LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

LEGEND

CHAIRMAN, WEST JORDAN CITY PLANNING COMM.

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.

NORTHWEST CORNER SECTION 11
T.3S., R.2W.,
S.L.B.&M.
BRASS CAP COUNTY MONUMENT S89'48'00"E
(FOUND) 1328.42 NORTH QUARTER CORNER SECTION 11 S.L.B.&M. BRASS CAP COUNTY MONUMENT DANNON COMPANY INC. 9494 S WELLS PARK ROAD S89'48'00"E 1309.87 6253 W. SCALE: 1"=400' N89'48'00"W 153.42 9656 S 9669 S. CITY OF WEST JORDAN TO HAVE DRAINAGE EASEMENT 9746 S. OVER LOT 51 AS OUTLINED IN THE DEVELOPMENT AGREEMENT DETENTION 6248 W. 6216 W. 6184 W. 6144 W. 6118 W. 6088 W. 6058 W. POND 9757 S. 6248 W. 6216 W. 6184 W. 6144 W. 6110 W. 6038 W. 9790 S. 6233 W. 6179 W. 6133 W. 6117 6101 6079 6063 W. 9809 S. 19 WEST QUARTER CORNER SECTION 11 T.3S., R.2W., S.L.B.&M. BRASS CAP COUNTY MONUMENT (FOUND) 9826 S. LIMITED LIABILITY COMPANY 9813 S. ACKNOWLEDGMENT \_6132 W 611 6 6102 6078 6062 ¥ 9859 S. ON THE 5th DAY OF APRIL A.D. 1949 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, DOWNAY, K. ANDERSON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF BINGHAM PARK, L.C., A UTAH L.L.C. AND THAT DOWNERS K. NINERSON SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY. 43 9860 S. WEII3 60996077 6061W 9883 S. 9857 S. 11 | 12 | 13 | 14 | 15 | 9894 S. 6 9901 S. N89'48'00"W 986.34 98**88 S.** 9912 S. 42 FOR THE PURPOSES THEREIN MENTIONED.  $\Delta = 90^{\circ} 55' 48''$ MY COMMISSION EXPIRES 12-2-2002 S01'50'42"W CB=S44'20'06"E T=25.41 6231 W. 65.03 R=25.00L=39.68 9957 S. C = 35.64Δ=90° 55′ 48" CB-N44"20"06"W Δ=69' 04' 12" CB=S45'39'54"W T=25.41 INDIVIDUAL ACKNOWLEDGMENT R=25.00 L=39.68 T=24.60 R=25.00 10001 S. STATE OF UTAH L=38.86 10047 S. C=35.07 COUNTY OF SALT LAKE) On the  $\frac{5^{74}}{4}$  day of  $\frac{APRIC}{4}$  A.D., 19  $\frac{59}{9}$ , personally appeared before me, the undersigned Notary Public, in and for said 10074 S. county and state, the signer ( ) of the above Owner's Dedication, 10093 S. ONE in number who duly acknowledged to me that they RORELTW. KELEZ signed it freely and voluntarily and for the uses and purposed therein mentioned 6228 W. MONUMENTS TO BE SET P.U. AND DRAINAGE EASEMENTS
FRONT LOT LINE IS 10.00 FEET
BOUNDARY EASEMENTS ARE 10.00 FEET Withen there 6229 W. Notary Public TIRE HYDRANTS TO BE INSTALLED STREET LIGHTS, TO BE INSTALLED 10152 S. 10151 S. \*N86"51"14"W \* \_\_\_\_1140.17\_ BINGHAM 10200 S. HIGHWAY

SURVEYOR'S CERTIFICATE

, RALPH E. GOFF, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 144147 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

