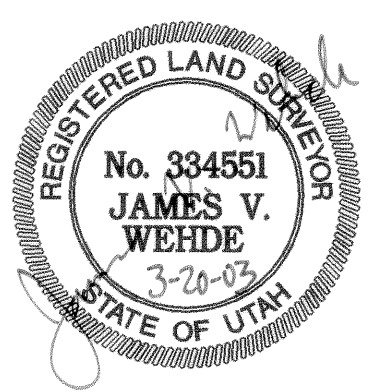


**SURVEYOR'S CERTIFICATE**

I, James V. Wehde, a Registered Professional Land Surveyor, holding Certificate No. 334551, as prescribed by the State of Utah, 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 and streets to be hereafter known as **WATKINS INDUSTRIAL PARK SUBDIVISION**, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 20<sup>th</sup> day of March, 2003.

JAMES V. WEHDE, PLS.  
Certificate No. 334551



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.

**WATKINS INDUSTRIAL PARK SUBDIVISION**

PART OF THE SOUTHWEST QUARTER OF SECTION 25  
AND THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 1 NORTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH

**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 and streets to hereafter be known as **WATKINS INDUSTRIAL PARK SUBDIVISION**, 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 dedicated 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 14<sup>th</sup> day of April, 2003.

William B. Watkins II  
VICE-PRESIDENT,  
FREIGHT TERMINALS INC.

