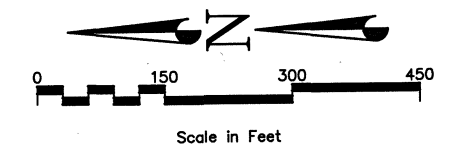
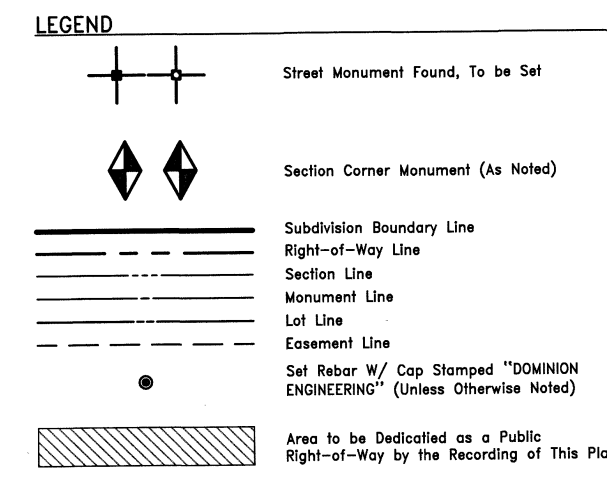
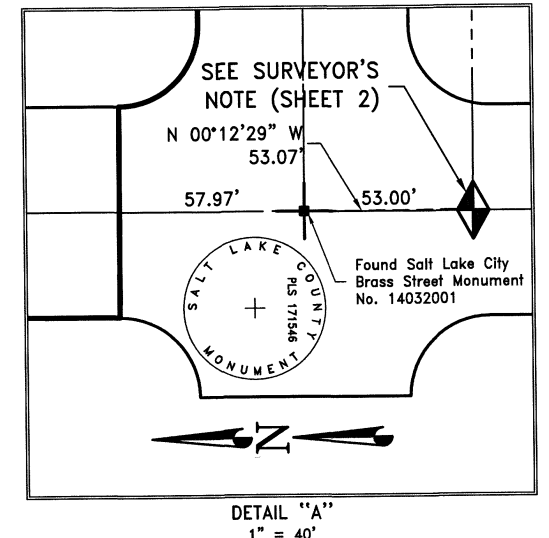
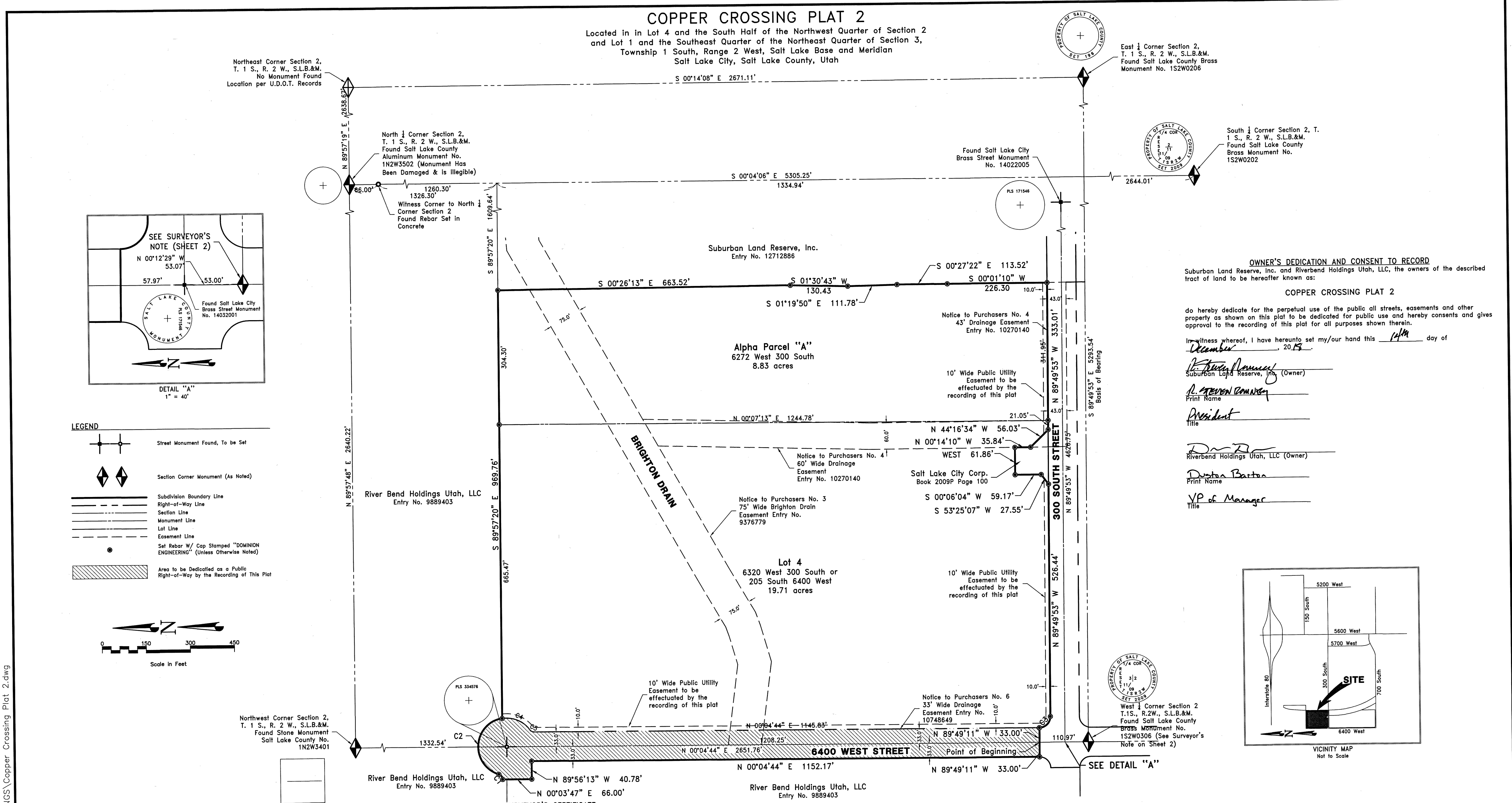


