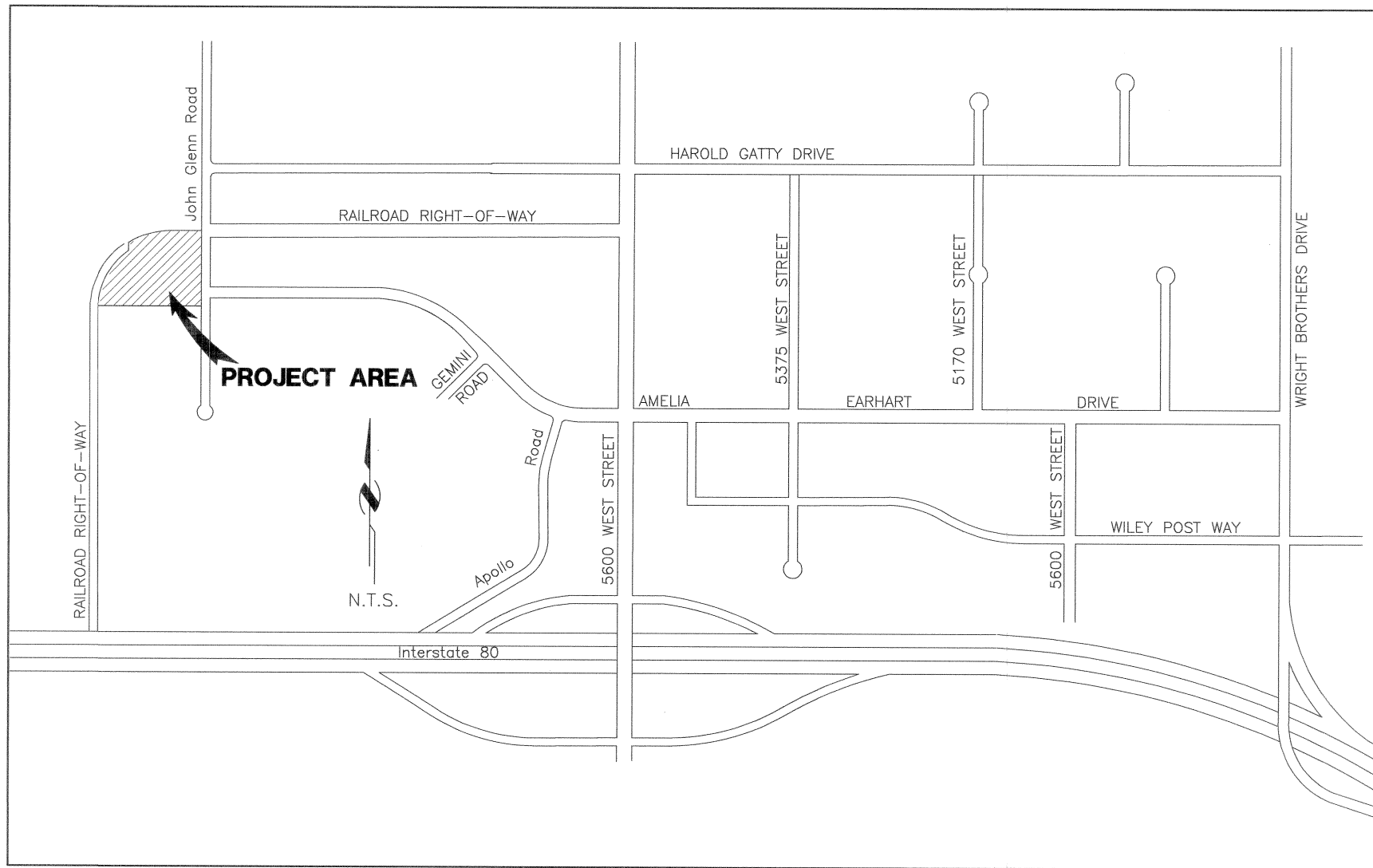


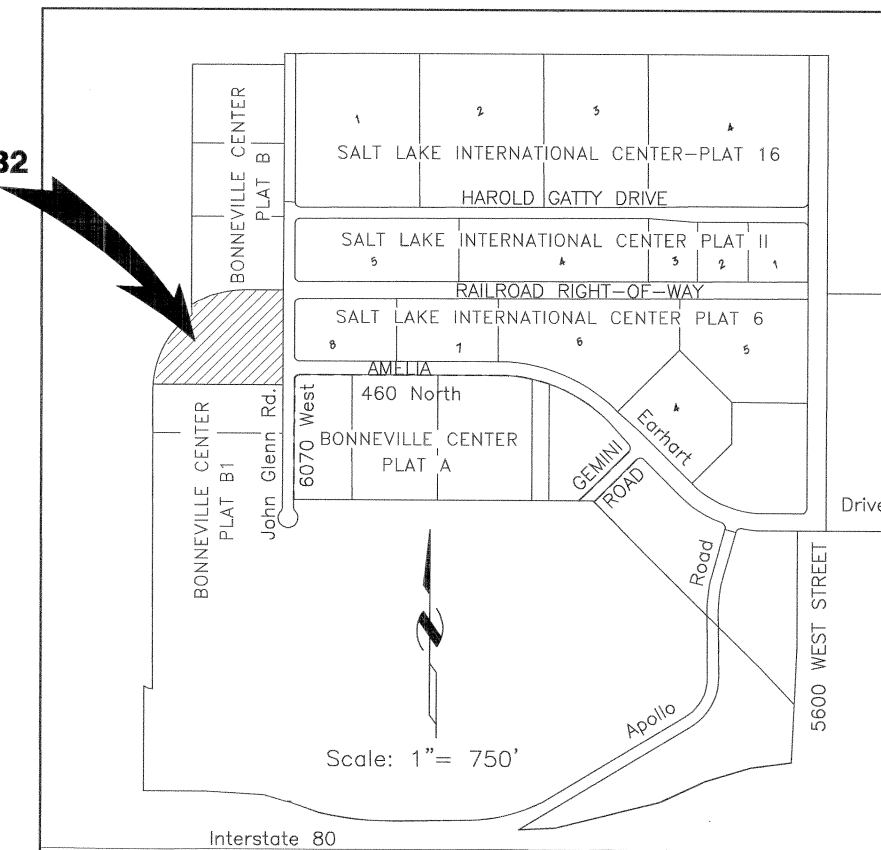
BONNEVILLE CENTER SUBDIVISION - PLAT B2

PART OF THE NORTHWEST 1/4 OF SECTION 35
TOWNSHIP 1 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH

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.



VICINITY MAP



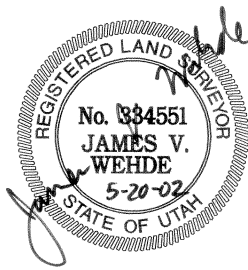
DETAIL MAP

SURVEYOR'S CERTIFICATE

I, James V. Wehde, a Registered Land Surveyor, holding Certificate No. 334551, 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 to be hereafter known as BONNEVILLE CENTER SUBDIVISION - PLAT B2, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 20th day of May, 2002.

JAMES V. WEHDE, PLS
License No. 334551



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 to hereafter be known as BONNEVILLE CENTER SUBDIVISION - PLAT B2, 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 easements 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.

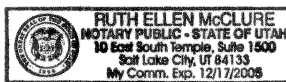
In witness whereof, we (I) have hereunto set our (my) hand this 3 day of June, 2002.

William Kent Murray
ZIONS SECURITIES CORPORATION

ACKNOWLEDGMENT

STATE OF _____ } : ss _____
COUNTY OF _____

On the 3 day of June A.D., 2002, personally appeared before me William Kent Murray, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as President of ZIONS SECURITIES CORPORATION.



Ruth Ellen McClure
Notary Public:

My Commission Expires: 12-17-05

OVERALL LEGAL DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah, more fully described as follows:

