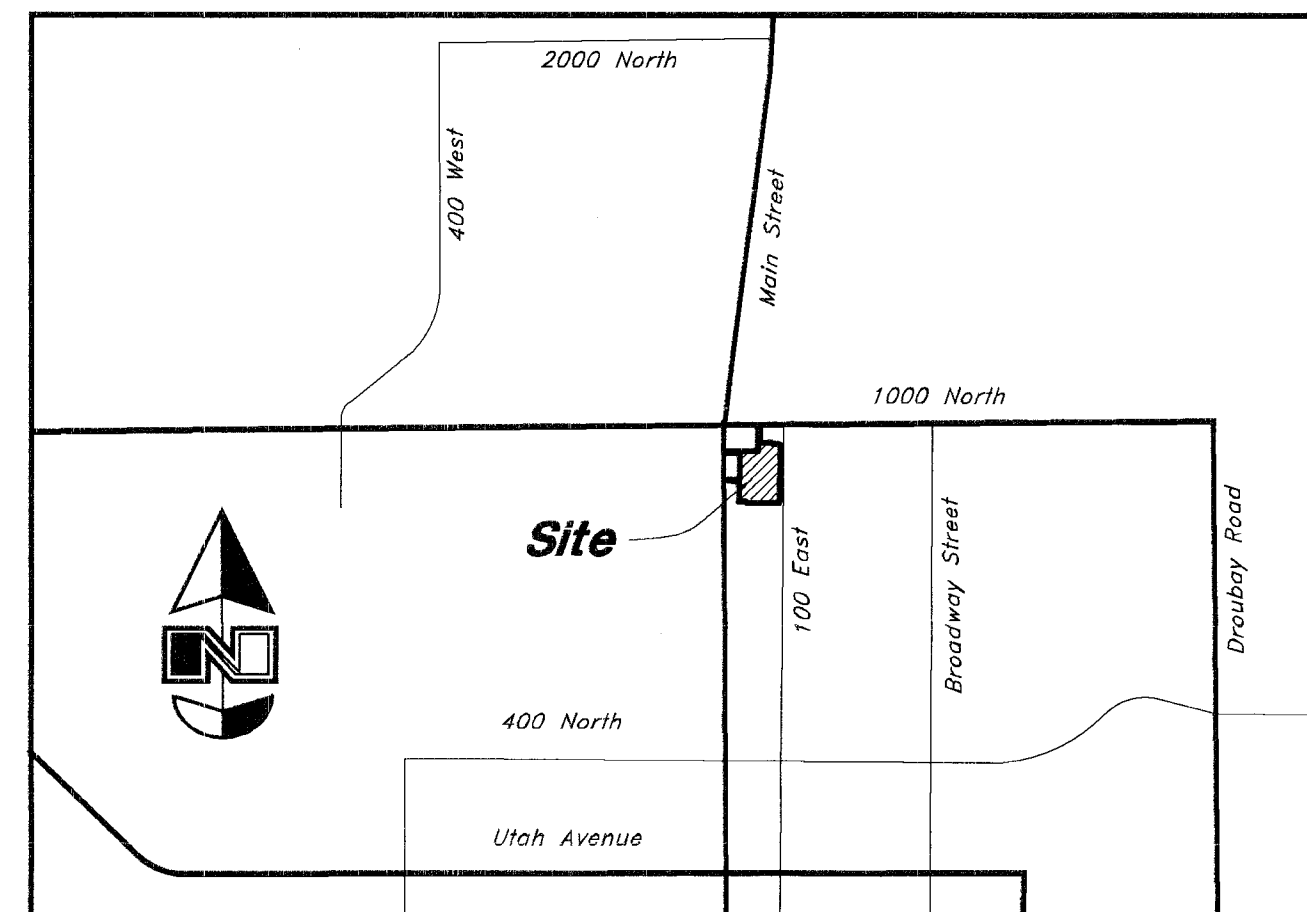


Tooele Town Center No. 6 Subdivision

Amending all of Lot 1, Tooele Town Center No. 3 Subdivision and all of Lot 501, Tooele Town Center No. 5 Subdivision within the Northeast Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, U.S. Survey, Tooele City, Tooele County, Utah
2020

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
Not to Scale

Narrative

This Subdivision Plat was requested by CCA for the purpose of amending 2 commercial lots into 3 commercial lots and 2 parcels.

Brass Cap Monuments were found at the North Quarter Corner and the Northeast Corner of Section 21, T3S, R4W, SLB&M U.S. Survey. A line between these two monuments was assigned the Tooele County Survey bearing of South 89°43'06" West as the basis of bearings.

