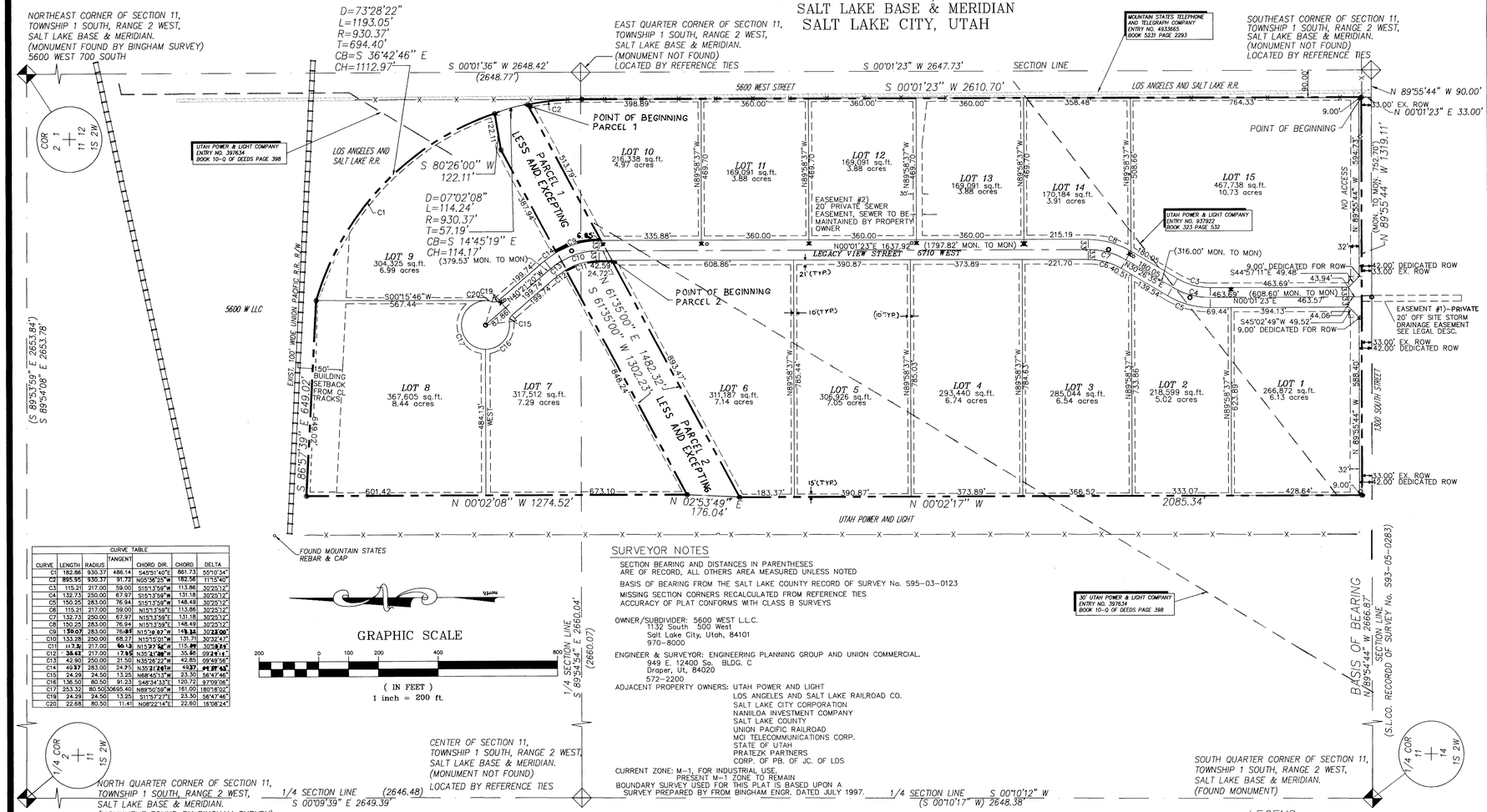
LEGACY INDUSTRIAL PARK

LOCATED IN THE SOUTH 1/2 OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIR.	CHORD	DELTA
C1	182.86	930.37	486.14	S42°51'40"E	861.73	55°10'34"
C2	895.95	930.37	91.72	N02°58'23"W	862.56	110°10'40"
C3	115.21	217.00	59.00	S15°13'59"W	113.86	30°25'12"
C4	132.73	250.00	67.97	S15°13'59"W	131.18	30°25'12"
C5	150.25	283.00	76.94	S15°13'59"W	148.49	30°25'12"
C6	115.21	217.00	59.00	N15°13'59"E	113.86	30°25'12"
C7	132.73	250.00	67.97	N15°13'59"E	131.18	30°25'12"
C8	150.25	283.00	76.94	N15°13'59"E	148.49	30°25'12"
C9	159.07	283.00	70.81	N15°19'07"W	149.34	32°11'00"
C10	133.28	250.00	68.27	N15°15'01"W	131.71	30°32'47"
C11	117.74	217.00	60.13	N15°27'56"W	115.29	30°58'15"
C12	36.42	217.00	17.55	N35°47'08"W	35.40	09°37'14"
C13	42.90	250.00	21.50	N35°26'22"W	42.85	09°49'56"
C14	49.37	283.00	24.71	N35°21'28"W	49.31	09°59'46"
C15	24.29	24.50	13.25	N68°45'13"W	23.30	56°47'46"
C16	136.50	80.50	91.23	S48°34'33"E	120.72	97°09'06"
C17	253.32	80.50	500.65	N89°50'59"W	161.00	180°18'02"
C19	24.29	24.50	13.25	S11°57'27"E	23.30	56°47'46"
C20	22.68	80.50	11.41	N08°22'14"E	22.60	16°08'24"

SURVEYOR NOTES

SECTION BEARING AND DISTANCES IN PARENTHESES ARE OF RECORD, ALL OTHERS AREA MEASURED UNLESS NOTED

BASIS OF BEARING FROM THE SALT LAKE COUNTY RECORD OF SURVEY No. S95-03-0123

MISSING SECTION CORNERS REGALCULATED FROM REFERENCE TIES
ACCURACY OF PLAT CONFORMS WITH CLASS B SURVEYS

OWNER/SUBDIVIDER: 5600 WEST L.L.C.
1132 South 500 West
Salt Lake City, Utah, 84101
970-8000

ENGINEER & SURVEYOR: ENGINEERING PLANNING GROUP AND UNION COMMERCIAL.
949 E. 12400 So. BLDG. C
Draper, Ut, 84020
572-2200

ADJACENT PROPERTY OWNERS: UTAH POWER AND LIGHT
LOS ANGELES AND SALT LAKE RAILROAD CO.
SALT LAKE CITY CORPORATION