BEGINNING at the intersection of the centerline of the Salt Lake, Garfield & Western Railroad right-of-way and the west right-of-way line of John Glenn Road (6070 West), said point being South 89°58'51" West 490.27 feet along the section line and South 00°02'54" West 1388.86 feet along said west right-of-way line from the North Quarter Corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 00°02'54" West 554.49 feet along said west right-of-way line to the north line of the Bonneville Center Subdivision - Plat B1; thence South 89°58'45" West 761.15 feet along said line to the East line of said Salt Lake, Garfield & Western Railroad right-of-way and a point of non-tangency of a 530.00 foot radius curve to the right, the radius point of which bears South 87°10'38" East; thence Northeasterly 480.88 feet along said curve and said easterly right-of-way line through a central angle of 51°59'10" (chord bears North 28°48'57" East 464.56 feet); thence North 00°02'41" West 59.89 feet to said centerline of the Salt Lake, Garfield & Western Railroad right-of-way and a point of non-tangency with a 580.00 foot radius curve to the right, of which the radius point bears South 31°47'00" East; thence following said centerline the following two courses: Northeasterly 319.58 feet along said curve through a central angle of 31°34'13" (chord bears North 74°00'07" East 315.55 feet); and North 89°47'10" East 234.42 feet to the point of beginning Contains 8.07 acres or 351,481 square feet, more or less.

BASIS OF BEARING:

South 00°02'54" West along the centerline of 6070 West Street between the street monuments found marking the intersections of 575 North Street and 460 North Street, as referenced:

- Recorded Plat of Salt Lake International Center Plat II, as recorded on October 19, 1981, in Book 81-10 of Plats at Page 142.
- Recorded Plat of Salt Lake International Center Plat 6, as recorded on December 1, 1978, in Book 78-12 of Plats at Page 321.
- Recorded of Bonneville Center Subdivision Plat B, as recorded on August 30, 1998, in Book 98-9P of Plats at Page 269.

NOTES:

- 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 the certification of an "URBAN" survey.
- The survey was completed and the corners set or found as shown on January 10, 2002.
- The bearings and distances shown are measured, unless noted otherwise.

NOTICE TO PURCHASERS:

- All on-site drainage, such as bottoms of detention basins, dock areas, finished floors, etc. shall be above the maximum water surface in the Little Goggin Drain. Maximum W.S. 18.08.
- No building structures, landscaping, fencing etc. may be constructed within the Little Goggin Drain Easement without the approval of the Salt Lake City Public Utilities Department.
- A blanket access easement is granted to Salt Lake City Public Utilities Department for the purpose of maintaining the Little Goggin Drain. Upon development of this parcel, the access is granted over the future drive and parking areas.
- A communications right-of-way and easement, granted to American Telephone and Telegraph Company, recorded as Entry No. 936708 in Book 321 at Page 618. The interest of said easement has passed to The Mountain States Telephone and Telegraph Company, recorded September 30, 1976 as Entry No. 2861819 in Book 4355 at Page 132. Affects entire parcel as shown hereon.
- A 100'-wide railroad easement and right-of-way for the Salt Lake, Garfield & Western Railroad, recorded April 24, 1975 as Entry No. 2702504 in Book 3842 at Page 122, affects the subject property as shown hereon.
- An Amended and Restated Declaration of Easements, Covenants and Restrictions for Bonneville Center, recorded February 11, 1997 as Entry No. 6570367 in Book 7596 at Page 2627, affects entire parcel as shown hereon.
- A 50'-wide drainage easement for the Little Goggin Drain, as shown on the plat of Bonneville Center Plat B-1, as recorded in the Salt Lake County Recorder's Office in Book 2001P at Page 295, and also in a drainage easement granted to the Brighton and North Point Irrigation Company, recorded July 17, 1996 as Entry No. 6407862 in Book 7445 at Page 850, affects the subject property as shown hereon.
- An easement for access to the Little Goggin Drain, granted to Salt Lake City Corporation, as recorded in the Salt Lake County Recorder's Office in Book 2001 at Page 295, affects the parcel adjoining the subject property on the South.
- Easements for public utilities and drainage, as shown on the recorded plat of Bonneville Center Subdivision - Plat B1, affects the parcel adjoining the subject property on the South.
- An Amended and Restated Certificate of Completion for the Bonneville Center Voluntary Cleanup, per Book 8437 at Page 4956, affects the entire subject parcel.

