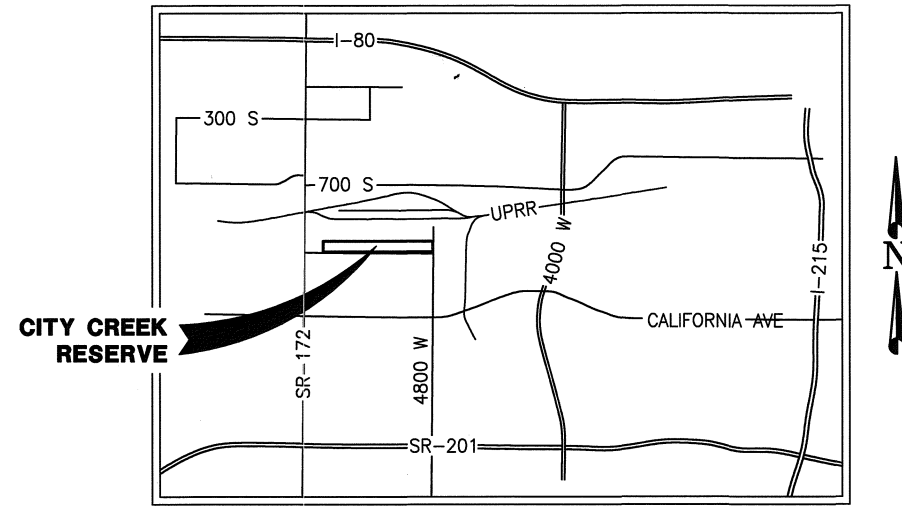
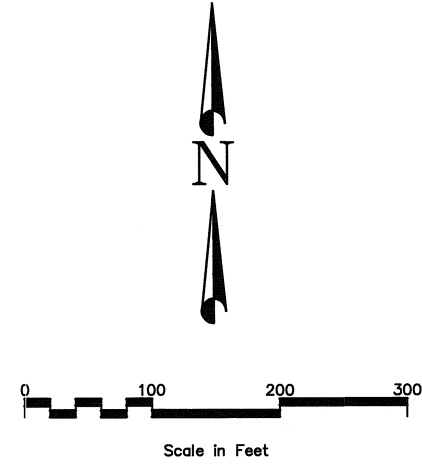


CITY CREEK RESERVE

AN AMENDMENT AND RESUBDIVISION OF LOT 3,
WEST SALT LAKE INTERMODAL SUBDIVISION
LOCATED IN THE NE 1/4 & SE 1/4 & SW 1/4 & NW 1/4 OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
IN THE CITY OF SALT LAKE, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S.



NOTICE TO PURCHASERS AND OTHERS:

- A perpetual easement as granted to Utah Power & Light Company, by Easement recorded September 23, 1943 as Entry No. 960241 in Book 357 at Page 373 is shown.
- Avigation Easement in favor of SALT LAKE CITY CORPORATION for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the Land recorded November 26, 2002 as Entry No. 8435537 in Book 8691 at Page 4361 includes the entire area of the subject property.
- Easements, notes, conditions, restrictions and notice to purchasers as disclosed on the West Salt Lake Intermodal Subdivision Plat recorded November 27, 2002 as Entry No. 8437581 in Book 2002P at Page 345 are shown.
- Drainage Easement Agreement dated November 27, 2002 between Union Pacific Railroad Company, a Delaware Corporation and Property Reserve, Inc., a Utah corporation recorded November 27, 2002 as Entry No. 8437656 in Book 8692 at Page 6951 includes the entire area of the subject property.
- Unrecorded Lease Agreement with Dale Jolley as disclosed by that certain Application for Assessment and Taxation of Agricultural Land recorded November 14, 2003 as Entry No. 8893579 in Book 8911 at Page 3283 includes the area of the subject property.
- Easements for a traffic signal base, pole and associated facilities as granted to Salt Lake City Corporation, a municipal corporation of the State of Utah by Easement recorded December 9, 2004 as Entry No. 9244099 in Book 9070 at Page 6515 are shown.
- Relocation Agreement dated August 21, 2006 between Property Reserve, Inc., a Utah nonprofit corporation and Brighton and North Point Irrigation Company, a Utah corporation recorded August 30, 2006 as Entry No. 9829610 in Book 9343 at Page 6485 is shown.
- Unrecorded Lease Agreement with Graywolf Land Management Company, LLC as disclosed by that certain Application for Assessment and Taxation of Agricultural Land recorded May 05, 2020 as Entry No. 13261809 in Book 10939 at Page 7011 includes the area of the subject property.
- The subject property is shown as being in Zone "X" (area of minimal flood hazard) by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 49035C02756, with an Effective Date of 9/25/2009, in Salt Lake City, Salt Lake County, Utah, which is the current Flood Insurance Rate Map for the Community in which said property is situated.
- Deed recorded October 12, 1906 as Entry No. 215689 in Book 141 at Page 427.

