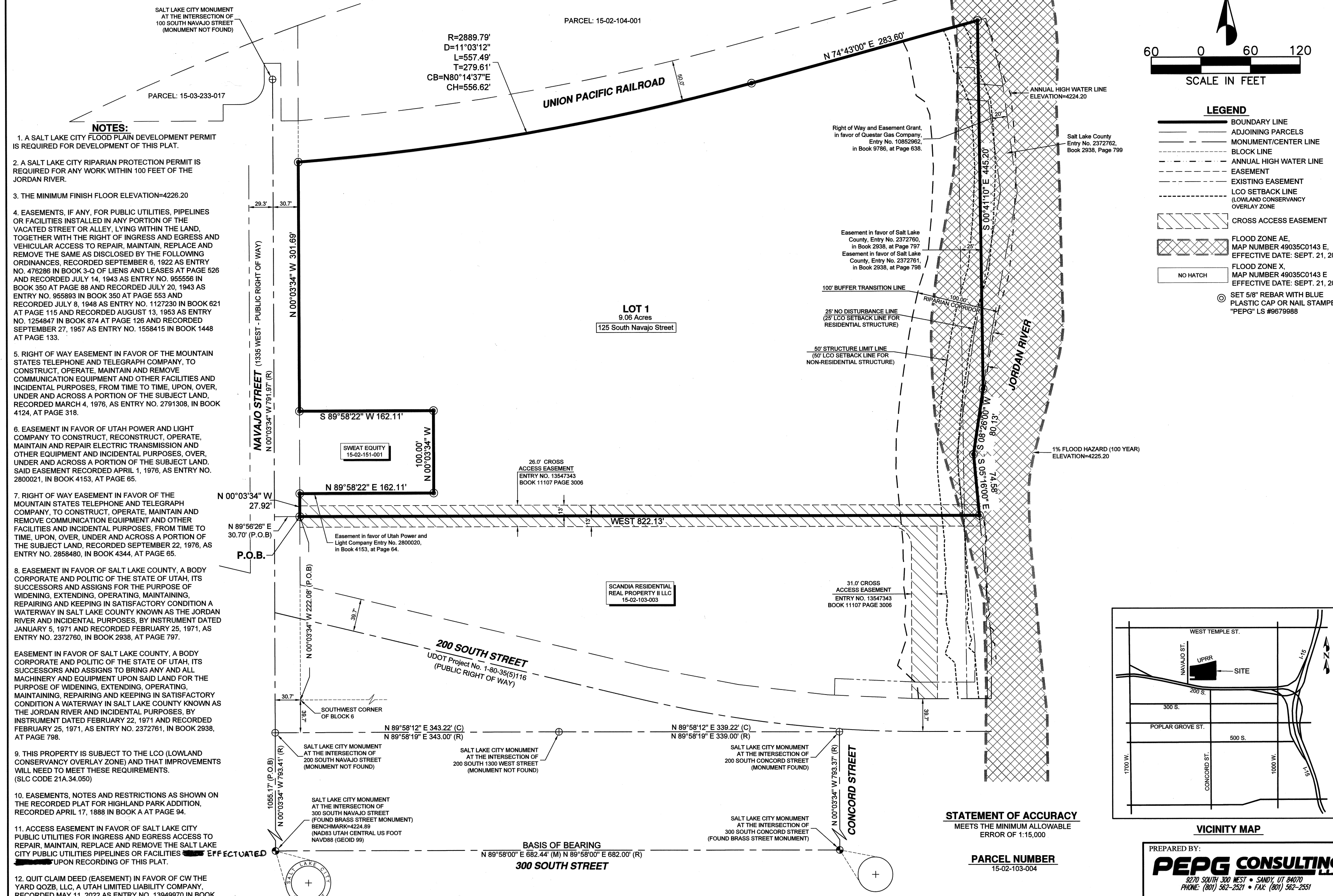
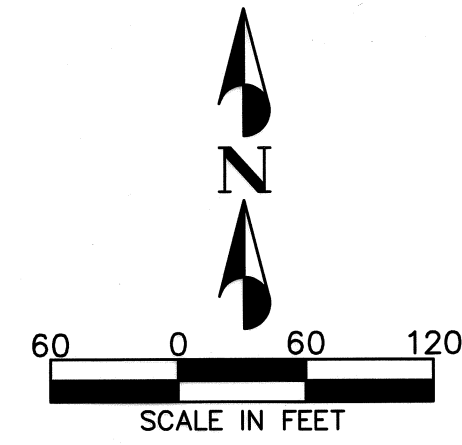