This plat retraces the underlying Tooele Town Center No. 1-5 Subdivisions.

Property corners will be set or honored as shown hereon.

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements contained in the following recorded Declarations, Agreements and amendments thereof, records of Tooele.

- Entry No. 135986, Book 584, Page 141
- Entry No. 151217, Book 634, Page 450
- Entry No. 421457
- Entry No. 141401, Book 602, Page 330
- Entry No. 199553, Book 838, Page 871
- Entry No. 223299, Book 945, Page 261
- Entry No. 226610, Book 959, Page 487
- Entry No. 265863
- Entry No. 290434
- Entry No. 352528
- Entry No. 418634

Acknowledgment

State of Utah
County of Salt Lake } ss

On the 23rd day of November, 2020, personally appeared before me, the undersigned Notary Public, Steven Usdan, who being by me duly sworn did say that he is the Managing member of CCA-Tooele Town Center, LLC and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: Carol Meeno
Commission Number: 702154
My Commission Expires: September 5, 2022

A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Carol Meeno
A Notary Public

Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8707113 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act of the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the property described in the plat in accordance with Section 17-23-17 and have verified all measurements; and have placed monuments as represented on this plat, and have subdivided said tract of land into lots and easements hereafter to be known as

Tooele Town Center No. 6 Subdivision

and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements as shown on this plat.

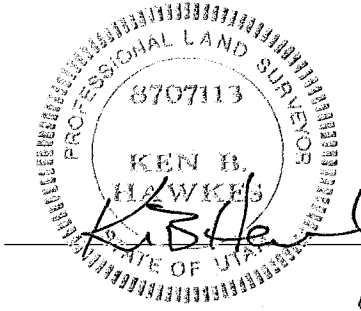
Boundary Description

All of Lot 1, Tooele Town Center No. 3 and all of Lot 501, Tooele Town Center No. 5 within the Northeast Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, U.S. Survey in the City of Tooele, Tooele County, Utah:

Beginning at the Northwest corner of Lot 2, Tooele Town Center No. 3 Subdivision on the South line of 1000 North Street located 842.00 feet South 89°43'06" West along the Section line and 45.96 feet South 1°28'35" West from a Brass Cap monument found marking the Northeast Corner of said Section 21; and running thence along the West and South lines of said Lot 2 the following four courses: South 1°28'35" West 205.15 feet; North 89°43'06" East 171.83 feet; South 0°15'56" East 17.86 feet; and South 88°36'12" East 89.76 feet to the Southeast corner of said Lot 2 on the West line of 100 East Street; thence along said West line the following eight courses: Southeast along the arc of a 833.00 foot radius curve to the left a distance of 0.42 feet (Center bears North 85°31'13" East, Central Angle equals 0°01'44" and Long Chord bears South 4°29'39" East 0.42 feet) to a point of reverse curvature; Southeast along the arc of a 2167.00 foot radius curve to the right a distance of 223.35 feet (Central Angle equals 5°54'19" and Long Chord bears South 1°33'22" East 223.25 feet) to a point of tangency; South 1°23'48" West 218.77 feet to a point of curvature; Southwesterly along the arc of a 967.00 foot radius curve to the right a distance of 11.85 feet (Central Angle equals 0°42'07" and Long Chord bears South 1°44'51" West 11.85 feet) to a point of tangency; South 2°05'54" West 412.12 feet to a point of curvature; Southwesterly along the arc of a 3002.15 foot radius curve to the left a distance of 83.49 feet (Central Angle equals 1°35'36" and Long Chord bears South 1°18'06" West 83.48 feet) to a point of tangency; South 0°30'18" West 97.97 feet to a point of curvature; and Southwesterly along the arc of a 1938.65 foot radius curve to the left a distance of 9.65 feet (Central Angle equals 0°17'07" and Long Chord bears South 0°21'45" West 9.65 feet) to the Northeast corner of Lot 502, Tooele Town Center No. 5 Subdivision; thence North 89°21'21" West 428.86 feet along the Northernly line of said Lot 502 to the Northwest corner thereof; thence North 0°15'56" West 281.00 feet; thence South 89°38'00" West 105.08 feet to the Southeast corner of Lot 3, Tooele Town Center Subdivision; thence North 1°23'48" East 267.82 feet along the East line of Lots 3 and 4 of said Subdivision to the Northeast Corner of said Lot 4; thence North 88°36'12" West 165.00 feet along the North line of said Lot 4 to the Northwest corner thereof and the East line of Main Street as dedicated at 55.00 foot half-width; thence North 1°23'48" East 28.50 feet along said East line to the Southwest corner of Lot 1, Tooele Town Center No. 2 Subdivision; thence South 88°36'12" East 165.00 feet along the South line of said Lot 1 to the Southeast corner thereof; thence North 1°23'48" East 365.21 feet along the East line of Lots 1 and 2 of said Subdivision to the Northeast corner of said Lot 2; thence North 88°36'12" West 165.00 feet along the North line of said Lot 2 to the Northwest corner thereof and the East line of said Main Street; thence North 1°23'48" East 25.50 feet along said East line to the Southwest corner of Lot 7, Tooele Town Center Subdivision; thence South 88°36'12" East 406.78 feet along the South line of said Lot 7 and the South line of Lot 4, Tooele Town Center No. 3 Subdivision to the Southeast corner of said Lot 4; thence North 1°28'35" East 315.22 feet along the East line of said Lot 4 and the East line of Lot 1, Tooele Town Center No. 4 Subdivision to the Northeast corner of said Lot 1 and the South line of said 1000 North Street; thence North 89°43'06" East 30.00 feet along said South line to said Northwest corner of Lot 2, Tooele Town Center No. 3 Subdivision and the point of beginning.