RECORDED
JUL 09 2002
CITY RECORDER



SALT LAKE VALLEY HEALTH
APPROVED THIS 30TH DAY OF MAY, 2002.
[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

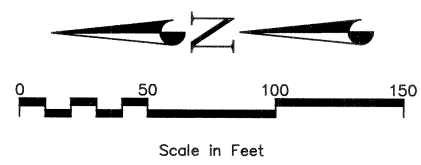
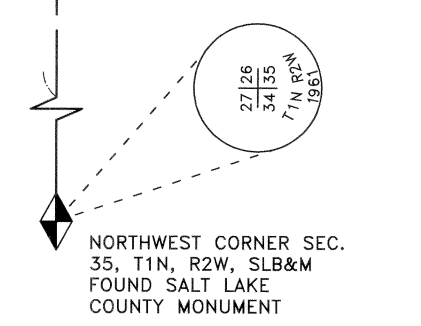
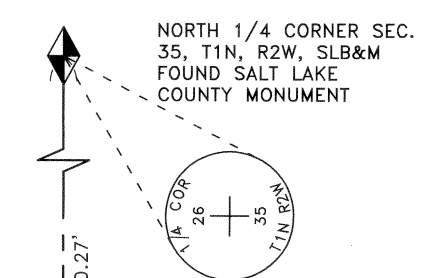
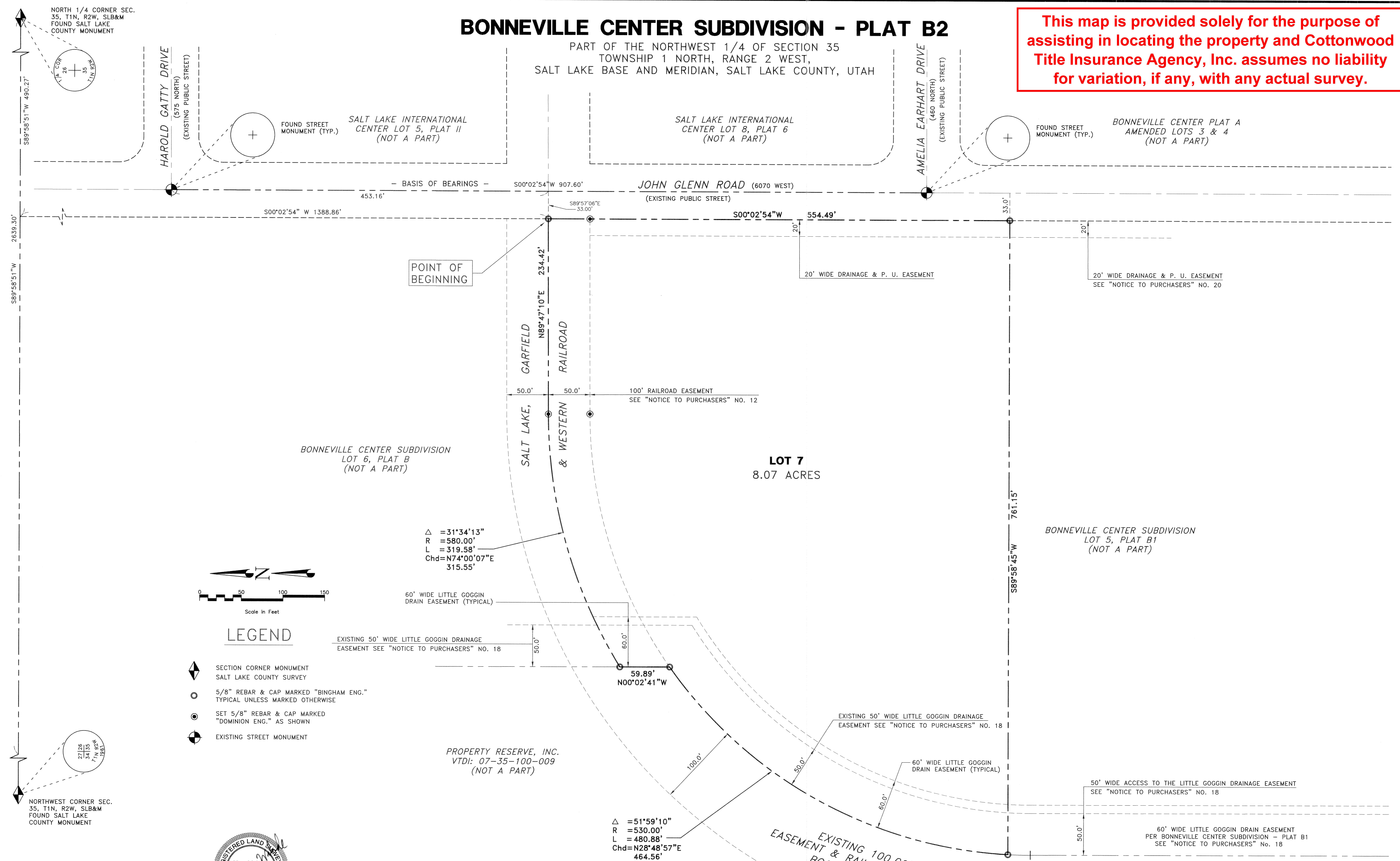
| | | | | | | | | |
|--------------------|---|--|---|---|--|--|--|--------------------|
| NUMBER _____ | PREPARED BY: DOMINION Engineering Associates, L.C. 309 East South Temple, Suite 220 Salt Lake City, UT 84102 343-6111 | PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS <u>24TH</u> DAY OF <u>May</u> A.D. 2002. <i>[Signature]</i> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR | CITY PLANNING DIRECTOR APPROVED THIS <u>19TH</u> DAY OF <u>June</u> 2002 BY THE SALT LAKE CITY PLANNING COMMISSION. <i>[Signature]</i> 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. <i>[Signature]</i> CITY ENGINEER DATE <u>5-30-02</u> <i>[Signature]</i> CITY SURVEYOR | CITY ATTORNEY APPROVED AS TO FORM THIS <u>5TH</u> DAY OF <u>July</u> AD 2002, AND IS HEREBY APPROVED. <i>[Signature]</i> SALT LAKE CITY ATTORNEY | CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS <u>29TH</u> DAY OF <u>July</u> AD 2002, AND IS HEREBY APPROVED. <i>[Signature]</i> SALT LAKE CITY MAYOR <i>[Signature]</i> SALT LAKE CITY CHIEF DEPUTY RECORDER | SALT LAKE COUNTY RECORDER #8290488 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DOMINION ENGINEERING . DATE <u>7-12-2002</u> TIME <u>12:50 PM</u> BOOK <u>3002P</u> PAGE <u>182</u> FEES \$61.00 <i>[Signature]</i> SALT LAKE COUNTY RECORDER | NUMBER _____ |
| ACCOUNT _____ | | | | | | | | ACCOUNT _____ |
| SHEET <u>1</u> | | | | | | | | SHEET <u>1</u> |
| OF <u>2</u> SHEETS | | | | | | | | OF <u>2</u> SHEETS |