### BINGHAM BUSINESS PARK PHASE 1

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

#### LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS S1'07'48"W, 1371.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S1.07'48"W, 1924.14 FEET; THENCE N89'48'00"W, 986.34 FEET; THENCE S1'07'48"W, 174.62 FEET; THENCE 39.68 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS \$44\*20'06"E, 35.64 FEET); THENCE \$1\*50'42"W, 65.03 FEET; THENCE 38.86 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS \$45°39'54"W, 35.07 FEET); THENCE \$89°29'06"W, 65.03 FEET; THENCE \$9.68 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N44\*20'06"W, 35.64 FEET); THENCE N89\*48'00"W, 213.62 FEET; THENCE S1\*07'48"W, 1290.17 FEET; THENCE S40\*58'40"W, 85.84 FEET; THENCE S1\*07'48"W, 417.66 FEET; THENCE N89\*51'14"W, 1140.17 FEET; THENCE N1\*07'48"E, 3953.08 FEET; THENCE N89\*48'00"W, 153.42 FEET; THENCE N1°07'48"E, 1381.64 FEET; THENCE S89°48'00"E, 1328.42 FEET; THENCE S1°06'07"W, 1371.63 FEET; THENCE S89°48'00"E, 1309.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 208.9325 ACRES - 51 LOTS

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE TWO UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

## BINGHAM BUSINESS PARK PHASE 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ HAND THIS 5th DAY OF APRIL A.D. 1999

ROBERT W. KELEZ

BINGHAM /PARK, L.C. (MARCE) BY IT'S OWNER PACIFIC COMMERCIAL PROPERTIES CORP.

DOUGLAS K. ANDERSON . PRESIDENT

# CORPORATE ACKNOWLEDGMENT



ON THE 5<sup>+L</sup> DAY OF APRIL A.D. 1979 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, DOUGLAS K. ANDERSON WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF PROFICE COMMERCIAL CORP. A CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 12-2-2002

NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

RECORDED # 7322350

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

BINGHAM PARK L.C. DATE 4-14-99 TIME 3:00 PM BOOK 99-4P PAGE 93

DEPUTY SALT LAKE COUNTY RECORDER

PLANNING COMMISSION CITY ENGINEER APPROVED THIS\_\_\_3rd March A.D. 1999 BY THE WEST JORDAN CITY PLANNING COMMISSION THIS OFFICE

PROJECT OVERVIEW

\_\_\_\_\_ HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN DAY OF 4/14/99 Leslie W. Clawson

WEST JORDAN CITY ENGINEER

APPROVAL AS TO FORM APPROVED AS TO FORM THIS  $\sqrt{4 n}$ 

WEST JORDAN CITY ATTORNEY

PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS \_\_\_\_\_\_ DAY OF \_\_ADEIL\_\_\_
A.D. 1999 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. you & Mncheason Morna wars