YARD SUBDIVISION

LOCATED IN BLOCK 4, 5, & 6 OF HIGHLAND PARK ADDITION,
ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SALT LAKE CITY, UTAH



- NOTES:**
- A SALT LAKE CITY FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED FOR DEVELOPMENT OF THIS PLAT.
 - A SALT LAKE CITY RIPARIAN PROTECTION PERMIT IS REQUIRED FOR ANY WORK WITHIN 100 FEET OF THE JORDAN RIVER.
 - THE MINIMUM FINISH FLOOR ELEVATION=4226.20
 - EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND VEHICULAR ACCESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME AS DISCLOSED BY THE FOLLOWING ORDINANCES, RECORDED SEPTEMBER 6, 1922 AS ENTRY NO. 476286 IN BOOK 3-Q OF LIENS AND LEASES AT PAGE 526 AND RECORDED JULY 14, 1943 AS ENTRY NO. 955556 IN BOOK 350 AT PAGE 88 AND RECORDED JULY 20, 1943 AS ENTRY NO. 955989 IN BOOK 350 AT PAGE 553 AND RECORDED JULY 8, 1946 AS ENTRY NO. 1127330 IN BOOK 621 AT PAGE 115 AND RECORDED AUGUST 13, 1953 AS ENTRY NO. 1254847 IN BOOK 874 AT PAGE 126 AND RECORDED SEPTEMBER 27, 1957 AS ENTRY NO. 1558415 IN BOOK 1448 AT PAGE 133.
 - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED MARCH 4, 1976, AS ENTRY NO. 2791308, IN BOOK 4124, AT PAGE 318.
 - EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED APRIL 1, 1976, AS ENTRY NO. 2800202, IN BOOK 4153, AT PAGE 65.
 - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED SEPTEMBER 22, 1976, AS ENTRY NO. 2858480, IN BOOK 4344, AT PAGE 65.
 - EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED APRIL 1, 1976, AS ENTRY NO. 2800202, IN BOOK 4153, AT PAGE 65.
 - EASEMENT IN FAVOR OF SALT LAKE COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS TO BRING ANY AND ALL MACHINERY AND EQUIPMENT UPON SAID LAND FOR THE PURPOSE OF WIDENING, EXTENDING, OPERATING, MAINTAINING, REPAIRING AND KEEPING IN SATISFACTORY CONDITION A WATERWAY IN SALT LAKE COUNTY KNOWN AS THE JORDAN RIVER AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JANUARY 5, 1971 AND RECORDED FEBRUARY 25, 1971, AS ENTRY NO. 2372760, IN BOOK 2938, AT PAGE 797.
 - EASEMENT IN FAVOR OF SALT LAKE COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS TO BRING ANY AND ALL MACHINERY AND EQUIPMENT UPON SAID LAND FOR THE PURPOSE OF WIDENING, EXTENDING, OPERATING, MAINTAINING, REPAIRING AND KEEPING IN SATISFACTORY CONDITION A WATERWAY IN SALT LAKE COUNTY KNOWN AS THE JORDAN RIVER AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED FEBRUARY 22, 1971 AND RECORDED FEBRUARY 25, 1971, AS ENTRY NO. 2372761, IN BOOK 2938, AT PAGE 798.
 - THIS PROPERTY IS SUBJECT TO THE LCO (LOWLAND CONSERVANCY OVERLAY ZONE) AND THAT IMPROVEMENTS WILL NEED TO MEET THESE REQUIREMENTS. (SLC CODE 21A.34.050)
 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR HIGHLAND PARK ADDITION, RECORDED APRIL 17, 1888 IN BOOK A AT PAGE 94.
 - ACCESS EASEMENT IN FAVOR OF SALT LAKE CITY PUBLIC UTILITIES FOR INGRESS AND EGRESS ACCESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SALT LAKE CITY PUBLIC UTILITIES PIPELINES OR FACILITIES EFFECTUATED UPON RECORDING OF THIS PLAT.
 - QUIT CLAIM DEED (EASEMENT) IN FAVOR OF CW THE YARD QOZB, LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED MAY 11, 2022 AS ENTRY NO. 13949970 IN BOOK 11337 AT PAGE 9071.