LOT 1
WEST SALT LAKE
INTERMODAL SUBD.
UPRR
14-12-103-002
1045 S 5500 W

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, an employee of Dominion Engineering Associates, L.C., do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots hereafter to be known as CITY CREEK RESERVE and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

BOUNDARY DESCRIPTION

All of Lot 3, West Salt Lake Intermodal Subdivision recorded in Book 2002P at Page 345 in the Office of the Salt Lake County Recorder and located in the Northeast Quarter, Southeast Quarter, Southwest Quarter & Northwest Quarter of Section 12, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Utah, more particularly described as follows:

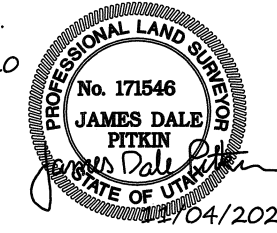
BEGINNING at the Southeast corner of said Lot 3, which is 33.00 feet South 89°58'47" West and 59.21 feet South 00°04'58" West from the East Quarter corner of said Section 12, and running thence South 89°54'13" West 4479.72 feet; thence North 00°05'47" West 450.00 feet; thence North 89°54'13" East 4479.72 feet; thence South 00°07'24" East 390.79 feet; thence South 00°04'58" West 59.21 feet to the POINT OF BEGINNING.

Contains two lots and 46.28 acres, more or less.

Tax I.D. No. 14-12-103-004.

Date: November 4, 2020

James D. Pitkin, PLS
License No. 171546
Dominion Engineering Assoc.
5684 S. Green Street
Murray, Utah 84123



OWNER'S DEDICATION

Property Reserve, Inc., the owner of the described tract of land to be hereafter known as:

CITY CREEK RESERVE

does hereby dedicate for the perpetual use of the public all streets and other property as shown on this plat to be dedicated for public use and hereby consents and gives approval to the recording of this plat for all purposes shown therein.

In witness whereof, I have hereunto set my/our hand this 4th day of November, 2020.

Property Reserve, Inc. (Owner)

By: *[Signature]*

Matt Baldwin

Vice President

ACKNOWLEDGMENT

STATE OF Utah }
COUNTY OF Salt Lake } SS

On this 5th day of November, in the year

2020, before me, Sandra Reiber, a notary public, personally appeared Matt Baldwin the Vice President of Property Reserve, Inc., a Utah not for profit corporation proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication and Consent regarding the City Creek Reserve and was signed by him/her on behalf of said Property Reserve, Inc. and acknowledged that he/she/they executed the same.

Commission Number 712999

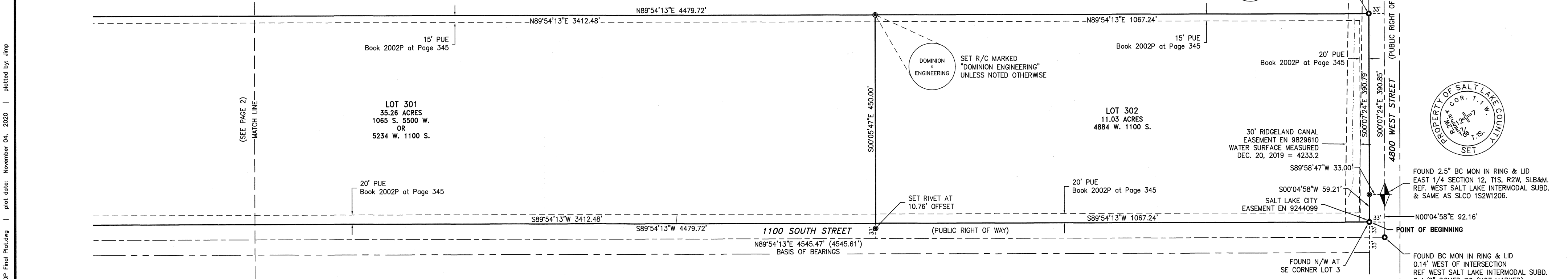
My Commission Expires July 8, 2024

[Signature]

