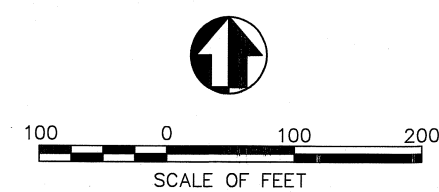


# 201 COMMERCE CENTER SUBDIVISION NO. 4

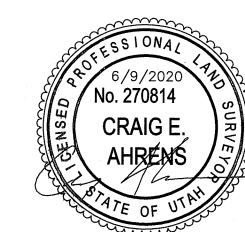
(AMENDING PARCEL B, 201 COMMERCE CENTER SUBDIVISION NO. 2)  
 LOCATED IN THE NORTH HALF OF SECTION 19,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



LEGEND	
---	BOUNDARY LINE
---	LOT LINE
---	CENTER LINE ROAD
---	PUBLIC UTILITY AND DRAINAGE EASEMENT
---	ADJOINING BOUNDARY LINE
+	MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS (ALSO EXISTING)

## SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 270814 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 into a lot, parcel and streets, together with easements hereafter known as **201 Commerce Center Subdivision No. 4** and that the same has been correctly surveyed and monumented on the ground as shown on this Plat.



6/9/2020

Date

## BOUNDARY DESCRIPTION

All of Parcel B, 201 Commerce Center Subdivision No. 2, recorded April 25, 2013, Book 2013P, Page 74, 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 Base and Meridian, West Valley City, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at a point on the South line of 2100 South Frontage Road said point being North 00°01'05" West 35.82 feet coincident with the center quarter section line and North 89°46'20" West 416.88 feet along the section line and South 00°00'57" East 89.20 feet from the witness monument to the North Quarter corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence the following four (4) courses coincident with said South line of 2100 South Frontage Road (1) South 75°56'52" East 37.79 feet (2) South 84°59'03" East 126.23 feet (3) North 87°12'22" East 106.15 feet (4) South 89°55'17" East 720.06 feet; thence 40.02 feet along the arc of a 25.50 foot radius curve to the right (chord bears South 44°57'37" East 36.04 feet) through a central angle of 89°55'20" to a point on the West line of Commerce Center Drive; thence the following four (4) courses coincident with said West line (1) South 00°00'03" West 72.88 feet (2) South 00°00'00" East 1689.26 feet (3) South 00°07'45" East 210.83 feet (4) South 00°00'32" East 91.64 feet to the Southeast corner of said Parcel B; thence South 89°59'28" West 597.39 feet coincident with the South line of said Parcel B to the center quarter section line; thence North 00°01'05" West 857.78 feet coincident with the said center quarter section line; thence 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 405.78 feet to the POINT OF BEGINNING.

Contains 1,964,935 Sq. Ft. / 45,109 Acres, 1 lot and one parcel.

## OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that we, 201CC Land, LLC, the undersigned owner of the above described tract of land having caused the same to be subdivided into a lot, parcel and streets, together with easements to be hereafter known as,

### 201 Commerce Center Subdivision No. 4

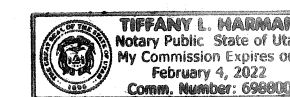
do hereby dedicate for perpetual use of the public all roads and other areas land shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat. The undersigned owner also hereby conveys any other easements as shown and/or noted on this plat to the parties indicated and for the purposes shown hereon as witness whereof I have hereunto set my hand this 18<sup>th</sup> day of JUNE A.D., 2020.

David S. Layton, Manager of 201CC Holdings, LLC  
 Manager of 201CC Land, LLC, formerly known as The Argent Group 201, LLC.

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF SALT LAKE }

On this 10<sup>th</sup> day of June, 2020 personally appeared before me David S. Layton, who being 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 as The Argent Group 201, LLC, a Utah limited liability company and that the hereon Owner's Dedication was signed on behalf of said limited liability company by authority of its Operating Agreement and the said David S. Layton duly acknowledged to me that said limited liability company executed the same.