CITY APPROVAL

\_\_\_\_\_

132 SOUTH 500 WEST

CALT LAKE CITY UTAH 84101

JOHN EXP DEC. 1. 2002

NOTARY PUBLIC

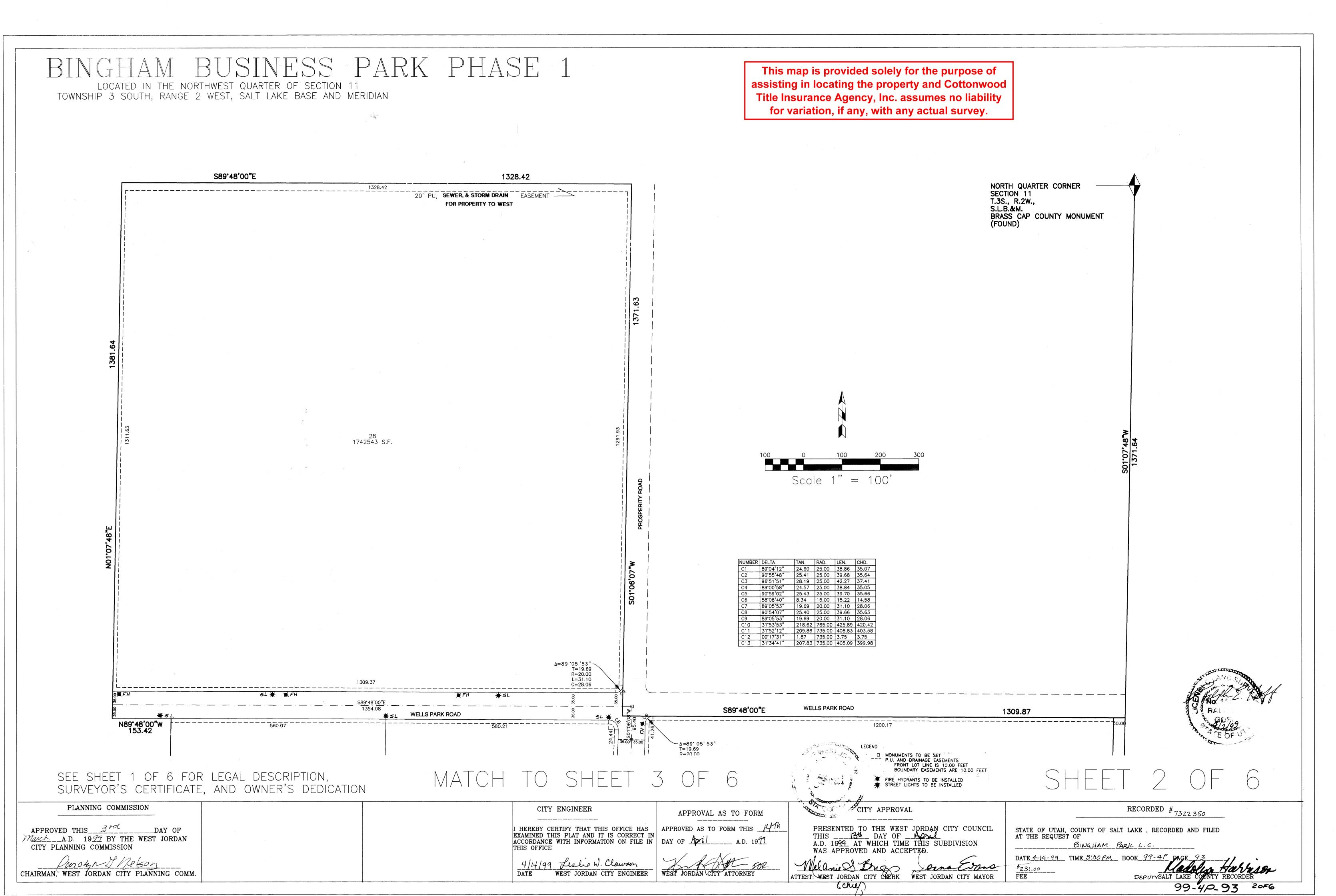
RESIDING IN SALT LAKE COUNTY

ATTEST: WEST JORDAN CITY CLERK WEST JORDAN CITY MAYOR

26E 26-11-100-003

\$231.00 FEE 23100

99-4P-93 10F6



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability AM BUSINESS PARK PHASE 1 for variation, if any, with any actual survey. LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MATCH TO SHEET 2 OF 6 C=28.06 S89°48'00"E 1309.87 Δ=31'53'53" T=208.62 R=730.00 L=406.41 C=401.18 30 339787 S.F. 29 361464 S.F. Δ=31°53'53" T=228.63 R=800.00 L=445.38 C=439.65 Scale 1" = 100' 362.63 N89°48'00"W 1576.14 200.03 139.95 \_\_\_\_\_ 180.02 \_\_\_\_ 31 443583 S.F.  $\Delta = 31^{\circ} 38^{\circ} 01^{\circ}$  T = 218.13 R = 770.00 L = 425.12 C = 419.75T=161.19R=700.00 L=316.86 
 C6
 58 08 40
 8.34
 15.00
 15.22
 14.58