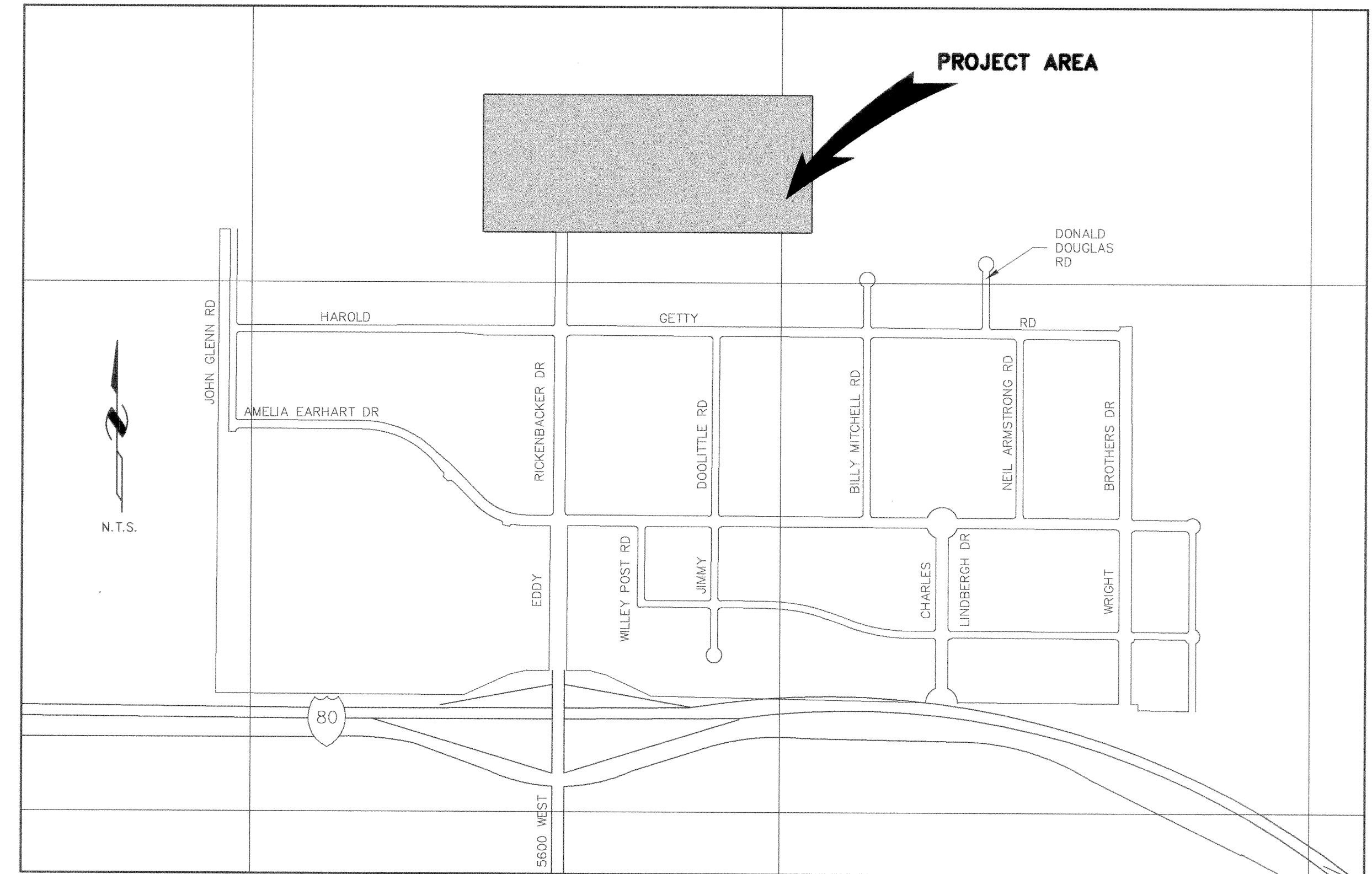
**ACKNOWLEDGMENT**

STATE OF FLORIDA }  
COUNTY OF SALT LAKE } ss

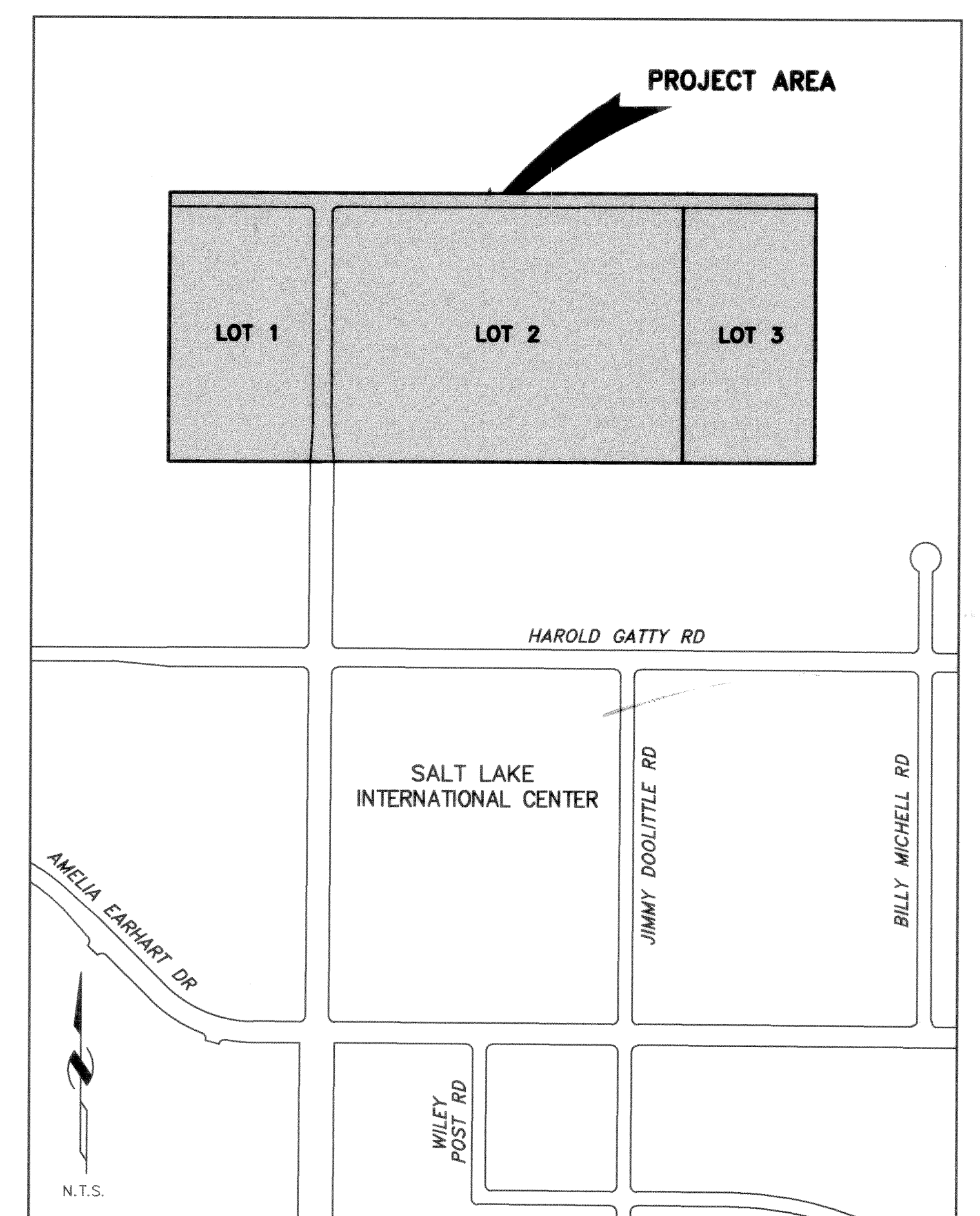
On the 14<sup>th</sup> day of April A.D., 2003, personally appeared before me, the undersigned notary, William B. Watkins II, who after being duly sworn, testified to me that he (they) is (are) the Vice President of the firm of Freight Terminals Inc.; and that said Owner's Dedication was signed by him (them) in behalf of said partnership and that said partnership executed the same.