COPPER CROSSING PLAT 2

Located in Lot 4 and the South Half of the Northwest Quarter of Section 2 and Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 3, Township 1 South, Range 2 West, Salt Lake Base and Meridian Salt Lake City, Salt Lake County, Utah



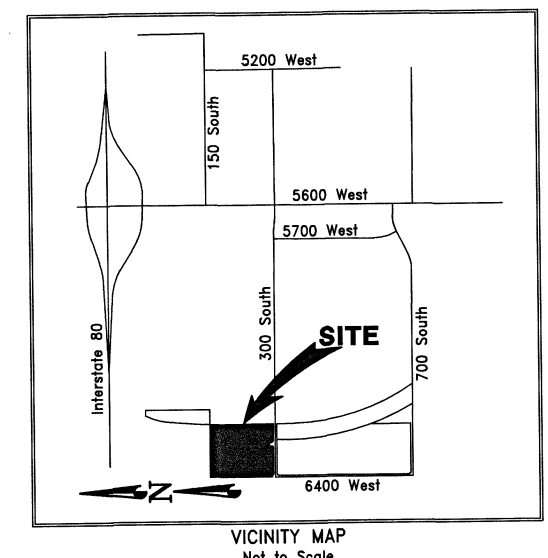
OWNER'S DEDICATION AND CONSENT TO RECORD
Suburban Land Reserve, Inc. and Riverbend Holdings Utah, LLC, the owners of the described tract of land to be hereafter known as:

COPPER CROSSING PLAT 2
do hereby dedicate for the perpetual use of the public all streets, easements 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 14th day of December, 2019.