 C7
 89 05 53"
 19.69
 20.00
 31.10
 28.06

 C8
 90 54 07"
 25.40
 25.00
 39.66
 35.63

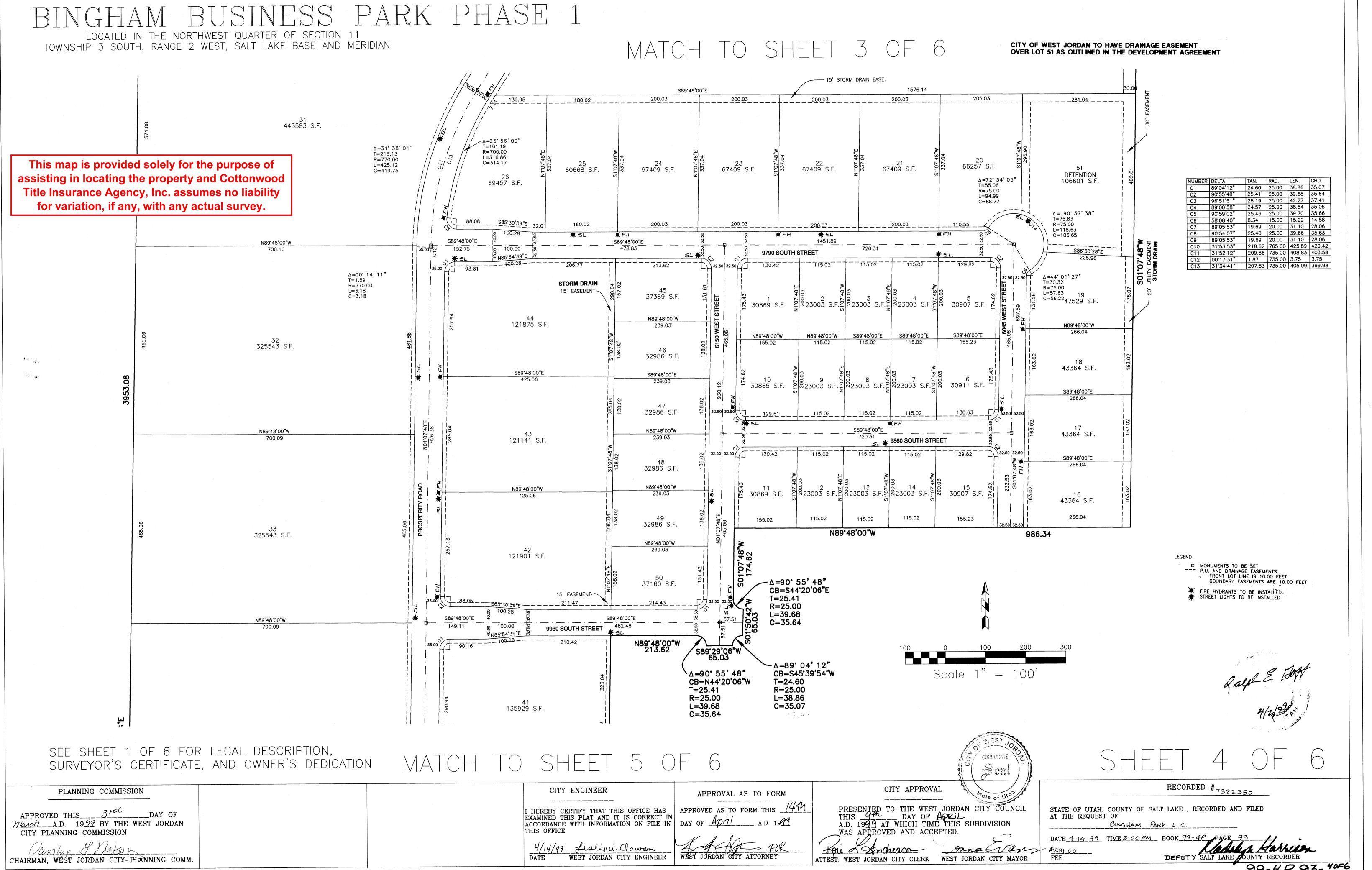
 C9
 89 05 53"
 19.69
 20.00
 31.10
 28.06

