

UTOPIA APARTMENTS SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH
JUNE 2022

N. 89°46'17" W. 9.66'

Found Street Monument
2100 South / West Temple
2" Round Top Brass

Legend of Symbols & Abbreviations

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Road Centerline
- Monument Line
- Set rebar and cap stamped 'CIR ENGINEERING'

Stormwater Note
Owner hereby conveys to South Salt Lake City and its agents a non-exclusive perpetual easement over, on and in Lot 1 for the purpose of access to the private stormwater management system(s) for the management, inspection, maintenance and repair thereof.

Rocky Mountain Power

- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 17-27e-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - any other provision of law.

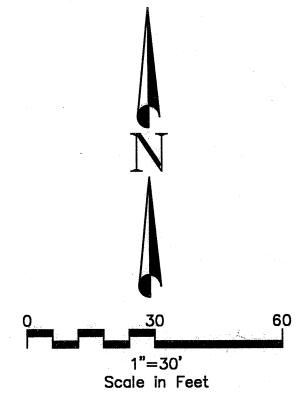
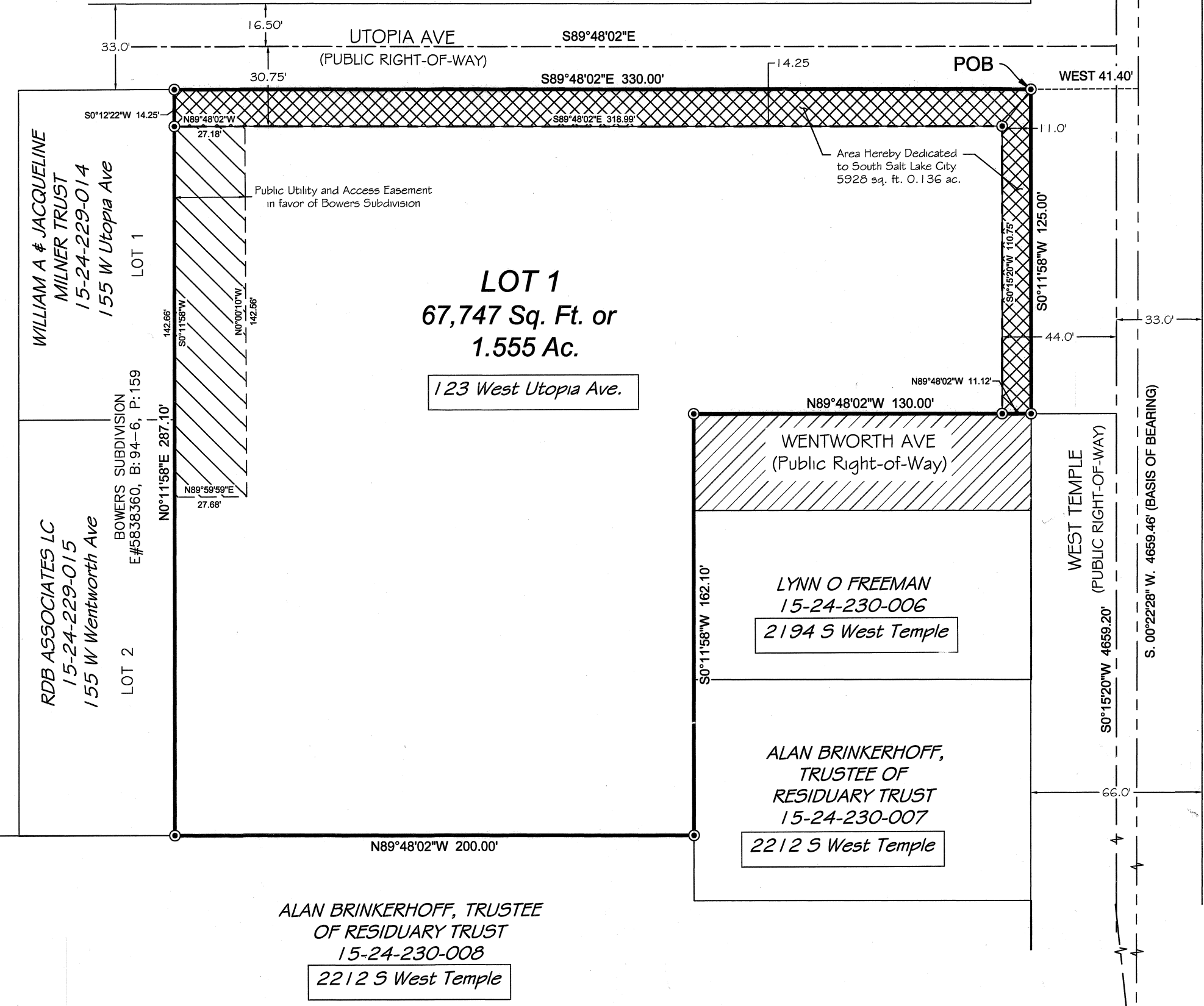
Approved this 27 day of August A.D. 2022
By: Dustin Blood
Title: Estimator