Contains 539,353 sq. ft.
or 12.382 acres
3 Lots
2 Parcels

23 Nov, 2020
Date



Ken B. Hawkes
Utah PLS No. 8707113

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

Tooele Town Center No. 6 Subdivision
and do hereby dedicate 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.

In witness hereof we have hereunto set our hands this 23 day of November, A.D. 2020.

Tooele Land Partners, LLC
a Delaware limited liability company

CCA-Tooele Town Center, LLC
a Delaware limited liability company

Steven Usdan
By: Steven Usdan
Its: Manager

Steven Usdan
By: Steven Usdan
Its: Manager

Acknowledgment

State of Utah
County of Salt Lake } ss

On the 23rd day of November, 2020, personally appeared before me, the undersigned Notary Public, Steven Usdan, who being by me duly sworn did say that he is the Managing member of Tooele Land Partners, LLC and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: Carol Meeno
Commission Number: 702154
My Commission Expires: September 5, 2022

A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Carol Meeno
A Notary Public

Sheet 1 of 2

DEVELOPER:
CCA Acquisition Company
Steven Usdan
5670 Wilshire Blvd # 1250
Los Angeles, CA 90036

County Surveyor
Approved this 25th Day of November, A.D., 2020,
by the Tooele County Survey Department
ROS# 2020-0097
Carol Meeno
Tooele County Survey Department

County Health Department
Approved this 23rd Day of November, A.D., 2020,
by the Tooele County Health Department
Wade Tolant
Tooele County Health Department

County Treasurer
Approved this 25th Day of November, A.D., 2020,
by the Tooele County Treasurer
Michael J. Standa
Tooele County Treasurer

Tooele Town Center No. 6 Subdivision
Amending all of Lot 1, Tooele Town Center No. 3 Subdivision and all of Lot 501, Tooele Town Center No. 5 Subdivision within the Northeast Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, U.S. Survey, Tooele City, Tooele County, Utah
2020

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWEngineering.net

City Attorney
Approved as to Form this 16th Day of December, A.D., 2020
Rogin Bhu
Tooele City Attorney

City Engineer
Approved as to Form this 17th Day of December, A.D., 2020
Paul J. Hume
Tooele City Engineer

Community Development
Approved as to Form this 17th Day of December, A.D., 2020
Wade Tolant
Tooele City Planner