NANILOA INVESTMENT COMPANY
SALT LAKE COUNTY
UNION PACIFIC RAILROAD
MCI TELECOMMUNICATIONS CORP.
STATE OF UTAH
PRATEZK PARTNERS
CORP. OF PB. OF JC. OF LDS

CURRENT ZONE: M-1, FOR INDUSTRIAL USE.
PRESENT M-1 ZONE TO REMAIN
BOUNDARY SURVEY USED FOR THIS PLAT IS BASED UPON A SURVEY PREPARED BY FROM BINGHAM ENGR. DATED JULY 1997.

SURVEYOR'S CERTIFICATE

I, DERRICK S. SMITH, do hereby certify that I am a registered Land Surveyor, and that I hold Certificate No. 259961, as prescribed under the laws of the State of Utah. I further certify that by 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 LEGACY INDUSTRIAL PARK and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the intersection of the Westerly line of the Los Angeles and Salt Lake Railroad right of way and the Northerly Right of Way line of 1300 South Street, said point being N 89°55'44" W 90.00 feet along the Section Line and N 00°01'23" E 33.00 feet from the Southeast Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence N 89°55'44" W along said Northerly Line 1319.11 feet to the Easterly line of the Utah Power and Light Right of Way; thence along said Utah Power and Light Right of Way the following three (3) calls: N 00°02'17" W 2085.34 feet, thence N 02°53'49" E 176.04 feet; thence N 00°02'08" W 1274.52 feet to the Southerly line of Union Pacific Railroad Right of Way; thence S 86°57'39" E along Southerly line 649.02 feet to a point of non-tangency with a 930.37 foot radius curve to the right; thence Southeasterly 1193.05 feet along said curve through a central angle of 73°28'22" (chord bears S 36°42'46" E 1112.97 feet) to the Westerly line of the Los Angeles and Salt Lake Railroad Right of Way; thence S 00°01'23" W 2610.70 feet to the point of beginning.