Sandra Reiber

Printed Name

A Notary Public Commissioned in Utah

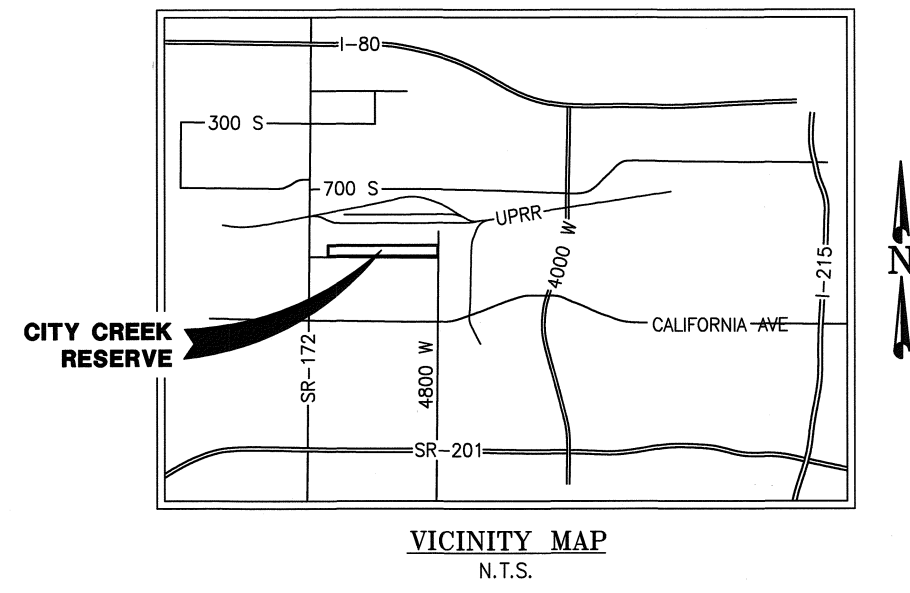


OWNER:	SALT LAKE COUNTY HEALTH DEPARTMENT	SALT LAKE COUNTY SURVEYOR
Property Reserve, Inc. 79 South Main Street Suite 500 Salt Lake City, Utah 84111 801-321-7567	Approved this <u>20th</u> day of <u>November</u> , 20 <u>20</u> .	Approved this <u>20th</u> day of <u>November</u> , 20 <u>20</u> . Reference Record of Survey 52020-07-0819
	<i>[Signature]</i> Salt Lake County Health Department	<i>[Signature]</i> Salt Lake County Surveyor

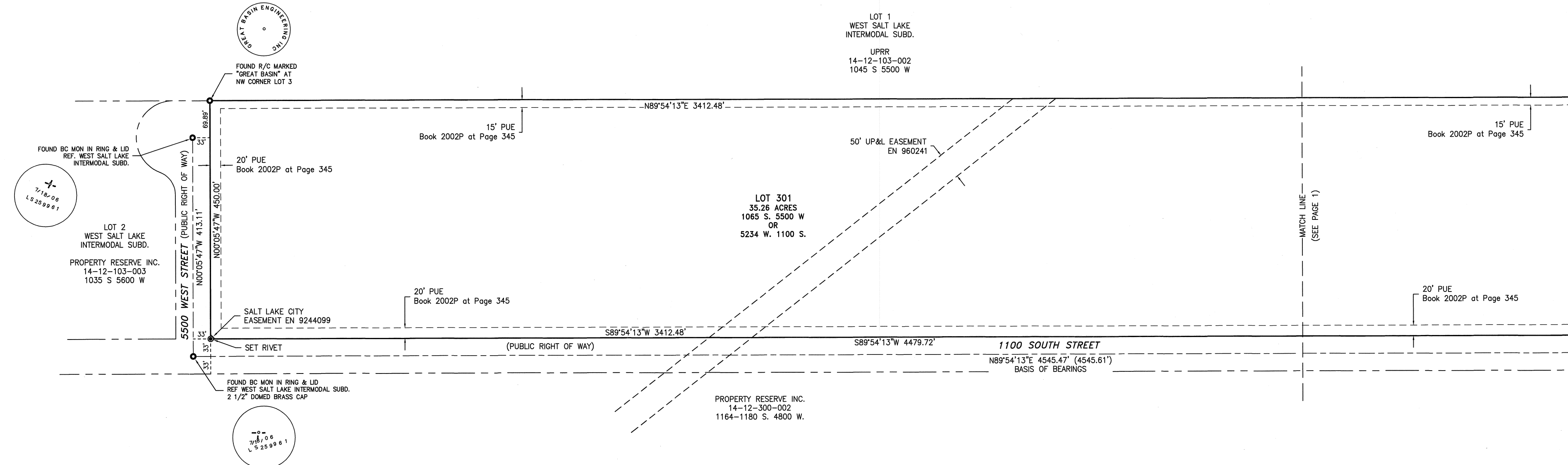
NUMBER _____	PREPARED BY:	PUBLIC UTILITIES DEPARTMENT	CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER	NUMBER _____
ACCOUNT _____		Approved as to Sanitary Sewer, Storm Drainage and Water Utility Detail this <u>17th</u> day of <u>November</u> , 20 <u>22</u> .	Approved this <u>2nd</u> day of <u>December</u> , 20 <u>20</u> by the Salt Lake City Planning Commission.	I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file. <i>[Signature]</i> City Engineer <i>[Signature]</i> City Surveyor	Approved as to form this <u>18th</u> day of <u>December</u> , 20 <u>20</u> .	Presented to Salt Lake City this <u>21st</u> day of <u>December</u> , 20 <u>20</u> , and is hereby approved. <i>[Signature]</i> Salt Lake City Mayor <i>[Signature]</i> Attest: Salt Lake City Recorder	State of Utah, County of Salt Lake, recorded and filed at the request of <u>Property Reserve Inc</u> Date <u>11/21/2020</u> Time <u>1:34PM</u> Book <u>2020P</u> Page <u>305</u> Fees \$ <u>104.00</u> <i>[Signature]</i> Salt Lake County Recorder	ACCOUNT _____
SHEET <u>1</u>		<i>[Signature]</i> Salt Lake City Public Utilities Director	<i>[Signature]</i> Salt Lake City Planning Director	<i>[Signature]</i> Date <u>11/23/20</u>	<i>[Signature]</i> Salt Lake City Attorney	<i>[Signature]</i> Attest: Salt Lake City Recorder		SHEET <u>1</u>
OF <u>2</u> SHEETS								OF <u>2</u> SHEETS

