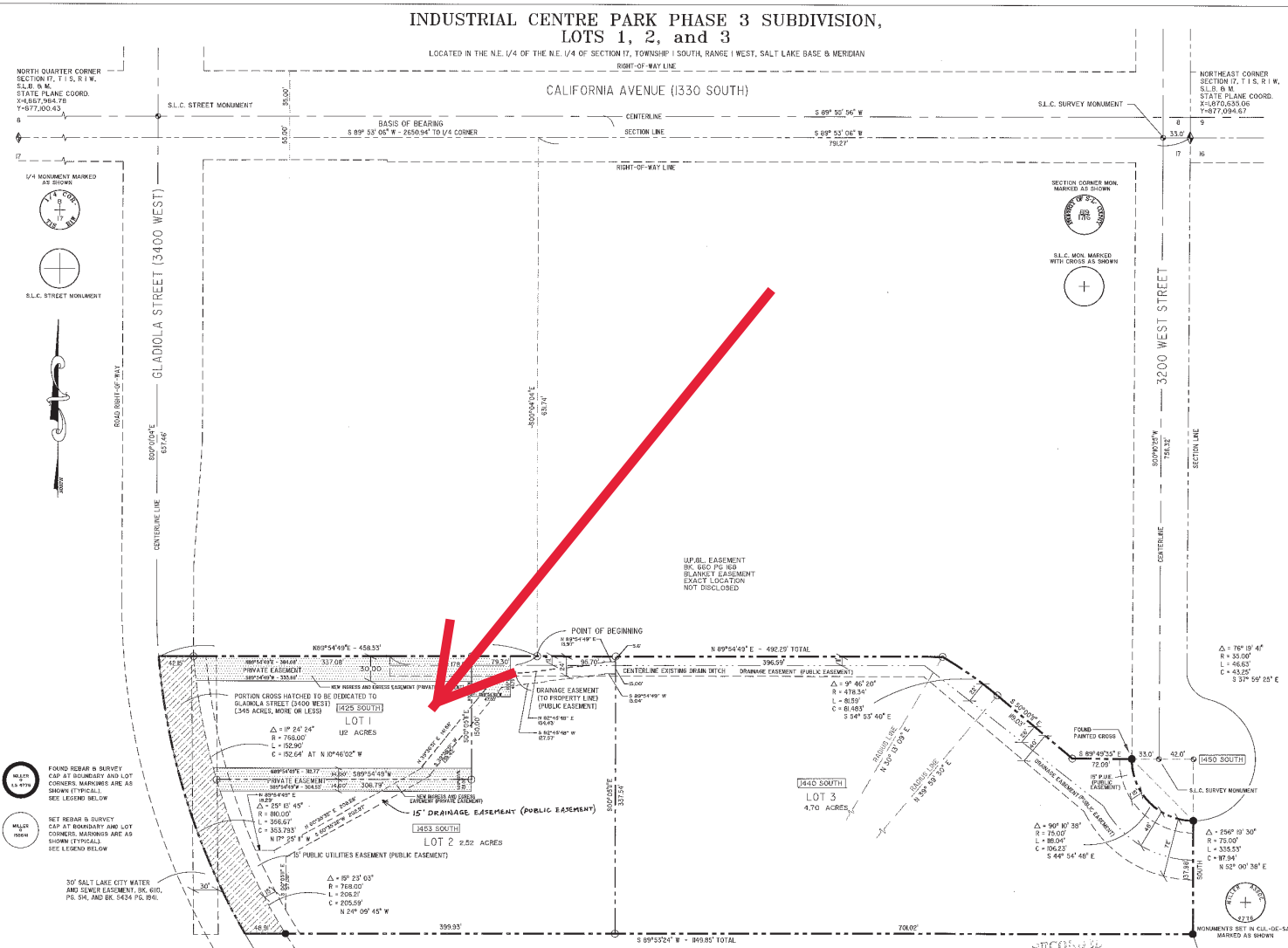


# INDUSTRIAL CENTRE PARK PHASE 3 SUBDIVISION, LOTS 1, 2, and 3

LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



**SURVEYOR'S CERTIFICATE**

I, RICHARD W. MILLER, REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 165881 (FORMERLY #4778) AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERETHIN AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEATER KNOWN AS INDUSTRIAL CENTRE PARK, PHASE 3, LOTS 1, 2, & 3, AND THAT THE SAME HAS BEEN SURVEYED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: MARCH 6, 1997