 C10
 31 53 53"
 218.62
 765.00
 425.89
 420.42

 C11
 31 52 12"
 209.86
 735.00
 408.83
 403.58

 C12
 00 17 31"
 1.87
 735.00
 3.75
 3.75

 C13
 31 34 41"
 207.83
 735.00
 405.09
 399.98
 LOT No. 51 C = 314.1725 60668 S.F. 24 67409 S.F. 23 67409 S.F. 22 67409 S.F. 21 67409 S.F. DETENTION 106601 S.F. 26 69457 S.F. Δ=72° 34' 05" T=55.06 R=75.00 Δ= 90° 37′ 38″ T=75.83 R=75.00 \_\_\_\_\_\_200.03\_\_\_\_\_\_110.55\_\_\_ C = 106.65S89°48'00"E N89'48'00"W 152.75 9790 SOUTH STREET  $\frac{1}{\sqrt{1-93.81}} = \frac{100.28}{213.62} = \frac{206.77}{213.62} = \frac{1}{213.62}$ 1 - 130.42 - - - 115.02 - + - 115.02 - + - 115.02 - - - 129.82 - -Δ=00' 14' 11" T=1.59 R=770.00 Δ=44° 01' 27" T=30.32 R=75.00 STORM DRAIN 15' EASEMENT L=3.18 C=3.18 45 37389 S.F. R=75.00 L=57.63 19 C=56.2247529 S.F. 30869 S.F. MONUMENTS TO BE SET
P.U. AND DRAINAGE EASEMENTS
FRONT LOT LINE IS 10.00 FEET
BOUNDARY EASEMENTS ARE 10.00 FEET N89°48'00"W RALPHE 121875 S.F. N89\*48'00"W S89'48'00"E N89'48'00"W S89°48'00"E 32 325543 S.F. FIRE HYDRANTS TO BE INSTALLED STREET LIGHTS TO BE INSTALLED 32986 S.F. SEE SHEET 1 OF 6 FOR LEGAL DESCRIPTION, CORPORATE SURVEYOR'S CERTIFICATE, AND OWNER'S DEDICATION RECORDED # 7322350 CITY APPROVAL PLANNING COMMISSION CITY ENGINEER APPROVAL AS TO FORM PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS \_\_\_\_\_\_\_ DAY OF \_\_A@i\_\_\_\_\_\_ A.D. 1999 AT WHICH TIME THIS SUBDIVISION STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN DAY OF March A.D. 1999 BY THE WEST JORDAN BINGHAM PARK L.C. CITY PLANNING COMMISSION WAS APPROVED AND ACCEPTED. DATE 4-14-99 TIME 3:00 PM BOOK 99-4P PAGE 93 4/14/99 Leslie W. Clawson CHAIRMAN, WEST JORDAN CITY PLANNING COMM.



MATCH TO SHEET 4 OF 6

15' EASEMENT

S89°48'00"E

S85 30 39 E \_\_\_\_\_\_ 211.47 \_\_\_\_ 1 \_\_\_\_ 214.43 \_\_\_\_\_

9930 SOUTH STREET 482.48

37160 S.F.

- Δ=90° 55' 48" CB=S44°20'06"E T=25.41 R=25.00 L=39.68 C=35.64 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.