Less and excepting the following parcels:

PARCEL 1
BEGINNING at a point that is N 00°01'36" E 177.51 feet along the Section Line and West 107.91 feet from the East Quarter Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence S 61°35'00" W 513.79 feet, thence N 00°01'23" E 6.85 feet to a point on a 283.00' radius curve to the left, thence along arc of said curve 150.07 feet through a delta of 30°33'00" (chord bears N 15°10'07" W 148.32 feet), thence N 61°35'00" E 387.94 feet, thence N 80°26'00" E 122.11 feet to a point on a 930.37' radius non-tangent curve to the right, thence along arc of said curve 114.24 feet through a delta of 7°02'08" (chord bears S 14°45'19" E 114.17 feet) to the point of BEGINNING.

PARCEL 2
BEGINNING at a point that is S 00°01'23" W 102.46 feet along the Section Line and West 625.70 feet from the East Quarter Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence S 61°35'00" W 893.47 feet, thence N 02°53'49" E 176.04 feet, thence N 61°35'00" E 848.24 feet to a point on a 217.00' radius non-tangent curve to the right, thence along arc of said curve 117.31 feet through a delta of 30°58'29" (chord bears S15°27'35" E 115.89 feet), thence S 00°01'23" W 42.59 feet to the point of BEGINNING.

Parcel contains 97.85 acres, more or less.

EASEMENT #1) – A PRIVATE EASEMENT
CENTERLINE OF A 20' OFFSITE STORM DRAINAGE EASEMENT LEGAL DESC.
(10' EITHER SIDE OF CL DESC.)

BEGINNING at a point that is N 89°55'44" W 757.70 feet along the Section Line and N 00°01'23" E 32.73 feet from the Southeast Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence S 00°01'23" W 333.54 feet to the point of terminus.

EASEMENT #2)
CENTERLINE OF A 20' SEWER EASEMENT LEGAL DESC.
(10' EITHER SIDE OF CL DESC.)

BEGINNING at a point that is N 00°10'12" E 1511.83 feet along the Section Line and East 2103.26 feet from the South Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence N 89°59'03" E 324.24 feet and S 83°13'44" E 211.00 feet to the point of terminus.

DERRICK S. SMITH — DATE: 9-17-98

REGISTERED PROFESSIONAL LAND SURVEYOR No. 259961 DERRICK S. SMITH STATE OF UTAH

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH }
County of }

On the 21st day of September, 1998 personally appeared before me, Douglas K. Anderson, the signer of the foregoing instrument who being by me duly sworn or affirmed did say that he is/are the Manager of 5600 West, L.L.C. a limited Liability Company and that the within owner's dedication was signed in behalf of said Legacy Industrial Park by authority of 5600 W. L.L.C. a and the said Limited Liability Company acknowledged to me that said owner dedicates freely and voluntarily for and in behalf of said Limited Liability Company for the purpose therein mentioned. executed the same

MY COMMISSION EXPIRES 8-15-2001 — NOTARY PUBLIC Ellene S. Montoya — RESIDING IN Salt Lake County, Utah

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH }
County of }

On the _____ day of _____, 19____ personally appeared before me, _____ who being by me duly sworn or affirmed did say that _____ is/are the _____ of _____ and that the within owner's dedication was signed in behalf of said _____ by authority of _____ and the said _____ acknowledged to me that said _____ executed the same

MY COMMISSION EXPIRES — NOTARY PUBLIC — RESIDING IN

OWNERS 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 LEGACY INDUSTRIAL PARK, do hereby dedicated for perpetual use of the public all parcels of land shown on this plat as intended for public use, do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with suppliers of utility or other necessary serviced.

In witness whereof, we (I) have hereunto set our (my) hand this 17th day of SEPT., 1998.

5600 WEST L.L.C.
DOUGLAS ANDERSON - MANAGER
By:

UTAH POWER AND LIGHT CO. CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all streets and easements, as shown hereon, for the perpetual use of the public. In consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such public streets and easements to Salt Lake City Corporation forever. In witness whereof, we (I) have hereunto set our (my) hand this ___ day of ___, 1998.