Notary Public: Mary Jane Jenkinson CC 938805  
Residing at: Lakeland, Florida

My Commission Expires: 6/20/04



VICINITY MAP



DETAIL MAP

**NOTICE TO PURCHASERS:**

- 1) The Rezoning Ordinance recorded in Book 7815, Page 0575, affects the entire subject property; it changes the zoning from Agricultural to Light Manufacturing.
- 2) The roadway and stock trail easement recorded in Book 5487 at Page 125, which affected the Southerly 50' of the subject property, has been terminated in Book 8283 at Page 1247. This easement is not shown hereon.
- 3) The boundary line agreement recorded in Book 6138 at Page 2093 determines the Easterly line of the subject property and is shown hereon.
- 4) The easement in favor of Utah Power & Light Company, as recorded in Book 6372 at Page 1372, affects the South line of the Easterly portion of the subject property and is shown hereon.
- 5) The easement in favor of Utah Power & Light Company, as recorded in Book 6387 at Page 2120, affects the South line of the Westerly portion of the subject property and is shown hereon.
- 6) The easement for ingress & egress, as recorded in Book 7414 at Page 2464, affects the subject property and is shown hereon. In addition to the 30' wide easement shown centered on the Section line, the document grants permission to the adjoining property on the North to use the existing roads upon and across the subject property. Said permission will move into public rights-of-way as of the recordation of this Plat.
- 7) Notice is hereby given that the Salt Lake City Marshal, in connection with site plan approvals and the issuance of building permits, may impose, in accordance with City ordinances, requirements respecting construction of additional on-site fire hydrants and/or fire fighting apparatus access, based upon an examination of the proposed building structures' size, height, bulk, or construction type, to be paid for by the permit applicant and installed and tested prior to any occupancy of any building structures.
- 8) An avigation easement, recorded in Book 8422 at Page 0246, affects the entire subject property.
- 9) Geotechnical limitations and recommendations for the subdivision are contained in a May 28, 1999 report by AGRA Earth & Environmental, Inc.
- 10) A 1.00-foot Holding Strip exists along the north side of John Cannon Drive - 860 North Street as recorded in Book ~~8812~~ at Page ~~1685-7643~~. The 1.0-foot holding strip is owned jointly by Salt Lake City Corporation and Watkins Motor Lines, Inc., and prohibits access to adjoining property until they pay their portion of road and utility costs as outlined in the agreement.
- 11) The installation and maintenance of landscaping in the 5600 West Street median will be the responsibility of the owner of Lot 2.
- 12) The Oil and Gas rights described in Book 42 at Page 304, affects the Easterly portion of the subject property, as shown.
- 13) Items shown on that "ALTA / ACSM LAND TITLE SURVEY", Job No. 2209-001, dated November 29, 1994, prepared by Bingham Engineering, affect the subject property.