[Signature]
Suburban Land Reserve, Inc. (Owner)
Print Name
[Signature]
President
Title

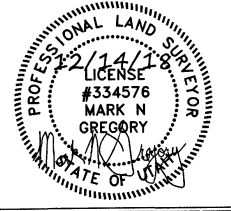
[Signature]
Riverbend Holdings Utah, LLC (Owner)
Print Name
[Signature]
VP of Manager
Title



SURVEYOR'S CERTIFICATE:
I, Mark N Gregory, 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 334576 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 and streets hereafter to be known as **COPPER CROSSING PLAT 2** and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

Date: December 14, 2018

Mark N Gregory
P.L.S. No. 334576



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	12.00'	15.38'	73°24'48"	N 53°21'23" E	14.35'	8.95'
C2	65.00'	175.35'	154°33'44"	S 86°04'09" E	126.81'	287.98'
C3	25.00'	39.23'	89°54'21"	N 44°52'43" W	35.33'	24.96'
C4	65.00'	71.59'	63°06'20"	S 22°45'52" W	68.03'	39.91'
C5	12.00'	11.36'	54°14'18"	S 27°11'53" W	10.94'	6.15'



RECORDED
JAN 14 2019
CITY RECORDER

COPPER CROSSING PLAT 2

Located in Lot 4 and the South Half of the Northwest Quarter of Section 2 and Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 3, Township 1 South, Range 2 West, Salt Lake Base and Meridian Salt Lake City, Salt Lake County, Utah

SALT LAKE COUNTY HEALTH DEPARTMENT
Approved this 21st day of December, 2019.

[Signature]
Salt Lake County Health Department

PREPARED BY: DOMINION Engineering Associates, L.C. 5884 South Green Street Murray, Utah 84123 801-715-3000	PUBLIC UTILITIES DEPARTMENT Approved as to Sanitary Sewer, Storm Drainage and Water Utility Detail this <u>20th</u> day of <u>December</u> , 20 <u>18</u> . Salt Lake City Public Utilities Director	CITY PLANNING DIRECTOR Approved this <u>9th</u> day of <u>January</u> , 20 <u>19</u> , by the Salt Lake City Planning Commission. 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. City Engineer: <i>[Signature]</i> 12/21/18 City Surveyor: <i>[Signature]</i> 12-21-2018	CITY ATTORNEY Approved as to form this <u>9th</u> day of <u>January</u> , 20 <u>19</u> . Salt Lake City Attorney	CITY APPROVAL Presented to Salt Lake City this <u>14th</u> day of <u>January</u> , 20 <u>19</u> , and is hereby approved. Salt Lake City Mayor: <i>[Signature]</i> Salt Lake City Recorder: <i>[Signature]</i>	SALT LAKE COUNTY RECORDER <u>12918169</u> State of Utah, County of Salt Lake, recorded and filed at the request of <u>Dominion Engineering</u> Date <u>11/19/2019</u> Time <u>12:00PM</u> Book <u>2019P</u> Page <u>15</u> Fees \$ <u>62.00</u> Salt Lake County Recorder: <i>[Signature]</i>	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>2</u> SHEETS
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14-02-11-172 14-03-22 14-02-101-001 14-02-176-001 14-03-226-001 14-03-226-001

COPPER CROSSING PLAT 2

Located in in Lot 4 and the South Half of the Northwest Quarter of Section 2 and Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 3, Township 1 South, Range 2 West, Salt Lake Base and Meridian Salt Lake City, Salt Lake County, Utah

BOUNDARY DESCRIPTION:

A parcel of land located in Lot 4 and the South Half of the Northwest Quarter of Section 2 and Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 3, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the west line of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said point being North 00°04'44" East 110.97 feet along said line from the West Quarter Corner of Section 2, and thence North 89°49'11" West 33.00 feet to a point 33.00 feet perpendicularly distant westerly to said west line; thence parallel to said line North 00°04'44" East 1,152.17 feet to a point 66.00 feet perpendicularly distant southerly of the north line of the Southeast Quarter of the Northeast Quarter of Section 3, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence parallel to said line North 89°56'13" West 40.78 feet; thence North 00°03'47" East 66.00 feet to said north line and a point on the arc of a 12.00 foot non-tangent curve to the left; thence Northeasterly 15.38 feet along the arc of said curve through a central angle of 73°24'48" and a long chord of North 52°21'23" East 14.35 feet to a point of reverse curvature with a 65.00 foot radius curve to the right; thence Easterly 175.35 feet along the arc of said curve through a central angle of 154°33'44" and a long chord of South 86°04'09" East 126.81 feet to the north line of the South Half of the Northwest Quarter of said Section 2; thence along said line thence South 89°57'20" East 969.76 feet to the east line of the proposed Mountain View Corridor; thence along said line the following five courses: 1) South 00°26'13" East 663.52 feet, 2) South 01°30'43" West 130.43 feet, 3) South 01°19'50" East 111.78 feet, 4) South 00°27'22" East 113.52 feet and 5) South 00°01'10" West 226.30 feet to the north line of 300 South Street; thence along said line North 89°49'53" West 333.01 feet to the Southeast Corner of Alpha Parcel "A" of Westport Industrial Park - Plat 3; thence along the boundary of said Parcel the following five courses: 1) North 44°16'34" West 56.03 feet, 2) North 00°14'10" West 33.84 feet, 3) West 61.86 feet, 4) South 00°06'04" West 59.17 feet and 5) South 53°25'07" West 27.55 feet to said north line of 300 South Street; thence along said line the following three courses: 1) North 89°49'53" West 526.44 feet to a point of tangency of a 25.00 foot radius curve to the right, 2) Northwesterly 39.23 feet along the arc of said curve through a central angle of 89°54'21" and a long chord of North 44°52'43" West 35.33 feet and 3) North 89°49'11" West 33.00 feet to the POINT OF BEGINNING. Said parcel contains 1,333,433 square feet or 30.61 acres, more or less.

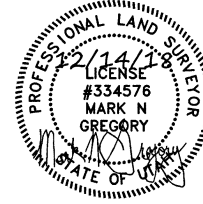
Tax I.D. No.'s 14-02-176-001, 14-02-101-001, 14-03-226-001 & 14-03-276-001

SURVEYOR'S NOTE:

After construction of 300 South and 6400 West Streets was completed, the Salt Lake County Surveyor replaced the monument marking the location of the West Quarter Corner of Section 2. An affidavit attached to Westport Industrial Park - Plat 3 was recorded July 22, 2010 as Entry No. 10995155 in Book 9842 at Page 6200 of the Salt Lake County records describing the new monument location of this corner as being South 74°29'57" East 0.28 feet from the original location of the Quarter Corner. This original location is shown on this plat and the bearing and distance between the replacement Quarter Corner monument and the intersection of said 300 South and 6400 West Streets is shown on Detail "A" hereon.

STATEMENT OF ACCURACY:

The survey measurements completed for the preparation of this plat were made in accordance with the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification.



ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake

On this 14th day of December, in the year 2018, before me, Marilyn F. Nielson, a notary public, personally appeared R. Steven Romney, the PRESIDENT of Suburban Land Reserve, Inc., a Utah 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 Copper Crossing Plat 2 and was signed by him/her on behalf of said Suburban Land Reserve, Inc. and acknowledged that he/she/they executed the same.

Commission Number 696362
My Commission Expires 08/09/2021

Marilyn F. Nielson
Printed Name
A Notary Public Commissioned in Utah

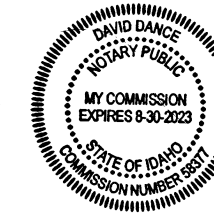
ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BONNEVILLE

On this 17th day of DECEMBER, in the year 2018, before me, DAVID DANCE, a notary public, personally appeared DUSTIN BARTON, the VP & MANAGER of Riverbend Holdings Utah, LLC, a Utah limited liability company 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 Copper Crossing Plat 2 and was signed by him/her on behalf of said Riverbend Holdings Utah, LLC and acknowledged that he/she/they executed the same.