Richard W. Miller, R.L.S.

**PARCEL DESCRIPTION**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, AMENDED PLAT, INDUSTRIAL CENTRE PARK, PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 89°53'05" WEST 781.27 FEET ALONG THE SECTION LINE AND SOUTH 00°04'00" EAST 631.74 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID PHASE 1 THE NEXT 4 CORNERS AND DISTANCES, NORTH 89°54'40" EAST 402.02 FEET; THENCE SOUTHEASTERLY 81.58 FEET ALONG THE ARC OF A 478.34 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 54°53'40" EAST 84.83 FEET), THENCE SOUTH 50°00'11" EAST 119.03 FEET; THENCE SOUTH 89°49'35" EAST 72.09 FEET TO THE POINT OF CURVE ON THE 3200 WEST STREET CUL-DE-SAC, SAID POINT ALSO BEING SOUTH 89°53'05" WEST 33.00 FEET AND SOUTH 01°02'23" WEST 756.32 FEET AND NORTH 89°49'35" WEST 33.00 FEET FROM SAID NORTHEAST CORNER OF SECTION 17; THENCE SOUTHEASTERLY 180.00 FEET ALONG THE ARC OF A 1500 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 44°54'40" EAST 108.23 FEET), THENCE SOUTH 137.88 FEET ALONG THE WEST LINE, AND TO THE SOUTHWEST CORNER OF LOT 1, INDUSTRIAL CENTRE PARK, PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, ENTRY NO. 4703564, BOOK 89-6, PAGE 60; THENCE SOUTH 89°54'40" WEST 1184.85 FEET, THENCE NORTHWESTERLY 356.67 FEET ALONG THE ARC OF AN 810.00 FOOT RADIUS CURVE TO THE RIGHT AND BEING THE CENTERLINE OF GLADIOLA STREET, (CHORD BEARS NORTH 17°20'11" WEST 353.79 FEET), THENCE NORTH 89°54'40" EAST 438.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8.69 ACRES.

**NARRATIVE**

- THIS IS AN URBAN SURVEY, MAXIMUM ALLOWABLE ERROR IS 1 : 15,000.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND MEASURES.
- THE BASIS OF BEARING IS AS SHOWN ON THIS PLAT.
- ACTUAL BEARINGS WERE CALCULATED FROM CONTROLLING BLOCK LINES, ACTUAL DISTANCES WERE CALIBRATED FROM EXCESS, FOUND WHILE MEASURING MONUMENT LINE.
- RECORD INFORMATION FOR THIS PLAT IS DERIVED FROM THE A.R.P. (AREA REFERENCE PLAT), AND THE RECORDED PLAT OF PHASE 1, AMENDED, FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE.

**AVIGATION EASEMENT**

AN AVIGATION EASEMENT HAS BEEN GRANTED TO SALT LAKE CITY CORPORATION RELATIVE TO CONTINUED AIRPORT OPERATIONS, NOISE ATTENUATION MEASURES AND AIR CIRCULATION SYSTEMS MUST BE INCORPORATED INTO THE CONSTRUCTION OF ANY OFFICE OR EMPLOYEE REST AREA PORTIONS OF ANY BUILDINGS IN THIS SUBDIVISION.

