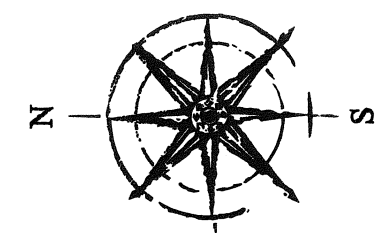


VICINITY MAP
N.T.S.

SOUTHTOWN BUSINESS PARK LOT 3B AMENDED

(AMENDING LOT 3B OF SOUTHTOWN BUSINESS PARK LOT 3 AMENDED)

LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

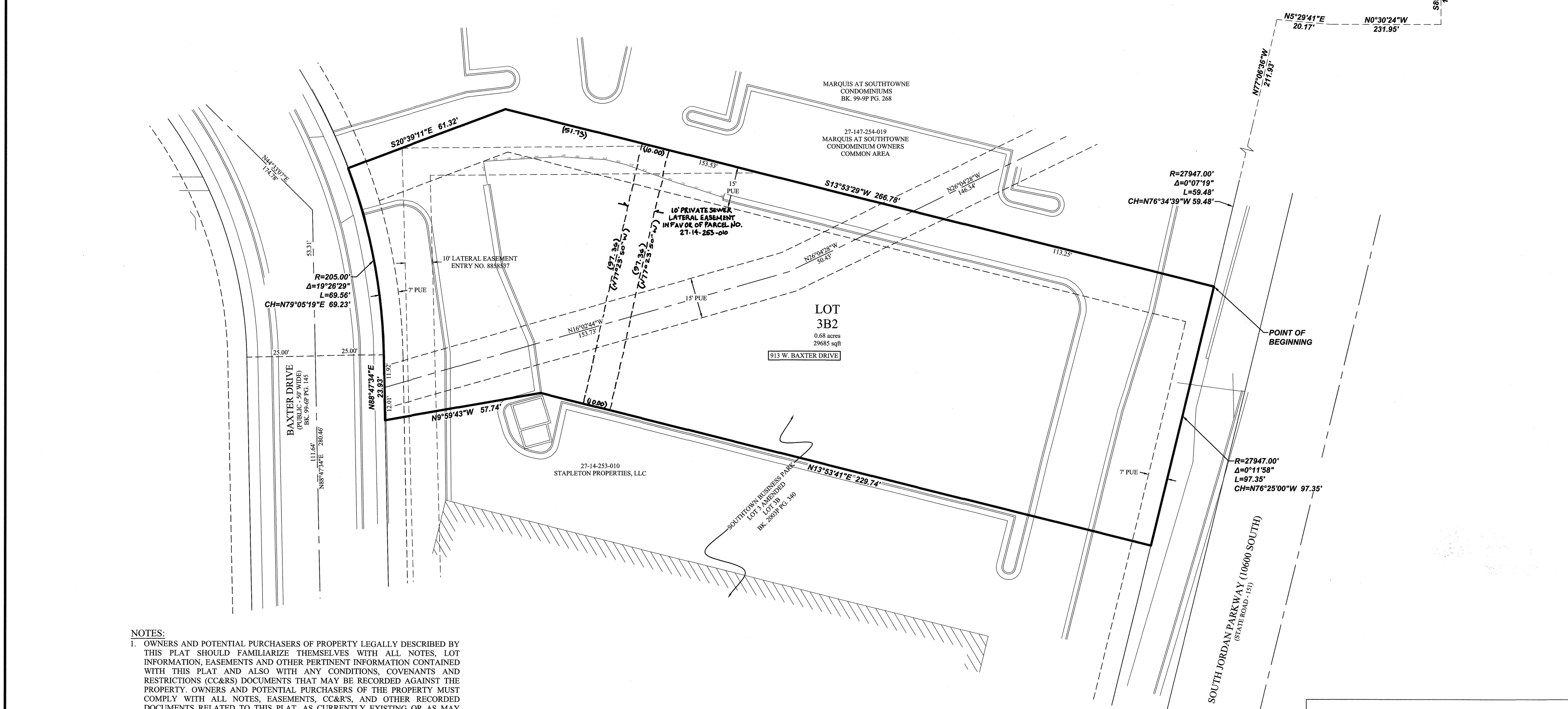


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CENTER 1/4 CORNER OF SECTION 13, T3S, R1W, SLB&M FOUND MONUMENT PER COUNTY TIE SHEET 351W135A

EAST 1/4 CORNER OF SECTION 14, T3S, R1W, SLB&M FOUND MONUMENT PER COUNTY TIE SHEET 351W1406



NOTES:

- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, CC&R'S, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
- MANY AREAS IN THE CITY OF SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO A HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED 6-16-2020 WHICH WAS PREPARED BY Old Republic Salt Lake Co. WAS PROVIDED TO THE OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.