**LEGAL DESCRIPTION**

Beginning at a point South 89 deg. 58'00" West 282.38 feet along the section line from the South quarter corner of Section 25, Township 1 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 89 deg. 58'00" West 2357.56 feet along said section line to the Southwest corner of said Section 25; thence South 89 deg. 58'32" West 730.17 feet along the section line to an existing fence line; thence North 00 deg. 06'15" East 1284.23 feet along said fence; thence North 89 deg. 58'11" East 3085.71 feet; thence South 00 deg. 00'51" West 1284.17 feet to the point of beginning.

Contains 91.003 acres, more or less.

**BASIS OF BEARINGS:**

North 89°58'00" East 2639.94 feet along the Section line between the Salt Lake County Survey Monuments found marking the Southwest Corner and the South Quarter Corner of Section 25, Township 1 North, Range 2 West, Salt Lake Base and Meridian, as reflected on the recorded plats for Salt Lake International Center, Plat 5 and Plat 5 Amended.

**NOTES:**

- A) This plat and the survey on which it is based were made in accordance with the accuracy standards adopted by ALTA and ACSM and in effect on the date of this certification of an "URBAN" survey.
- B) The survey was completed and the corners set or found as shown on or before November 9, 2000.
- C) Bearings and distances shown in parentheses "( )" are record; all others are measured unless noted otherwise.
- D) Boundary corners at the Northwest and Northeast corners of the subject property marked "BINGHAM ENG" were set as a part of that certain "ALTA/ACSM LAND TITLE SURVEY" prepared by Bingham Engineering, Job No. 2209-001, dated November 29, 1994. Boundary corners shown as found and marked "CRS ENG" are those shown on that certain "Record of Survey" plat prepared by Caldwell, Richards & Sorenson, Inc. and dated June 20, 1988, first revision. All other corners shown as found along the South line of the subject property were set for projects in the Salt Lake International Center adjoining the subject property on the South.
- E) All buildings, structures, dock areas, detention storage, etc., must be above the 100-year event Goggin Drain elevation of 1214.65, Salt Lake City Datum.
- F) The construction, operation, and maintenance of a temporary sewer system (including a pump station, clean-outs, pipe line and any related facilities) will be the full responsibility of the property owners, with permanent sewer and storm drainage connections to be completed contingent on approval of adjoining property owners.

RECORDED  
JUN 02 2003  
CITY RECORDER



BOARD OF HEALTH  
APPROVED AS TO FORM THIS 28<sup>TH</sup> DAY OF MARCH AD 2003, AND IS HEREBY APPROVED.  
[Signature]  
DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

NUMBER _____	PREPARED BY:  699 East South Temple, Suite 220 Salt Lake City, UT 84102 363-6111	PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER, WATER, AND DRAINAGE UTILITY DETAIL THIS DAY OF <u>March</u> , A.D. <u>2003</u> <u>[Signature]</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY PLANNING DIRECTOR APPROVED THIS <u>01</u> DAY OF <u>MAY</u> <u>2003</u> BY THE SALT LAKE CITY PLANNING COMMISSION <u>[Signature]</u> 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. <u>[Signature]</u> 4-9-03 CITY ENGINEER DATE <u>[Signature]</u> 4-7-03 CITY SURVEYOR DATE	CITY ATTORNEY APPROVED AS TO FORM THIS THIS <u>24</u> DAY OF <u>May</u> A.D. <u>2003</u> , AND IS HEREBY APPROVED. <u>[Signature]</u> SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS <u>20</u> DAY OF <u>May</u> A.D. <u>2003</u> , AND IS HEREBY APPROVED. <u>[Signature]</u> SALT LAKE CITY MAYOR <u>[Signature]</u> SALT LAKE CITY DEPUTY RECORDER	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>WATKINS MOTORLINE</u> Entry No. <u>8082869</u> DATE <u>6-10-03</u> TIME <u>11:10am</u> BOOK <u>2003p</u> PAGE <u>162</u> FEES <u>162.00</u> <u>[Signature]</u> SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>2</u> SHEETS
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BSW 7-25-100-011