- LEGEND**
- BOUNDARY LINE
 - ADJOINING PARCELS
 - MONUMENT/CENTER LINE
 - BLOCK LINE
 - ANNUAL HIGH WATER LINE
 - EASEMENT
 - EXISTING EASEMENT
 - LCO SETBACK LINE
 - LOWLAND CONSERVANCY OVERLAY ZONE
 - CROSS ACCESS EASEMENT
 - FLOOD ZONE AE
 - MAP NUMBER 49035C0143 E
 - EFFECTIVE DATE: SEPT. 21, 2001
 - FLOOD ZONE X
 - MAP NUMBER 49035C0143 E
 - EFFECTIVE DATE: SEPT. 21, 2001
 - SET 5' REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED 'PEPG' LS #9879988

SURVEYOR'S CERTIFICATE
I, Robert Law, do hereby certify that I am a Professional Land Surveyor with PEPG Consulting, LLC and that I hold License No. 9679988 as prescribed under the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act. I further certify by authority of the owner(s), I have made a survey of the tract of land shown on this plat and described below in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat, and the plat is a YARD SUBDIVISION in Salt Lake City, Salt Lake County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Salt Lake County Recorder's Office and from said survey made by me on the ground.

BOUNDARY DESCRIPTION
Beginning at a point on the west line of Block 6 of Highland Park Addition, recorded April 17, 1888 as Entry No: 2906, Book: A, Page: 94 in the Office of the Salt Lake County Recorder; said point being North 00°03'34" West, along said west line, 222.08 feet from the Southwest corner of said Block 6; said point also being North 00°03'34" West, along the monument line of Navajo Street, 1055.17 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 1387.21 feet and North 89°56'26" East, 28.66 feet from the Northeast Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West, along said west line of said Block 6, 27.92 feet to the southwest corner of Lot 18 of said Block 6; thence North 89°58'22" East, 162.11 feet; thence North 00°03'34" West, 100.00 feet; thence South 89°58'22" West, 162.11 feet to the northwest corner of Lot 15 of said Block 6; thence North 00°03'34" West, along said west line of Block 6, 301.69 feet to a point on the southerly right of way of the Western Pacific Railroad; said point also being on a 2889.79 foot radius non-tangent curve to the left; thence along said southerly right of way line the following two (2) courses; 1) Easterly, 557.49 feet along said curve through a central angle of 11°03'12" (chord bears North 80°14'37" East, 556.62 feet); 2) North 74°43'00" East, 283.60 feet to a point on the westerly line of a parcel of land described in that Warranty Deed, Entry No.: 2372762, in Book 2938 at Page 799, as recorded in the office of the Salt Lake County Recorder's Office; thence South 00°41'10" East, along said westerly line, 445.20 feet to a point on the West line of the Jordan River right of way; thence along said west line of the Jordan River right of way the following two (2) courses: 1) South 08°26'00" West, 80.13 feet; 2) South 65°16'00" East, 74.58 feet; thence West, 822.13 feet to the point of beginning.

Contains: 9.06 Acres
ROBERT LAW
DATE: 7/26/2022

OWNER'S DEDICATION AND CONSENT TO RECORD
CW The Yard QOZB, LLC, a Utah limited liability company, the owner of the described tract of land to be hereinafter known as YARD SUBDIVISION, does hereby dedicate to the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.
In witness whereof, I have hereunto set my hand this 25 day of July, 2022.
By: CW The Yard QOZB, LLC
a Utah limited liability company
By: Darlene Carter
Its Manager