P:\ZONSECO\BONVILLE\SURVEY\BNCPR2.DWG 04/17/02 PLAT SCALE: 1"=50'

BONNEVILLE CENTER SUBDIVISION - PLAT B2

PART OF THE NORTHWEST 1/4 OF SECTION 35
TOWNSHIP 1 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH

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- LEGEND**
- ◆ SECTION CORNER MONUMENT SALT LAKE COUNTY SURVEY
 - 5/8" REBAR & CAP MARKED "BINGHAM ENG." TYPICAL UNLESS MARKED OTHERWISE
 - SET 5/8" REBAR & CAP MARKED "DOMINION ENG." AS SHOWN
 - ⊕ EXISTING STREET MONUMENT



POINT OF BEGINNING

Δ = 31°34'13"
R = 580.00'
L = 319.58'
Chd = N74°00'07"E
315.55'

Δ = 51°59'10"
R = 530.00'
L = 480.88'
Chd = N28°48'57"E
464.56'

PREPARED BY:

Dominion
Engineering Associates, L.C.
699 East South Temple, Suite 220
Salt Lake City, UT 84102 363-6111

RECORDED # **8290488**
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED
AND FILED AT THE REQUEST OF
DOMINION ENGINEERING
DATE **1-19-2022** TIME **12:50 PM** BOOK **2082** PAGE **182**
FEE \$ **61.00**
SALT LAKE COUNTY RECORDER

| | |
|---------|-----------------|
| NUMBER | _____ |
| ACCOUNT | _____ |
| SHEET | 2 |
| OF | 2 SHEETS |

P:\ZONING\BONNEVILLE SURVEY\BINGHAM\B2.DWG 04/17/02 PLOT SCALE: 1"=40'