UTAH POWER AND LIGHT COMPANY
By:

UTAH POWER AND LIGHT ACKNOWLEDGMENT

STATE OF UTAH)
: SS
COUNTY OF SALT LAKE)

On the 17 day of Sept., 1998, personally appeared before me DENNIS HALPRIN who being duly sworn did say, that he (she), the said INDIVIDUAL is the PRESIDENT of UTAH POWER AND LIGHT COMPANY, a corporation, and that the within and foregoing instrument was signed in behalf of said COMPANY by authority of a resolution of its Board of Directors, and said duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
My Commission Expires: 23 JULY 1999

NOTARY PUBLIC GLAUNA CONDER 5692 West Mt. Temple #110 Salt Lake City, Utah 84140 My Commission Expires July 23, 1999 STATE OF UTAH

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.

LEGEND

- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING RAILROAD
- PROPERTY BOUNDARY
- EX. FENCE
- EX. SECTION LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT –10' FOR SIDES –21' FOR FRONTS –15' FOR REARS OR AS NOTED
- PROPOSED EASEMENT
- EX. EASEMENT
- #5 REBAR AND CAP TO BE SET (L.S. 259961)
- SECTION CORNER NOT FOUND
- FOUND SECTION CORNER
- CITY STD. BRASS CAP MONUMENT TO BE SET

GENERAL NOTE:
–FRONT LOT CORNERS TO HAVE RIVET IN CURB FOR POINT ON LINE OF PROPERTY LINE WITH #5 REBAR AND CAP ON REAR LOT LINE.

EPG PLANNING GROUP CL INT. DATE: LS 259961 MONUMENT.

QUESTAR GAS

UTILITY EASEMENTS APPROVED
~~CITY ENGINEER~~ ENG. COORD. SEPT. 16, 1998 DATE

NOTICE TO PURCHASERS

1. AN AVIGATION EASEMENT HAS BEEN RECORDED ON ALL PARCELS. ENTRY 7169569 BK/PG. 8177/0001
2. NO INGRESS OR EGRESS SHALL BE ALLOWED ALONG 5600W.
3. FRONT YARD SETBACK IS REQUIRED ALONG 5600 WEST STREET.
4. SALT LAKE COUNTY LANDFILL IS LOCATED TO THE WEST AND CONTIGUOUS TO THE SUBJECT DEVELOPMENT.
5. SAID PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SALT LAKE CITY TRANSPORTATION MASTER PLAN ENTRY NO. 6408197 BOOK/PAGE 7445/1954
6. SAID PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A SALT LAKE CITY CORPORATION EASEMENT ENTRY No.4754608 BOOK/PAGE 5115/1604
7. SAID PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A SALT LAKE CITY ORDINANCE, ENTRY No.5963966 BOOK/PAGE 7053/895

ENGINEERING PLANNING GROUP, INC.
949 East 12400 South • Draper, Ut 84020 • (801)-572-2200

RECORDED DEC 14 1998 CITY RECORDER

UDOT

APPROVED AS TO FORM THIS 16 DAY OF Sept. A.D. 1998 AND IS HEREBY APPROVED.
UDOT REPRESENTATIVE

LEGACY INDUSTRIAL PARK

LOCATED IN THE SOUTH 1/2 OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

NUMBER	PUBLIC UTILITIES DEPARTMENT	CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER	NUMBER
ACCOUNT	APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS 17th DAY OF October A.D. 1998	APPROVED THIS 8th DAY OF December 1998 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 AND IS HEREBY APPROVED.	APPROVED AS TO FORM THIS 11th DAY OF December A.D. 1998 AND IS HEREBY APPROVED.	PRESENTED TO SALT LAKE CITY THIS 14th DAY OF DEC. A.D. 1998, AND IS HEREBY APPROVED.	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF 5600 W. LLC. DATE 12-15-98 TIME 2:37 pm BOOK 98-12P PAGE 344 FEES $61.00 ENTRY # 7189827	ACCOUNT
SHEET	SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE CITY PLANNING DIRECTOR.	CITY SURVEYOR 10/20/98 DATE	SALT LAKE CITY ATTORNEY	SALT LAKE CITY MAYOR	Lynn Dellenbaugh Deputy SALT LAKE COUNTY RECORDER	SHEET
OF ____ SHEETS			CITY ENGINEER 10-21-98 DATE				OF ____ SHEETS

14-1-400-005

Christine Meekers SALT LAKE CITY CHIEF DEPUTY RECORDER

14-E $61.00

98-12P-344

98-12P-344

I:\5600W\Unnt2nit nwn Wed Sep 16 09:23:30 1998