NOTARY ACKNOWLEDGEMENT
State of Utah } S.S.
County of Salt Lake }
On this 25 day of July, in the year 2022, before me, Stephanie Meyer, a notary public, personally appeared Darlene Carter, manager of CW The Yard QOZB, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication and Consent to Record regarding YARD SUBDIVISION, and was signed by him/her on behalf of said CW The Yard QOZB, LLC, a Utah limited liability company and acknowledged that he/she/they executed the same.
Commission Number: 704554
My Commission Expires: 02/11/2023
Print Name: Stephanie Meyer
A Notary Public Commissioned in Utah

LIEN HOLDER'S CONSENT TO RECORD
On the 18th day of May, 2021, CW The Yard QOZB, LLC entered into a Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, with Cottonwood Title Insurance Agency, Inc. (Trustee), for the benefit of Mountain West REIT, LLC (Beneficiary), which Deed of Trust is secured by the property more particularly described in the above Deed of Trust. Said Deed of Trust was recorded on May 18, 2021, as Entry No. 13667219 in Book 11176 at Page 6728, in the official records of the Salt Lake County Recorder's Office.
Mountain West REIT, LLC is fully aware that CW The Yard QOZB, LLC is in the process of recording a Plat creating a project known as YARD SUBDIVISION, and Mountain West REIT, LLC hereby consents to the recording of the Plat for all purposes shown thereon.
By: Rocky Derrick
Mountain West REIT, LLC (Representative)
Representative Printed Name
Date: 7/26/22
Title: Authorized Signer

NOTARY ACKNOWLEDGEMENT
State of Utah } S.S.
County of Salt Lake }
On this 26 day of July, in the year 2022, before me, Stephanie Meyer, a notary public, personally appeared Rocky Derrick, a representative of Mountain West REIT, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Lien Holder's Consent to Record regarding YARD SUBDIVISION, and was signed by him/her on behalf of said Mountain West REIT, LLC and acknowledged that he/she/they executed the same.
Commission Number: 720076
My Commission Expires: 9-07-2025
Print Name: Stephanie Meyer
A Notary Public Commissioned in Utah

STATEMENT OF ACCURACY
MEETS THE MINIMUM ALLOWABLE ERROR OF 1:15,000

PARCEL NUMBER
15-02-103-004

PREPARED BY:
PEPG CONSULTING
3070 SOUTH 300 WEST • SUITE 110 94070
URVUE, UT 84203 • FAX: (801) 582-2501

YARD SUBDIVISION
LOCATED IN BLOCK 4, 5, & 6 OF HIGHLAND PARK ADDITION,
ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SALT LAKE CITY, UTAH

<p>NUMBER: 1</p> <p>CITY PUBLIC UTILITIES DEPARTMENT</p> <p>APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS 25th DAY OF July, 2022</p> <p>SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p>SALT LAKE COUNTY HEALTH DEPT.</p> <p>APPROVED THIS 28th DAY OF July, 2022</p> <p>SALT LAKE COUNTY HEALTH DEPARTMENT</p>	<p>CITY PLANNING DIRECTOR</p> <p>APPROVED THIS 17th DAY OF August, 2022 BY THE SALT LAKE PLANNING COMMISSION.</p> <p>PLANNING DIRECTOR</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS 25th DAY OF July, 2022</p> <p>SALT LAKE CITY ATTORNEY</p>	<p>CITY ENGINEERING DIVISION</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.</p> <p>DATE: 8/4/2022</p> <p>DATE: 8/8/2022</p> <p>SALT LAKE CITY SURVEYOR</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO SALT LAKE CITY THIS 16th DAY OF Sept. A.D. 2022 AND IT IS HEREBY APPROVED.</p> <p>DATE: 8/4/2022</p> <p>DATE: 8/8/2022</p> <p>SALT LAKE CITY MAYOR</p> <p>SALT LAKE CITY RECORDER</p>	<p>RECORDER # 1401811</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF</p> <p>CW The Yard QOZB, LLC</p> <p>DATE: 9/20/2022 TIME: 10:16</p> <p>BOOK: 2022-P PAGE: 218</p> <p>FEES: \$52.00</p> <p>SALT LAKE COUNTY RECORDER</p>
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15-02-11 15-02-103-004 \$ 52.00