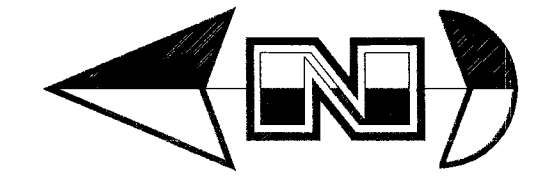
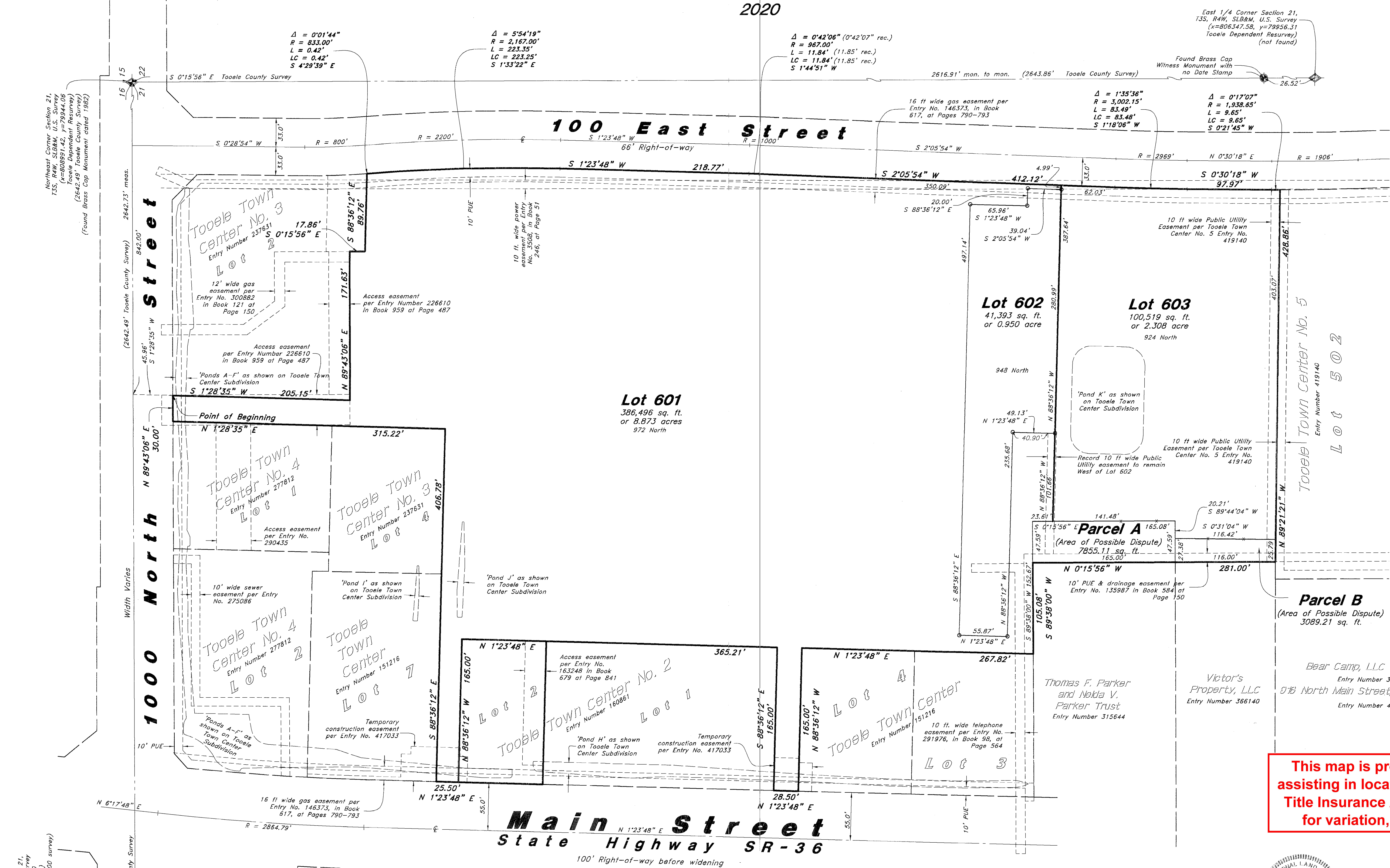
Planning Commission
Approved this 23rd Day of December, A.D., 2020,
by the Tooele City Planning Commission
Wade Tolant
Chair, Planning Commission

City Council
Approved this 16th Day of December, A.D., 2020,
by the Tooele City Council.
Michael J. Standa
Attest: City Clerk
Janet B. Smith
Chair, City Council

Tooele County Recorder
Recorded #530090
State of Utah, County of Tooele, Recorded and Filed at the Request of
TOOELE LAND PARTNERS, LLC
Date 12/10/2020 Time 9:08 AM Book _____ Page _____
\$110.00
Fee \$
Kayla Anderson cadastrial mapper
Tooele County Recorder

Tooele Town Center No. 6 Subdivision

Amending all of Lot 1, Tooele Town Center No. 3 Subdivision and all of Lot 501, Tooele Town Center No. 5 Subdivision within the Northeast Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, U.S. Survey, Tooele City, Tooele County, Utah 2020



Scale : 1" = 60'

- Legend**
- Property Line
 - - - Easement Line
 - - - Adjoiner Line
 - Centerline
 - ◆ Section Corner
 - ◆ Monument
 - Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"

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