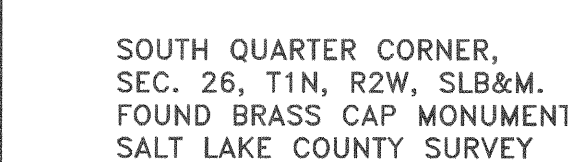
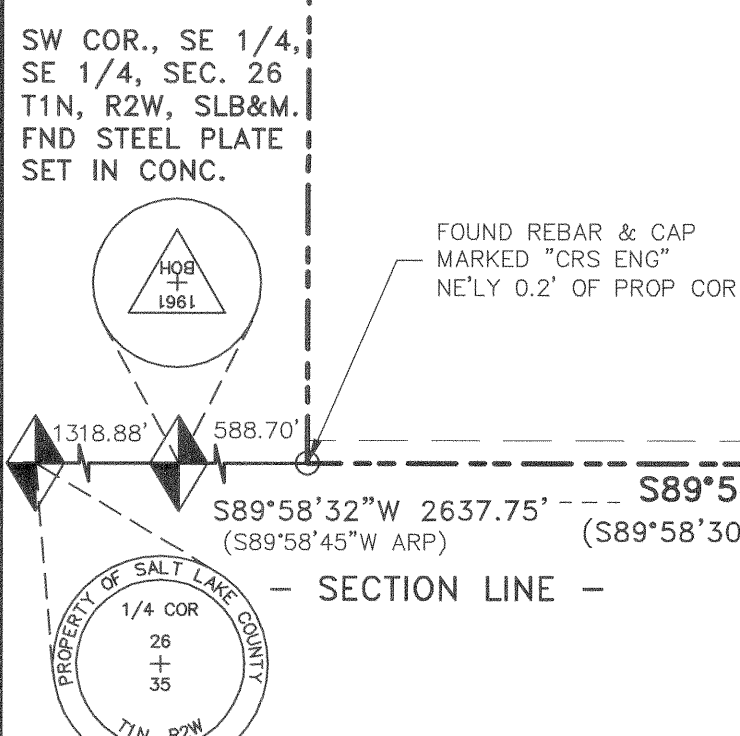
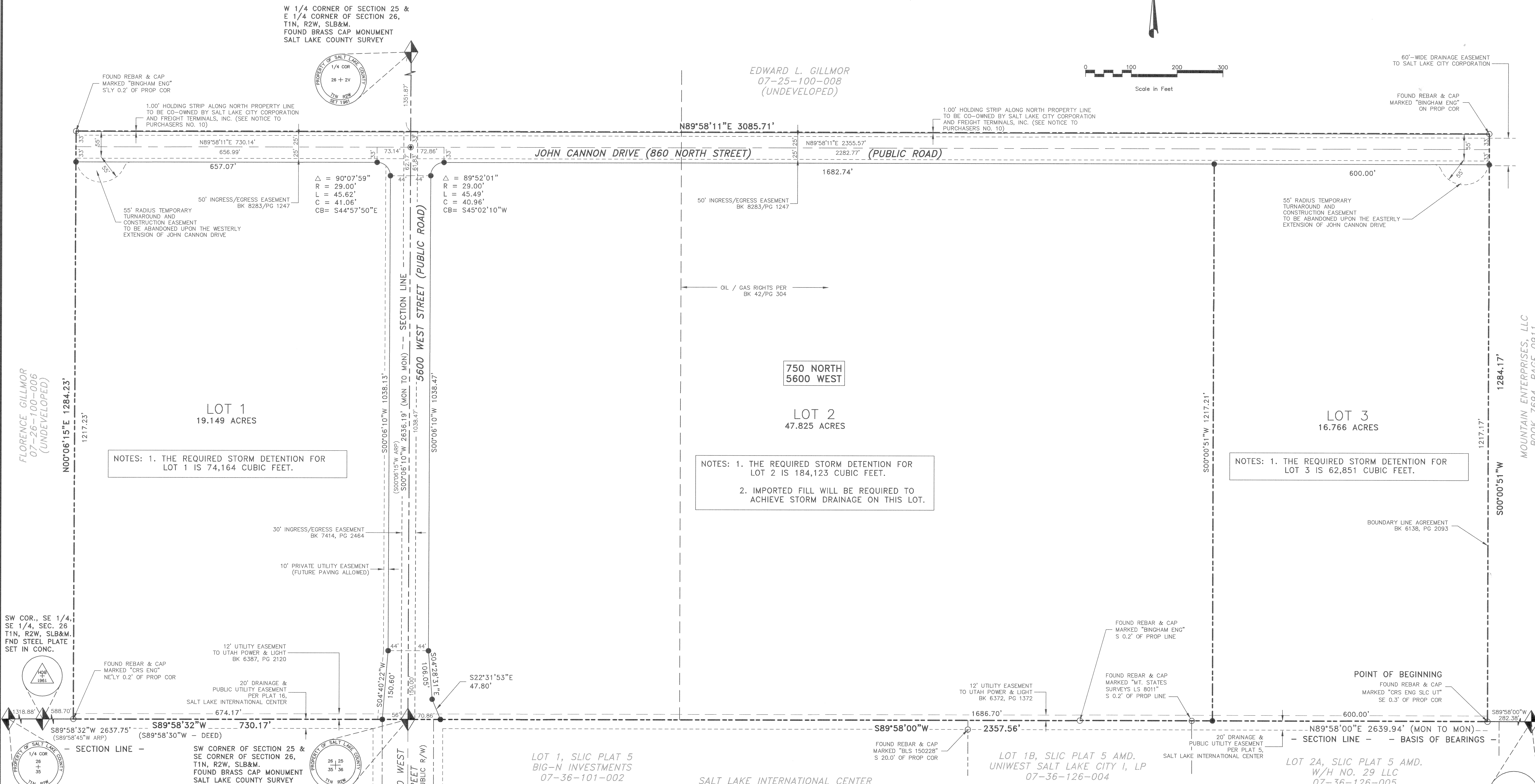
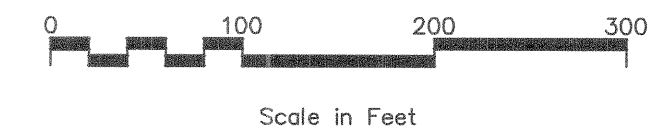
7-R 275 #620

2003P-162

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.

# WATKINS INDUSTRIAL PARK SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 25  
AND THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 1 NORTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH



PREPARED BY:

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

### LEGEND

- SECTION CORNER MONUMENT SALT LAKE COUNTY SURVEY
- STREET CENTERLINE MONUMENT TO BE SET
- SET 5/8" REBAR & CAP (20" LONG) MARKED "DOMINION ENG."
- FOUND REBAR & CAP AS SHOWN
- CURVE NUMBER
- LINE NUMBER

NUMBER	ACCOUNT	SHEET	OF 2 SHEETS
		2	
RECORDED # 81622869		STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WATKINS MOTORLINE	
DATE 6-10-03		TIME 11:16am BOOK 2003P PAGE 162	
FEE \$ 62.00		SALT LAKE COUNTY RECORDER	

2003P-162

2003P-162

MOUNTAIN ENTERPRISES, LLC  
BOOK 7694, PAGE 0911  
(UNDEVELOPED)