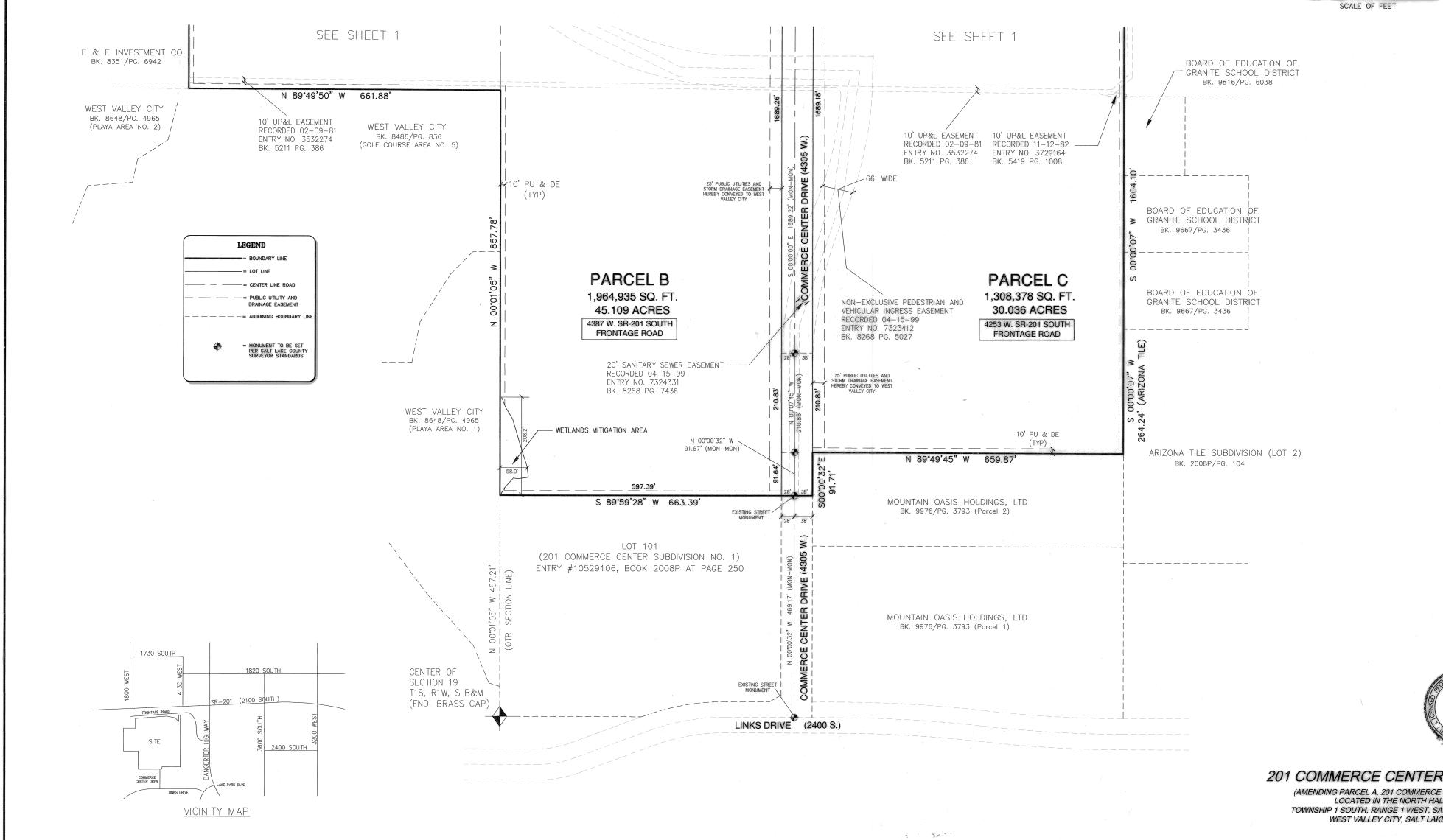
201 COMMERCE CENTER SUBDIVISION NO. 2

LOCATED IN THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH





201 COMMERCE CENTER SUBDIVISION NO. 2

(AMENDING PARCEL A, 201 COMMERCE CENTER SUBDIVISION NO. 1) LOCATED IN THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SHEET 2 OF 2

Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)