*Tiffany L. Haidmann*  
 NOTARY PUBLIC

## 201 COMMERCE CENTER SUBDIVISION NO. 4

(AMENDING PARCEL B, 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

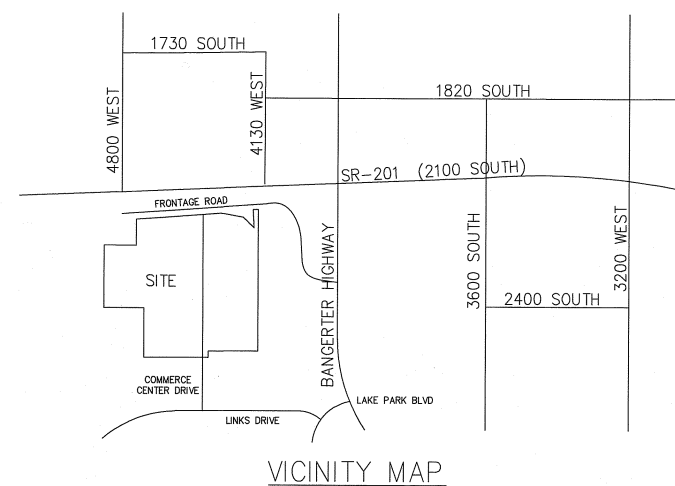
SHEET 1 OF 2

## NOTES

- All drainage swales will be maintained by the property owner and will not be maintained by West Valley City.
- 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 to any occupancy.
- Building permits will not be issued for any building until 1) asphalt paving is installed; and 2) fire hydrants are installed, approved and charged.

## SOIL INFORMATION

A soils report in accordance with Section 7-13-504 of the West Valley City Ordinances has been prepared by Applied Geotechnical Engineering Consultants, Inc. (AGEC) Proposed Commercial Development Approx 4411 West 2100 South West Valley City, Utah December 7, 2007 / Project No. 1071553



<b>PSOMAS</b> 4179 RIVERBOAT ROAD Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)	DATE: 06-9-20	DESIGNED: BDA
	SCALE: 1" = 100'	DRAFTED: FHD
	PROJECT No.: 8DLM010500	CHECKED: BDA

PLANNING COMMISSION  
 APPROVED THIS 24<sup>th</sup> DAY OF JUNE A.D., 2020 BY THE CITY OF WEST VALLEY PLANNING COMMISSION.  
*Chris Madras*  
 CHAIRMAN, WEST VALLEY CITY PLANNING AND ZONING COMMISSION

GRANGER HUNTER IMPROVEMENT DISTRICT  
 APPROVED THIS 18<sup>th</sup> DAY OF JUNE A.D., 2020.  
*Jason Helms*  
 DISTRICT ENGINEER

SALT LAKE COUNTY HEALTH DEPARTMENT  
 APPROVED THIS 23<sup>rd</sup> DAY OF JUNE A.D., 2020.  
*Rick Seiberts*  
 DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

WEST VALLEY CITY ENGINEERING DIVISION  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 13 Jul 2020 *[Signature]*  
 DATE W.V.C. CITY ENGINEER

APPROVAL AS TO FORM  
 APPROVED THIS 24<sup>th</sup> DAY OF JUNE A.D., 2020.  
*[Signature]*  
 WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL  
 PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS DAY OF \_\_\_\_\_ A.D., 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*[Signature]*  
 W.V.C. CITY MANAGER

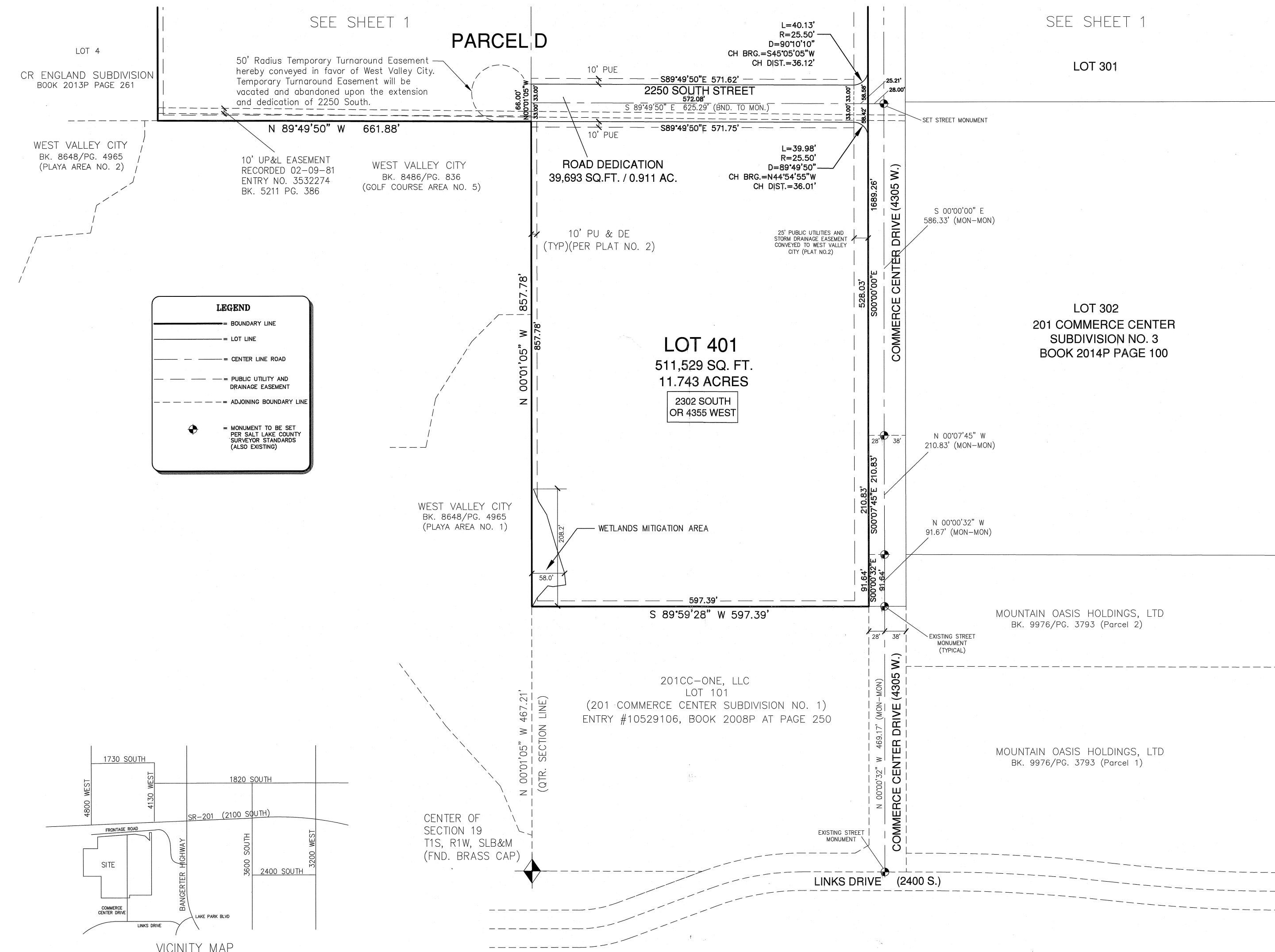
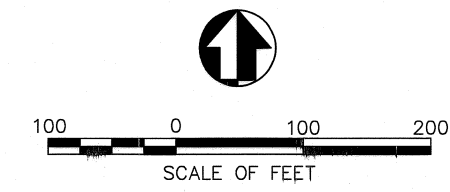
SALT LAKE COUNTY RECORDER  
 RECORDED # 13527405  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY  
 DATE 7/13/2020 TIME 4:01 PM BOOK 2020P PAGE 173  
 FEE \$ 104.00  
*KR POC*  
 SALT LAKE COUNTY RECORDER

