

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.

SORENSEN TECHNOLOGY PARK - PLAT 3

PART OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH

OWNER'S 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 SORENSON TECHNOLOGY PARK - PLAT 3, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this 27th day of March, 19 98.

SORTECH, L.L.C. By: Donald E. Wallace Managing Member, Sorventures, Inc.

Its Vice President

ACKNOWLEDGMENT

STATE OF } ss
COUNTY OF }

On the 27th day of March, A.D., 19 98, personally appeared before me, the undersigned notary, Donald E. Wallace, who after being duly sworn, testified to me that he (they) is (are) the general Vice President (partner(s)) of the firm of Sorventures, Inc., which is the manager of SORTECH, L.L.C., existing under the laws of the State of Utah; and that said Owner's Dedication was signed by him in behalf of said company and that said company executed the same.

NOTARY PUBLIC
LAURIE G. CLARK
2511 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
June 19, 2001
STATE OF UTAH

NOTARY PUBLIC
My Commission Expires: 6-19-01

CONSENT TO DEDICATE

The undersigned owner of an equitable or legal interest in the tract of land described herein, 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 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 8 day of April, 19 98.

Utah Power & Light Company
PACIFIC CORP.

By: [Signature]

ACKNOWLEDGEMENT

STATE OF UTAH } ss
COUNTY OF SALT LAKE }

On the 8 day of April, 1998, personally appeared before me PATRI J. PERLIGO, who being by me duly sworn did say, that he, the said SUPERVISOR of UTAH is the AGENT of Utah Power & Light Company, a corporation, and that the within and foregoing instrument was signed in behalf of said by authority of a resolution of its Board of Directors, and said AGENT duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
CLAUDIA CONDOR
1407 West 9th, Temple 9110
Salt Lake City, Utah 84140
My Commission Expires
July 28, 1999
STATE OF UTAH

NOTARY PUBLIC
My Commission Expires: 22 July 1999

CONSENT TO DEDICATE

The undersigned owner of an equitable or legal interest in the tract of land described herein, 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 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 31 day of MARCH, 19 98.

