

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

AMERICAN ESTATE MANAGEMENT CORP. COMMERCIAL SUBDIVISION AMENDED PLAT NO. 3

A PART OF THE SW QUARTER OF SECTION 28, TOWNSHIP 3
SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, CITY
OF DRAPER, COUNTY OF SALT LAKE, STATE OF UTAH
JUNE 2008

LEGAL DESCRIPTION

ALL OF LOT 40, AMERICAN ESTATE MANAGEMENT CORP. COMMERCIAL SUBDIVISION AMENDED PLAT NO. 2 RECORDED AS ENTRY NO. 873434 IN BOOK 2300 PAGE 44 LOCATED IN THE STATE OF UTAH COUNTY OF SALT LAKE CITY OF DRAPER, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 40, SAID POINT BEING AT A POINT ON THE EAST LINE OF 1300 FEET, DESIGNATED IN PLAT "SUBJECT SUBDIVISION PLAT 1" AMERICAN ESTATE MANAGEMENT CORP. RECORDED IN BOOK 82-8, AT PAGE 126, OPTICAL RECORD, SAID POINT BEING 882.92 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, FROM THE WEST A COURSE OF SAID SECTION 28, THENCE ALONG SAID LOT 40 THE FOLLOWING FIFTEEN (15) COURSES: 1) S89°42'42" E ALONG SAID NORTH LINE 224.94 FEET TO THE BEGINNING OF A 90°-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 800.00 FEET AND A RADIAL BEARING OF S89°58'00" W, 2) SOUTHWEST ALONG SAID CURVE A DISTANCE OF 49.14 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" TO THE POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 400.00 FEET, 3) S89°52'10" W ALONG SAID CURVE A DISTANCE OF 40.17 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTH WITH A RADIUS OF 800.00 FEET, 4) EASTERLY ALONG SAID CURVE A DISTANCE OF 78.69 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" TO THE NORTH LINE OF DRAPER PARKWAY, DESIGNATED IN PLAT "AMERICAN ESTATE MANAGEMENT CORP. COMMERCIAL SUBDIVISION" RECORDED IN BOOK 2300 AT PAGE 241, OPTICAL RECORD, 5) S24°22'27" W ALONG SAID NORTH LINE 322.91 FEET TO THE BEGINNING OF A 90°-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 160.00 FEET AND A RADIAL BEARING OF S24°39'41" E, 6) NORTHEAST ALONG SAID CURVE 78.69 FEET THROUGH A CENTRAL ANGLE OF 48°42'42" SAID CURVE ALSO BEING ALONG THE SAID NORTH LINE 8) NORTHERLY EAST FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 160.00 FEET, 9) NORTHERLY ALONG SAID CURVE 27.48 FEET THROUGH A CENTRAL ANGLE OF 44°18'00" TO 1027.47 FEET BEING FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1000.00 FEET, 10) NORTHERLY ALONG SAID CURVE 12.78 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO 1040.25 FEET, 11) NORTHERLY ALONG SAID CURVE 184.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 160.00 FEET, 12) NORTHERLY ALONG SAID CURVE 51.47 FEET THROUGH A CENTRAL ANGLE OF 22°42'57" 14) N89°52'37" W 3.47 FEET TO THE BEGINNING OF A 90°-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 200.00 FEET AND A RADIAL BEARING OF S89°52'37" W SAID CURVE BEING ON THE LAST LINE OF 1300 FEET EAST AND 10) ALONG SAID CURVE 209.22 FEET THROUGH A CENTRAL ANGLE OF 33°42'30" TO THE POINT OF BEGINNING.

CONTAINS 9.79 ACRES MORE OR LESS



CLC ASSOCIATES
440 EAST 200 SOUTH
SUITE 200
DRAPER, UTAH 84304
PHONE: 801-223-1000
FAX: 801-223-1000
WWW.CLCASSOCIATES.COM

PROJECT # 04-0224
DRAWN BY: DM
CHECKED BY: BM

ENGINEER'S CERTIFICATE

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

[Signature]
DATE: 6/10/08
BY: [Signature]

AMERICAN ESTATE MANAGEMENT CORP. COMMERCIAL SUBDIVISION AMENDED PLAT NO. 3

A PART OF THE SW QUARTER OF SECTION 28, TOWNSHIP 3
SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, CITY OF
DRAPER, COUNTY OF SALT LAKE, STATE OF UTAH
JUNE 2008

SHEET 2 OF 2

RECORDED # 978712
STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE: 6/10/08 BY: [Signature] BOOK 2300 PAGE 202
\$67.00
[Signature]
COUNTY CLERK