15-19-26-009 15-19-26-21

\$104.00

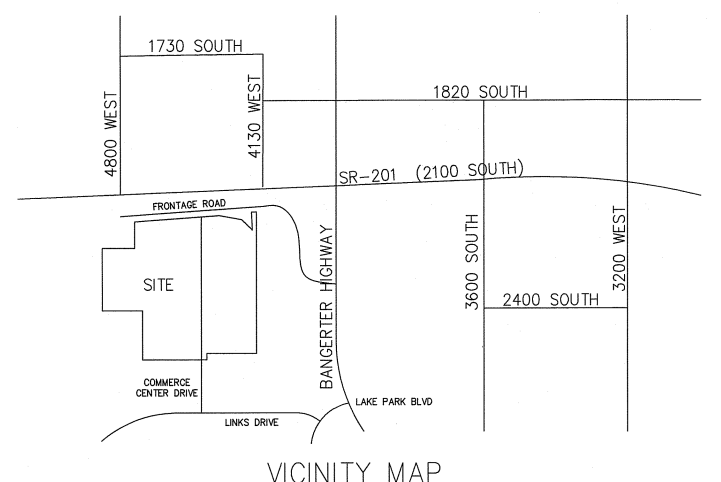
# 201 COMMERCE CENTER SUBDIVISION NO. 4

(AMENDING PARCEL B, 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



**LEGEND**

- BOUNDARY LINE
- - - LOT LINE
- - - CENTER LINE ROAD
- - - PUBLIC UTILITY AND DRAINAGE EASEMENT
- - - ADJOINING BOUNDARY LINE
- ⊕ MONUMENT TO BE SET FOR SALT LAKE COUNTY SURVEYOR STANDARDS (ALSO EXISTING)



**201 COMMERCE CENTER SUBDIVISION NO. 4**  
 (AMENDING PARCEL B, 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



SHEET 2 OF 2

**PSOMAS**  
 4179 RIVERBOAT ROAD  
 Salt Lake City, Utah 84123  
 (801) 270-5777 (801) 270-5782 (FAX)

DATE: 06-9-20	DESIGNED: BDA
SCALE: 1" = 100'	DRAFTED: FHD
PROJECT No.: 8DLM010500	CHECKED: BDA

SALT LAKE COUNTY RECORDER	
ENTRY NUMBER	#13327465
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE	
REQUEST OF <u>WEST VALLEY CITY</u>	
DATE	7/13/2020 TIME 4:01PM BOOK 2020P PAGE 173
FEE \$	\$104.00 <i>KE P. [Signature]</i> DEPUTY
SALT LAKE COUNTY RECORDER	