OWNER/DEVELOPER
PARKWAY OFFICE CONDOS LLC
1403 S JORDAN GATEWAY #308
SOUTH JORDAN, UT 84095

PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 552-9075
www.focusutah.com

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS 7th DAY OF July A.D. 2020

[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH JORDAN SEWER DISTRICT

APPROVED AS TO FORM THIS 6 DAY OF June A.D. 2020

[Signature]
GENERAL MANAGER

SOUTH JORDAN CITY PLANNER

APPROVED AS TO FORM THIS 14th DAY OF July A.D. 2020 BY THE SOUTH JORDAN CITY PLANNER.

[Signature]
CITY PLANNER

SOUTH JORDAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

7/13/2020 *[Signature]*
SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS 14th DAY OF July A.D. 2020

[Signature]
ATTORNEY FOR SOUTH JORDAN CITY

EASEMENT APPROVAL

<i>[Signature]</i> CENTURYLINK	7-8-2020
<i>[Signature]</i> ROCKY MOUNTAIN POWER	6-29-2020
<i>[Signature]</i> DOMINION ENERGY UTAH	7-9-2020
<i>[Signature]</i> COMCAST	7-7-2020

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS 14 DAY OF July A.D. 2020

[Signature]
CITY CLERK

[Signature]
MAYOR

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10516507, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

SOUTHTOWN BUSINESS PARK LOT 3B AMENDED
(AMENDING LOT 3B OF SOUTHTOWN BUSINESS PARK LOT 3 AMENDED)

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

[Signature]
SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

[Signature]
DATE: 06/11/2020

BOUNDARY DESCRIPTION

A portion of Lot 3B, SOUTHTOWN BUSINESS PARK LOT 3 AMENDED, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 8886654 in Book No. 2003P on Page No. 340, more particularly described as follows:

Beginning at the Southeast Corner of Lot 3B, SOUTHTOWN BUSINESS PARK LOT 3 AMENDED, said point being South 89°29'36" West 1,202.47 feet and North 00°30'24" West 231.95 feet and North 05°29'41" East 20.17 feet to a point on the Northern right-of-way line of South Jordan Parkway and North 77°06'36" West along said right-of-way line 211.93 feet and Westerly along said right-of-way line along the arc of a non-tangent curve to the right having a radius of 27,947.00 feet (radius bears: North 13°21'41" East) a distance of 59.48 feet through a central angle of 00°07'19" Chord: North 76°24'39" West 59.48 feet from the East 1/4 Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running thence Westerly along said right-of-way line along the arc of a 27,947.00 feet radius non-tangent curve to the right (radius bears: North 13°29'01" East) 97.35 feet through a central angle of 00°11'58" Chord: North 76°25'00" West 97.35 feet, thence North 13°53'41" East 229.74 feet, thence North 09°59'43" West 57.74 feet to the Southerly right-of-way line of Baxter Drive; thence North 88°47'34" East along said right-of-way line 23.93 feet; thence along said right-of-way line along the arc of a curve to the left with a radius of 205.00 feet a distance of 69.56 feet through a central angle of 19°29'29" Chord: North 79°05'09" East 69.23 feet to the Northeast Corner of said Lot 3B; thence South 20°39'11" East along said lot 61.32 feet; thence South 13°53'29" West along said lot 266.78 feet to the point of beginning.

Contains: 29,685 square feet or 0.68 acres ±
1 Lot

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

SOUTHTOWN BUSINESS PARK LOT 3B AMENDED
(AMENDING LOT 3B OF SOUTHTOWN BUSINESS PARK LOT 3 AMENDED)

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 9th DAY OF July A.D. 2020

[Signature]
JUDY CONSTRUCTION, INC.
BY: Ryan S. Dow
Exec. V.P.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 9th DAY OF July A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED/NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake IN SAID STATE OF UTAH, Ryan S. Dow, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Executive Vice President OF Judy Construction, Inc. A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 12-13-2022

[Signature]
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 703620 *[Signature]*
PRINTED FULL NAME OF NOTARY

SOUTHTOWN BUSINESS PARK LOT 3B AMENDED
(AMENDING LOT 3B OF SOUTHTOWN BUSINESS PARK LOT 3 AMENDED)

LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13334767

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF BRADLEY D. CHRISTENSEN

DATE: 7/21/2020 TIME: 9:00 AM BOOK: 2020P PAGE: 179

FILE # 52.00 *[Signature]*
SALT LAKE COUNTY RECORDER

21-14-253-001 27-14-21