DATE: 03-20-13	DESIGNED: BDA
SCALE: 1" = 100'	DRAFTED: FHD
PROJECT No.: 8DLM010100	CHECKED: BDA

SALT LAKE COUNTY RECORDER ENTRY NUMBER _11626564 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY DATE 4-25-2013 TIME 3:03 PM BOOK 2013 P PAGE 74

LEGEND SURVEYOR'S CERTIFICATE 201 COMMERCE CENTER SUBDIVISION NO. 2 I, Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the Parcel of Land shown on this Plat and have subdivided said Parcel of Land LOCATED IN THE NORTH HALF OF SECTION 19, into parcels and streets, together with easements hereafter known as TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN --- = PUBLIC UTILITY AND 201 Commerce Center Subdivision No.2 WEST VALLEY CITY, SALT LAKE COUNTY, UTAH SCALE OF FEET and that the same has been correctly surveyed and staked on the ground as shown on this Plat. N00°01'03"E 36.52' (MEASURED) (SR 201) N 00°01'05" W 35.82' (MEASURED) STORM DRAINAGE EASEMENT 10' UP&L EASEMENT 2100 SOUTH FREEWAY NORTHWEST CORNER SEC 1 (MONUMENT ON THE SECTION LINE) NOTE: ORIGINAL MONUMENTS IN 2100 SOUTH WERE LOCATED AND RECORD 36.00' RECORDED 03-31-08 RECORDED 02-09-81 NORTH 1/4 COR. SEC. 19 (MONUMENT ON THE SECTION LINE) N89°46'20"W 2646.34' (RECORD) ENTRY NO. 10387679 S89°46'20"E 2647.04' (A.R.P.) ENTRY NO. 3532275 (ORG. MON DESTROYED) T1S, R1W, SLB&M TIED DOWN IN MARCH, 2008 (TYPICAL) (ORG. MON DESTROYED) N 89°46'20" W 2646.86' (SECTION LINE) BK. 5211 PG. 388 S 89°46'26" E 2648.02' (SECTION LINE) 2100 SOUTH FRONTAGE RD. (WIDENING DEDICATION) 416.88 NORTHEAST COR. SEC. 19 **BOUNDARY DESCRIPTION** 2100 SOUTH FRONTAGE RD. T1S, R1W, SLB&M S 00°00'57" E 80.00' (ORG. MON DESTROYED) , 9.20' DEDICATION T1S, R1W, SLB&M (50.00' ROW) \$ 84°47'20" E 361.70' (FOUND BRASS CAP MON.) S 89°46'20" E 1324.29' WITNESS CORNER SEC 19 All of Parcel A, 201 Commerce Center Subdivision No. 1, recorded September 26, 2008, Book 2008P, Page 250, in the office of the Salt Lake County Recorder, located in the North Half of Section 19, Township 1 South, Range 1 West, Salt Lake T1S, R1W, SLB&M (FOUND BRASS CAP MON.) S86°56'34"E S89°24'08"E 126.23 Base and Meridian, West Valley City, Salt Lake County, Utah, being more particularly 91.66' - 173.54**'** -15' SANITARY SEWER EASEMENT HEREBY CONVEYED TO GRANGER-HUNTER IMPROVEMENT DISTRICT POBdescribed as follows: 575'56'52"E S89°55'17"E 720.06' S8712'22"W 25' PUBLIC UTILITIES AND STORM DRAINAGE EASEMENT HEREBY CONVEYED TO WEST VALLEY CITY L=40.80' STORM DRAINAGE EASEMENT HERBY CONVEYED TO WEST VALLEY CITY BK. 5699/PG. 1564 — MOUNTAIN STATES FELEPHONE & TELEGRAPH CO. L=40.02' -1.7' WIDE QUESTAR GAS CO. - 240.04' DEDICATION R=25.50'D=91°41'05" BEGINNING at a point on the South line of 2100 South Frontage Road said point BK. 9077/PG. 9681 D=89°55'20' CH BRG.=N45°50'35"E being North 00°01'05" West 35.82 feet coincident with the center quarter section line CH BRG.=S44'57'37"E CH DIST.=36.59' - SEE DETAIL "A" and North 89°46'20" West 416.88 feet along the section line and South 00°00'57" CH DIST.=36.04 N 00°00'03" E East 80.00 feet from the witness monument to the North Quarter corner of Section 108.46' (MON-MON) 20' SANITARY SEWER EASEMENT 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence the following two (2) courses coincident with said South line of 2100 South Frontage Road (1) South 89°46'20" East 1324.29 feet (2) South 84°47'20" East 361.70 feet; RECORDED 04-15-99 LILJENQUIST INVESTMENT, THE UTAH TRUCKING ASSOCIATION STORM DRAINAGE EASEMENT ENTRY NO. 7324331 RECORDED 03-31-08 thence South 47°23'20" East 55.16 feet; thence North 00°20'37" East 33.66 feet to BK. 8268 PG. 7436 ENTRY NO. 10387679 said South line; thence the following two (2) courses coincident with said South line BK. 9588 PG. 9847 of 2100 South Frontage Road (1) South 84°47'20" East 2.56 feet (2) South $85^{\circ}51'20"$ East 13.05 feet to the 1/16 line; thence coincident with said 1/16 line South 00°00'07" West 87.74 feet; thence North 47°23'30" West 78.14 feet; thence WITNESS COR. SEC. 19 BK. 8303/PG. 298 PARCEL 10' PU & DE T1S, R1W, SLB&M (FOUND BRASS CAP MON.) North 88°17'28" West 20.00 feet; thence South 01°42'32" West 69.05 feet; thence RCL ENTERPRISES, LI (TYP) North 90°00'00" East 79.56 feet to the 1/16 line; thence coincident with said 1/16 10' UP&L EASEMENT line South 00°00'07" West 1604.10 feet; thence South 00°00'07" West 264.24 feet S89°48'00"E 245.00' RECORDED 02-09-81 coincident with said 1/16 line and the Arizona Title Subdivision (Book 2008P/Page `66' WIDE ENTRY NO. 3532274 104 of the Salt Lake County Records); thence North 89°49'45" West 659.87 feet 田田 thence