	12.29'
⑧	28°44'42"	70.00'	347.88'	---

RECORDED # 2076456
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
ANNE SMART
DATE 5-9-95 TIME 12:19 PM. BOOK 95-52 PAGE 110
DEPUTY, SALT LAKE COUNTY RECORDER

PREPARED BY:
BINGHAM ENGINEERING
5160 WILEY POST WAY
SALT LAKE CITY, UTAH
84116 532-2520



TEMPORARY TURN AROUND EASEMENT DEDICATED TO S.L.C., SEE ENTRY No. _____ IN SALT LAKE COUNTY RECORDER'S OFFICE

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

SHEET 2 OF 2
95-52-110

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DRAWING NUMBER
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