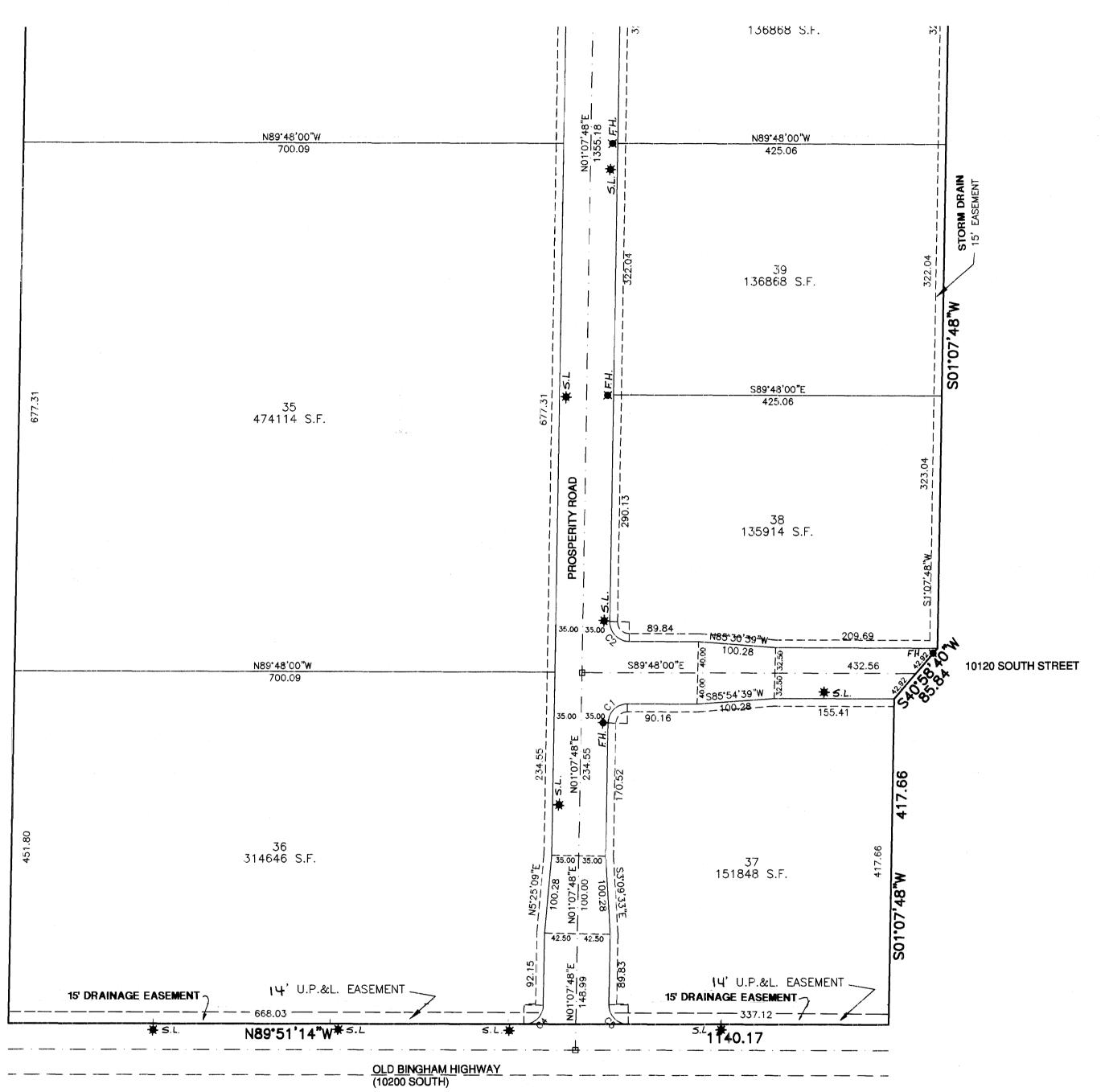
BUSINESS PARK PHASE 1

N89'48'00"W 700.09

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BUSINESS PARK PHASE 1

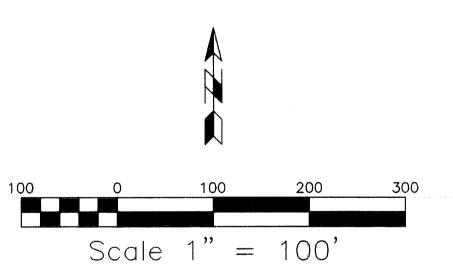
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

MATCH TO SHEET 5 OF 6



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NUMBER	DELTA	TAN.	RAD.	LEN.	CHD.
C1	89'04'12"	24.60	25.00	38.86	35.07
C2:	90'55'48"	25.41	25.00	39.68	35.64
С3	96'51'51"	28.19	25.00	42.27	37.41
C4	89'00'58"	24.57	25.00	38.84	35.05
C5	90.59'02"	25.43	25.00	39.70	35.66
C6	58'08'40"	8.34	15.00	15.22	14.58
C7	89'05'53"	19.69	20.00	31.10	28.06
C8	90°54'07"	25.40	25.00	39.66	35.63
C9	89'05'53"	19.69	20.00	31.10	28.06
C10	31*53'53"	218.62	765.00	425.89	420.42
C11	31*52'12"	209.86	735.00	408.83	403.58
C12	00°17'31"	1.87	735.00	3.75	3.75
C13	31*34'41"	207.83	735.00	405.09	399.98



LEGEND MONUMENTS TO BE SET
P.U. AND DRAINAGE EASEMENTS
FRONT LOT LINE IS 10.00 FEET
BOUNDARY EASEMENTS ARE 10.00 FEET FIRE HYDRANTS TO BE INSTALLED STREET LIGHTS TO BE INSTALLED

SEE SHEET 1 OF 6 FOR LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATE, AND OWNER'S DEDICATION

PLANNING COMMISSION APPROVED THIS 3rd DAY OF

March A.D. 1959 BY THE WEST JORDAN

CITY PLANNING COMMISSION CHAIRMAN, WEST JORDAN CITY PLANNING COMM.

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN DAY OF THIS OFFICE 4/14/99 Listie W. Clauson DATE WEST JORDAN CITY ENGINEER

APPROVAL AS TO FORM

CITY APPROVAL PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ A.D. 1999 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: WEST JORDAN CITY CLERK WEST JORDAN CITY MAYOR

RECORDED # 7322350

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

BINGHAM PARK L.C. DATE 4-14-99 TIME 3:00 PM BOOK 99-4P