South 00'00'32" East 91.71 feet to a southeast corner of PARCEL A OF Center Subdivision No. 1, as recorded in the office of the Salt Lake County Recorder, NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR INGRESS FASEMENT said Southeast corner being located on the Easterly Right-of-Way line of New RECORDED 04-15-99 Commerce Drive; thence coincident with the South line of said PARCEL A, South ENTRY NO. 7323412 89°59'28" West 663.39 feet to the center quarter section line; thence North - DYNATEC MINING CORP BK. 8268 PG. 5027 00°01'05" West 857.78 feet coincident with the center quarter section line; thence BK. 9527/PG. 8826 North 89'49'50" West 661.88 feet; thence North 00'01'08" West 830.57 feet; thence South 89°48'00" East 245.00 feet; thence North 00°00'57" West 414.98 feet to the PARCEL C PARCEL B DYNATEC MINING CORP. 1,308,378 SQ. FT. 1,964,935 SQ. FT. BK. 9527/Pd. 8826 Contains 78.748 acres, 2 Parcels S 84°47'20" 30.036 ACRES 2.56 45.109 ACRES ∖ S 85°51'20" E N 00°20'37" E ΜЖ. 13.05 4387 W. SR-201 SOUTH 4253 W. SR-201 SOUTH 33.66' OWNER'S DEDICATION FRONTAGE ROAD FRONTAGE ROAD Know all men by these presents that we, DYNATEC MINING CORP. undersigned owner of the above described tract of land having caused the same BK. 9527/PG. 8826 to be subdivided into parcels and streets, together with easements to be hereafter known as. 201 Commerce Center Subdivision No. 2 2200 SO. (PRIVATE) N 8817'28" W do hereby dedicate for perpetual use of the public all roads and other areas land 20.00 shown on this plat as intended for public use. The undersigned owner also hereby conveys to West Valley City, and to any and all public utility companies a STORM DRAINAGE perpetual, non-exclusive easement over the public utility and drainage easements ENTRY #7477194 LILJENQUIST INVESTMENT, L shown on this plat. The undersigned owner also hereby conveys any other 10' PU & DE easements shown on this plat to the parties indicated and for the purposes shown hereon. In witness whereof I have hereunto set my hand this (TYP) (A.R.P.) N00°02'29"W 2652.20' day of MARCH A.D., 2013. 20' SANITARY SEWER EASEMENT BOARD OF EDUCATION OF RECORDED 04-15-99 GRANITE SCHOOL DISTRICT DETAIL "A" (NTS) ENTRY NO. 7324331 David S. Layton, Manager of 20100 HOLDINGS, LLC BK. 9619/PG. 2023 MANAGER OF 201CC LAND, LLC FORMERLY KNOWN AS THE ARGENT GROUP 201, LLC BK. 8268 PG. 7436 SEE SHEET 2 SEE SHEET CORPORATE ACKNOWLEDGEMENT STATE OF UTAH SOIL INFORMATION LIEN HOLDER CONSENT TO RECORD 1730 SOUTH A soils report in accordance with Section 7-19-604 of the On the day of MARCH, 2013, personally appeared before me, David S. Layton, who being by me duly sworn did say he is the Manager of 201CC Holdings, LLC, a Utah limited liability company, who is the Manager of 201CC Land, LLC, a Utah limited liability company, formerly known 1. All drainage swales will be maintained by the property owner and will STATE OF UTAH West Valley City Ordinances has been prepared by, AGEC Geotechnical Invertigation not be maintained by West Valley City. 1820 ŞOUTH COUNTY OF ME LAVE 2. Off-set pins to be placed in the back of curb and 5/8" X 24" rebar with numbered survey cap to be placed at all rear corners prior THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT. as. The Argent Group 201, LLC, a Utah limited liability company and that the hereon Owner's Approx 4411 West 2100 South West Valley City, Utah Dedication was signed on behalf of said limited liability company by authority of its Operating U.S. BANK NATIONAL ASSOCIATION December 7, 2007 / Project No. 1071553 to any occupancy. 3R-201 (2100 SOUTH) Agreement and the said David S. Layton duly acknowledged to me that said limited liability 3. Building permits will not be issued for any building until 1) asphalt company executed the same. AUTHORIZED OFFICIAL paving is installed; and 2) fire hydrants are installed, approved and NOTARY/PUBLIC THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME SITE 2400 SOUTH THIS _____ DAY OF ______, 2013_ BY ______ BY ______ MY COMMISSION EXPIRES 3/3/2016 201 COMMERCE CENTER SUBDIVISION NO. 2 DESIGNED: **PSOMAS** COMMERCE CENTER DRIVE 03-20-1 BDA NOTARY PUBLIC (AMENDING PARCEL A, 201 COMMERCE CENTER SUBDIVISION NO. 1) LAKE PARK BLVD LOCATED IN THE NORTH HALF OF SECTION 19. SCALE: DRAFTED: RESIDING IN SALE LANE COUNTY TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN 4179 RIVERBOAT ROAD 1" = 100' <u>VICINITY MAP</u> Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX) WEST VALLEY CITY, SALT LAKE COUNTY, UTAH PROJECT No.: CHECKED: 8DLM010100 SALT LAKE COUNTY RECORDER