Dominion Energy Utah - Note with NO existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 2 day of September, 2022
By: [Signature]
Title: Pre construction specialist



DEVELOPER:
ALPHA DEVELOPMENT, LLC
166 EAST 14000 SOUTH, STE. 110
DRAPER, UT 84020

OWNER:
BRC ADG QOZB, 1 JV, LLC
166 EAST 14000 SOUTH
SUITE 110
DRAPER UTAH 84020

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. 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 herein in accordance with Section 17-23-17 and have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **UTOPIA APARTMENTS SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 22nd day of June, 2022



BOUNDARY DESCRIPTION

Parcel Consolidation

A parcel of land being a portion of Wentworth Avenue and all of those eight (8) entire tracts described in that Warranty Deed recorded December 23, 2021 as Entry No. 13854760 in Book 11286, at Page 5093 in the Office of the Salt Lake County Recorder. Said parcel of land is located in Lot 11, Block 39, Ten Acre Plat 'A', Big Field Survey in the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Northeast corner of said Lot 11, Block 39, Ten Acre Plat 'A', Big Field Survey being the intersection of the westerly right-of-way line of West Temple Street and the southerly right-of-way line of Utopia Avenue, which is 606.52 feet S 00°22'28" W from a Street Monument at the intersection of 2100 South and West Temple Street and 41.40 feet west; thence S 00°11'58" W (Record = South) 125.00 feet along said westerly right-of-way line of West Temple Street to the northerly right-of-way line of Wentworth Avenue; thence N. 89°48'02" W. (Record = West) 130.00 feet along said northerly right-of-way line; thence S. 00°11'58" W. (Record = South) 162.10 feet; thence N. 89°48'02" W. (Record = West) 200.00 feet to the southeasterly corner of Lot 2, Bowers Subdivision recorded June 1, 1994 as Entry No. 5533500 in Book 94-3, at Page 159 in the Office of said Recorder; thence N. 00°11'58" E. (Plat = N. 0°02'28" E.) 287.10 feet along the easterly line of said Bowers Subdivision to said Southerly right-of-way line of Utopia Avenue; thence S. 89°48'02" E. 330.00 feet along said southerly right-of-way line to the **Point of Beginning**. Basis of Bearing is S 00°22'28" W between the found Street Monuments at the intersection of 2100 South and West Temple and 2700 South and West Temple as shown on the Plat.

The above-described parcel of land contains 73,670 square feet in area or 1.691 acres, more or less.

Includes Parcels 15-24-229-004; 15-24-229-006; 15-24-229-007; 15-24-229-008; 15-229-010; 15-229-011; 15-24-230-003; 15-230-003 and a portion of Wentworth Avenue vacated by Ordinance No. 2021-19 recorded on January 24, 2022 as Entry No. 13875812 in Book 11297 at Page 8846 in the Office of the Salt Lake County Recorder.

OWNERS DEDICATION

Know by all men that these presents that, the undersigned owner BRC ADG QOZB 1 JV, LLC, of the above described tract of land to be hereafter known as

UTOPIA APARTMENTS SUBDIVISION

does hereby certify to have caused this plat to be prepared and does hereby dedicate for the perpetual use of the public, all public roads and other areas shown on this plat as intended 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 same to be used for the installation, maintenance, and operation of the utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown herein.