Commission Number 58377
My Commission Expires 8/30/23

DAVID DANCE
Printed Name
A Notary Public Commissioned in Utah



NOTICE TO PURCHASERS AND OTHERS:

- The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded May 23, 2012 as Entry No. 11396328 in Book 10019 at Page 6985 of official records.
- Easement to Use Distribution System to use an existing water distribution system of canals ditches, pipelines and all appurtenant works and facilities of the Brighton and North Point Irrigation Company, as the same may exist on the subject property. Said Easement recorded September 26, 1988 as Entry No. 4680089 in Book 6067 at Page 404 of official records.
- Easement for a drainage ditch known as the Brighton Drain and incidental rights and purposes thereunder recorded May 13, 2005 as Entry No. 9376779 in Book 9130 at Page 8141 of official records. The interest of Brighton and North Point Irrigation Company, a Utah corporation, was conveyed to Salt Lake City Corporation, by Quit Claim Deed, recorded May 13, 2005 as Entry No. 9376778 in Book 9130 at Page 8138 of official records.
- An easement for storm drain line and drainage ditch recorded November 8, 2007 as Entry No. 10270140 in Book 9535 at Page 1471 of official records.
- Avigation Easement recorded November 14, 2007 as Entry No. 10274783 in Book 9537 at Page 559 of official records.
- An easement for storm drain pipe and maintenance of road recorded July 8, 2009 as Entry No. 10748649 in Book 9743 at Page 6056 of official records.
- Reservations for all water rights, including shares of stock in water companies, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein, as defined in that certain Special Warranty Deed, recorded February 8, 2018 as Entry No. 12712886 in Book 10645 at Page 5094 of official records.
- The Avigation Easement recorded March 7, 2018 as Entry No. 12729743 in Book 10653 at Page 5937 of official records does not affect Copper Crossing Plat 2.
- Rights of way and easements for the Brighton Drain and incidental purposes through and across said property as shown on the Salt Lake County plats and by survey plats.
- Any claim to (a) ownership of or rights to minerals and similar substances located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public records or are shown in Schedule B.19. Any claim to (a) ownership of or rights to minerals and similar substances located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
- The 6400 West utilities and roadway can not be constructed until the existing Brighton Drain is relocated to the north in an equivalent easement and in accordance with approved plans. In the event the Owner chooses to keep the Brighton Drain in its present location the utility and road must be redesigned and approved by the appropriate Salt Lake City Departments.
- Any future change to the 10 foot wide public utility easement to be effectuated by the recording of this plat will require an amendment to this plat.

P:\COPPER CROSSING PLAT 2 3045\SURVEY DRAWINGS\Copper Crossing Plat 2.dwg

NUMBER _____	PREPARED BY:
ACCOUNT _____	<p>DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000</p>
SHEET <u>2</u>	
OF <u>2</u> SHEETS	

COPPER CROSSING PLAT 2
Located in in Lot 4 and the South Half of the Northwest Quarter of Section 2 and Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 3, Township 1 South, Range 2 West, Salt Lake Base and Meridian Salt Lake City, Salt Lake County, Utah

SALT LAKE COUNTY RECORDER <u>12918169</u>		NUMBER _____
State of Utah, County of Salt Lake, recorded and filed at the request of <u>Dominion Engineering</u>		ACCOUNT _____
Date <u>1/14/2019</u> Time <u>12:00PM</u> Book <u>2019P</u> Page <u>15</u>		SHEET <u>2</u>
Fees <u>\$ 62.00</u>	<u>Don J. Deputy</u> Salt Lake County Recorder	OF <u>2</u> SHEETS