WEST VALLEY CITY ENGINEERING DIVISION

HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED

THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH

INFORMATION ON FILE IN THIS OFFICE.

W.V.C. CITY ENGINEER

24 April 2013 6

GRANGER HUNTER IMPROVEMENT DISTRICT

DISTRICT ENGINEER

PPROVED THIS 2 DAY OF Afril

PLANNING COMMISSION

Phl Lada

APPROVED THIS 24 DAY OF April A.D., 2013 BY THE CITY OF WEST VALLEY PLANNING COMMISSION.

CHAIRMAN, WEST VALLEY

CITY PLANNING AND ZONING COMMISSION

SALT LAKE VALLEY HEALTH DEPARTMENT

A.D., 2013.

DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _______ DAY OF _______APr:1_

Rich Skolberte

APPROVAL AS TO FORM

A.D., 2013.

Vais Tellino

WEST VALLEY CITY ATTORNEY

15-19-12,21 15-19-201-014

APPROVED THIS ______ DAY OF ____ APPLL

WEST VALLEY CITY COUNCIL

PRESENTED TO THE WEST, VALLEY CITY COUNCIL THIS

DAY OF _______ A.D., 2013, AT WHICH
TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER

MARCH 20, 2013

SHEET 1 OF 2

FEE \$ 167.00

56200

REQUEST OF WEST VALLEY CITY

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

DATE 4:25:2013 TIME 3:03 PM BOOK 2013 P PAGE 74

DEPUTY SALT LAKE COUNTY RECORDER