In witness whereof, I have hereunto set my hand this 27th day of September, 2022

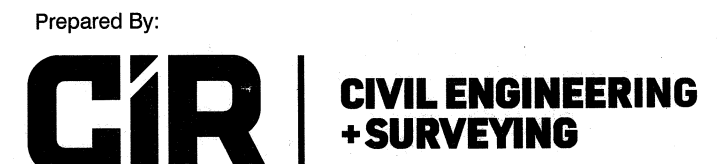
BRC ADG QOZB 1 JV, LLC a Utah limited liability company
By: [Signature]
Print Name: Kip L. Wadsworth
Title: MANAGER (INDIRECT)

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Salt Lake) ss

On this 27th day of September, in the year 2022 before me, Jacqueline R. Hoffmann, a Notary Public, personally appeared Kip L. Wadsworth, the Manager of BRC ADG QOZB 1 JV, LLC who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **UTOPIA APARTMENTS SUBDIVISION** and was signed by him/her on behalf of said Company and acknowledged that he/she/they executed the same.

Commission Number 721215 Signature: Jacqueline R. Hoffmann
My Commission Expires 11-05-2025 Print Name: Jacqueline R. Hoffmann
Name: _____
A Notary Public Commissioned in Utah



Prepared By:
10718 South Beckstead Lane, Suite 102,
South Jordan, Utah 84095
Phone: 435-503-7641

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LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

<p>LUMEN Approved this <u>28</u> day of <u>July</u> A.D. 20<u>22</u> <u>[Signature]</u> Lumen</p>	<p>ZAYO Approved this <u>21</u> day of <u>Sept</u> A.D. 20<u>22</u> <u>[Signature]</u> Zayo</p>	<p>SOUTH SALT LAKE FIRE MARSHAL Approved this <u>7</u> day of <u>October</u> A.D. 20<u>22</u> by the South Salt Lake City Fire Department. <u>[Signature]</u> South Salt Lake Fire Marshal</p>	<p>RECORD OF SURVEY R.O.S. No: _____ County Surveyor Reviewer _____ Date _____</p>	<p>SOUTH SALT LAKE CITY PLANNING COMMISSION Approved as to form this <u>10</u> day of <u>Oct</u> A.D. 20<u>22</u> <u>[Signature]</u> Planning Commission Approval</p>	<p>Found Street Monument 2700 South / West Temple 2.5" Standard Flat Brass</p>	<p>Sheet 1 1 Sheets</p>
<p>COMCAST Approved this <u>28</u> day of <u>July</u> A.D. 20<u>22</u> <u>[Signature]</u> Comcast</p>	<p>SALT LAKE COUNTY HEALTH DEPARTMENT Approved this <u>5</u> day of <u>October</u> A.D. 20<u>22</u> by the Salt Lake County Health Department. <u>[Signature]</u> SLCO, Health Department</p>	<p>SOUTH SALT LAKE COMMUNITY DEVELOPMENT DEPARTMENT Approved as to form this <u>1</u> day of <u>October</u> A.D. 20<u>22</u> <u>[Signature]</u> Community Development Director</p>	<p>SOUTH SALT LAKE CITY ENGINEER Approved as to form this <u>7</u> day of <u>October</u> A.D. 20<u>22</u> <u>[Signature]</u> South Salt Lake City Engineer</p>	<p>APPROVAL AS TO FORM Approved as to form this <u>12</u> day of <u>October</u> A.D. 20<u>22</u> <u>[Signature]</u> South Salt Lake City Attorney</p>	<p>MAYOR APPROVAL Approved as to form this <u>13</u> day of <u>October</u> A.D. 20<u>22</u> <u>[Signature]</u> Mayor</p>	<p>SALT LAKE COUNTY RECORDER Recorded # <u>14091191</u> State of Utah, County of Salt Lake, recorded and filed at the request of <u>Alan Regal</u> Date: <u>4/7/2023</u> Time: <u>2:06pm</u> Book: <u>2023P</u> Page: <u>080</u> Fee \$ <u>52.00</u> <u>[Signature]</u> Deputy Salt Lake County Recorder</p>



15-24-229-006; -007; -010; -016; -017; -018; 230-017; 230-018 15-24-22 \$52.00