**OWNER'S DEDICATION**

THE UNDERSIGNED BEING THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, DO HEREBY DEDICATE ALL STREETS AND PUBLIC EASEMENTS SHOWN ON THIS PLAT TO SALT LAKE CITY CORPORATION. THE UNDERSIGNED HEREBY WARRANT, DEFEND, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR ENCUMBRANCES ON DEDICATED STREETS AND EASEMENTS.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND THIS 15<sup>TH</sup> DAY OF MARCH, 1997.

*Donald E. Wallace*  
 DONALD E. WALLACE  
 VICE PRESIDENT OF THE MANAGING MEMBER, SORVENTURES, INC.

**ACKNOWLEDGMENT** (partnership)

STATE OF UTAH  
 COUNTY OF SALT LAKE  
 ON THE 15<sup>TH</sup> DAY OF MARCH, A.D. 1997, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING DULY SWORN BY ME, TESTIFIED THAT HE IS THE VICE PRESIDENT OF SORVENTURES, INC., THE MANAGING MEMBER OF SORTCH, A LIMITED LIABILITY COMPANY, THAT DONALD E. WALLACE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID PARTNERSHIP, AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

*Glenn A. Smith*  
 GLENN A. SMITH  
 NOTARY PUBLIC  
 RESIDING AT Salt Lake City  
 MY COMMISSION EXPIRES: 8-19-98

- LEGEND**
- = SUBDIVISION CORNER, FOUND REBAR & CAP
  - = SUBDIVISION CORNER, SET REBAR & CAP
  - = SALT LAKE CITY SURVEY MONUMENT, IN PLACE.
  - = SALT LAKE COUNTY SECTION MONUMENT, IN PLACE.

PREPARED BY  
**MILLER ASSOCIATES, INC.**  
 LAND SURVEYORS  
 3225 W. CALIFORNIA AVE.  
 SALT LAKE CITY, UTAH 84119  
 PHONE 801-975-0051/FAX 975-1081

CITY PLANNING DIRECTOR  
 APPROVED THIS 21<sup>ST</sup> DAY OF July 1997, BY THE SALT LAKE CITY PLANNING COMMISSION.  
*William T. Christ*  
 SALT LAKE CITY PLANNING DIRECTOR

CITY DEPARTMENT OF PUBLIC SERVICES  
 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.  
 1-17-97  
 DATE CITY SURVEYOR

UTAH POWER & LIGHT CO.  
 UTILITY EASEMENTS APPROVED THIS 31<sup>ST</sup> DAY OF July, 1997 BY Mike White FOR F&S.

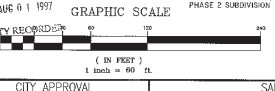
CITY PUBLIC UTILITIES DEPT.  
 APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAILS THIS 31<sup>ST</sup> DAY OF July, 1997  
*Cheryl Hoover*  
 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ATTORNEY  
 APPROVED AS TO FORM THIS 31<sup>ST</sup> DAY OF July, 1997  
*Christina A. Proctor*  
 SALT LAKE CITY ATTORNEY

CITY APPROVAL  
 PRESENTED TO SALT LAKE CITY THIS 17<sup>TH</sup> DAY OF August, 1997 AND 18<sup>TH</sup> DAY OF August, 1997  
*Christina A. Proctor*  
 SALT LAKE CITY CHIEF DEPUTY RECORDER

SALT LAKE COUNTY RECORDER #4705567  
 COUNTY OF SALT LAKE, STATE OF UTAH, RECORDED AND FILED AT THE REQUEST OF SorTech, LLC  
 DATE: 8-4-97 TIME: 10:00AM BOOK: 97-89 PAGE: 237 FEE: \$350.00  
 DEPUTY SALT LAKE COUNTY RECORDER

NOTARY PUBLIC  
 GLENN A. SMITH  
 2811 South West Temple  
 Salt Lake City, Utah 84119  
 My Commission Expires August 19, 1998  
 STATE OF UTAH



DRAWING NUMBER 97-89-237

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.