\$ 104.00 14-12-103-004 14-12-11

Print: P:\VPI City Creek Reserve Bid K 3247\SURVEY\DRAWINGS\VP Final Plat.dwg | plot date: November 04, 2020 | plotted by: jmp

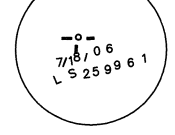
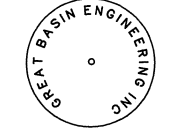


CITY CREEK RESERVE
 AN AMENDMENT AND RESUBDIVISION OF LOT 3,
 WEST SALT LAKE INTERMODAL SUBDIVISION
 LOCATED IN THE NE 1/4 & SE 1/4 & SW 1/4 & NW 1/4 OF SECTION 12
 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 IN THE CITY OF SALT LAKE, SALT LAKE COUNTY, UTAH

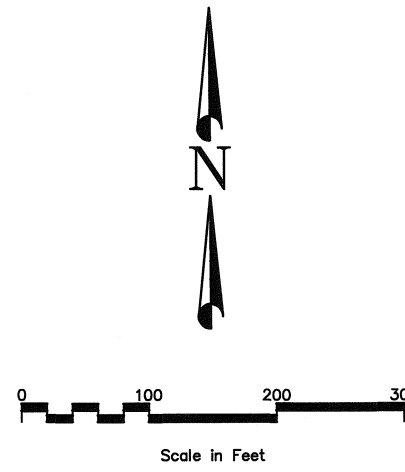
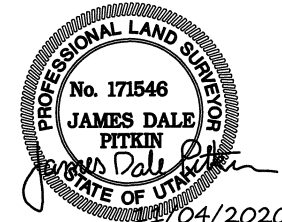


FOUND BC MON IN RING & LID
 REF. WEST SALT LAKE
 INTERMODAL SUBD.
 7/16/08
 L 25298 #1

LOT 2
 WEST SALT LAKE
 INTERMODAL SUBD.
 PROPERTY RESERVE, INC.
 14-12-103-003
 1035 S 5600 W



- LEGEND**
- BOUNDARY LINES
 - - - ADJACENT PROPERTY LINES
 - - - CENTER/MONUMENT LINE OF ROADS
 - - - PROPOSED LOT LINES
 - - - PROPOSED ADJUSTED PARCEL LINES
 - FOUND CORNERS (AS NOTED)
 - FOUND STREET MONUMENTS (REF. RECORDED SUBDIVISION, AS NOTED)
 - ◆ SECTION CORNER MONUMENT (AS NOTED)
 - - - EXISTING EASEMENTS



CITY CREEK RESERVE
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 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 IN THE CITY OF SALT LAKE, SALT LAKE COUNTY, UTAH

NUMBER _____
 ACCOUNT _____
 SHEET 2
 OF 2 SHEETS

PREPARED BY:

DOMINION
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

SALT LAKE COUNTY RECORDER 13508429

State of Utah, County of Salt Lake, recorded and filed at the
 request of Property Reserve Inc

Date 12/20/20 Time 1:34 PM Book 2020P Page 305

Fees \$ 104.00 James Dale Pitkin
 Salt Lake County Recorder

NUMBER _____
 ACCOUNT _____
 SHEET 2
 OF 2 SHEETS

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