American Telephone & Telegraph Company

By: Grant K. Ohlson

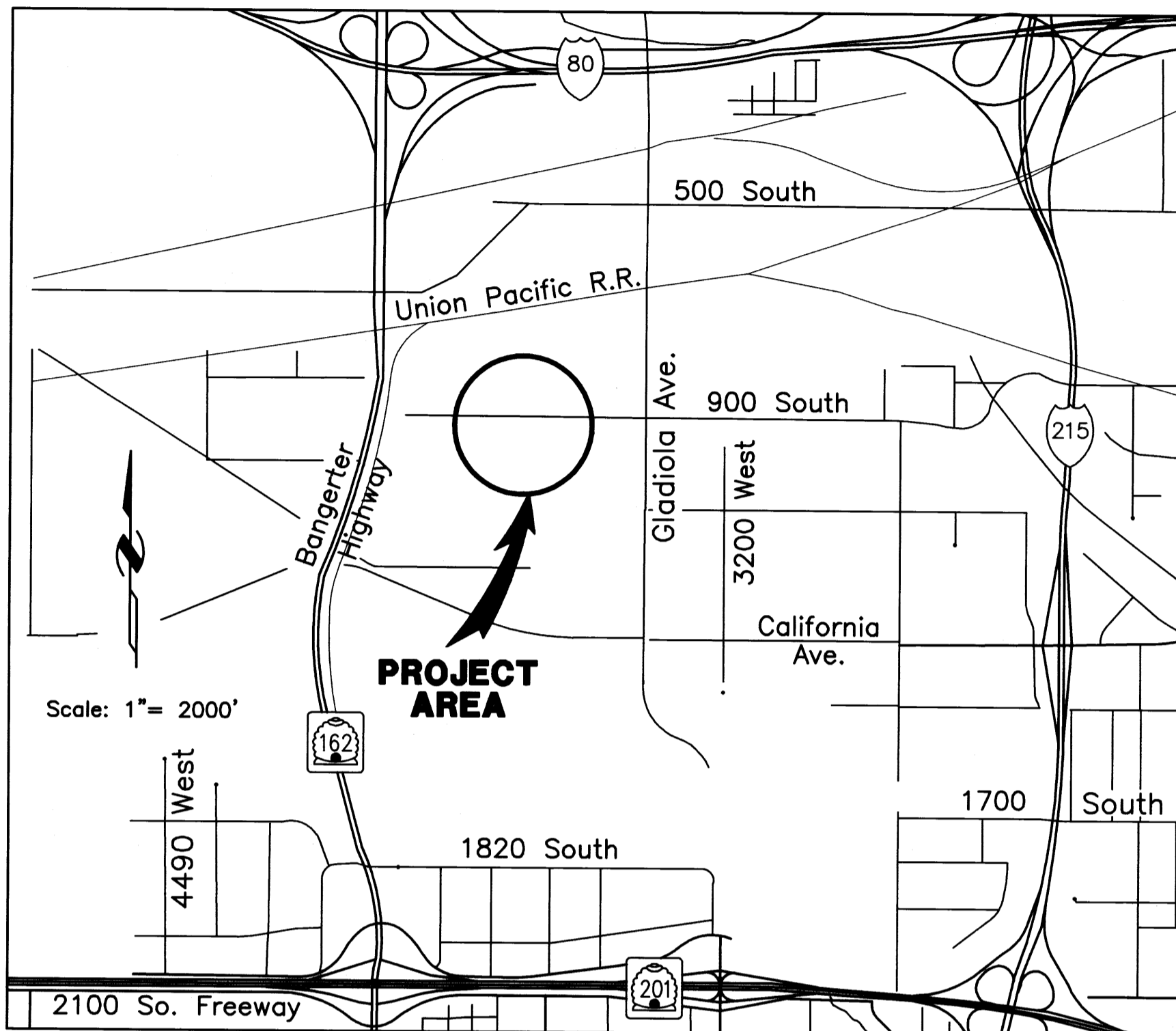
ACKNOWLEDGEMENT

STATE OF } ss
COUNTY OF }

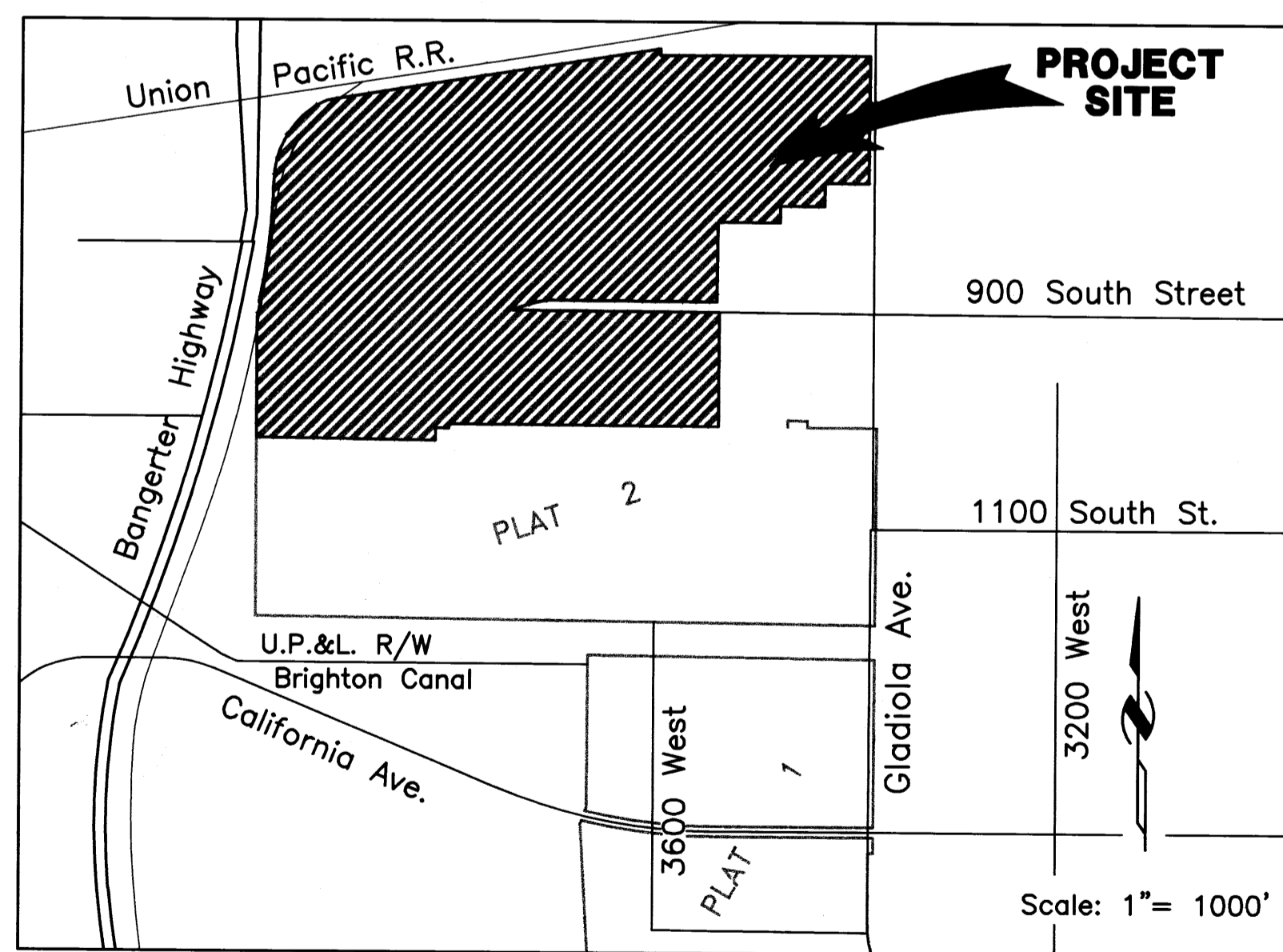
On the 31st day of March, 1998, personally appeared before me Grant K. Ohlson, who being by me duly sworn did say, that he, the said Supervisor of UTAH is the Supervisor of American Telephone & Telegraph Company, a corporation, and that the within and foregoing instrument was signed in behalf of said by authority of a resolution of its Board of Directors, and said Supervisor duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
LAURIE G. CLARK
2511 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
June 19, 2001
STATE OF UTAH

NOTARY PUBLIC
My Commission Expires: 6-19-01



VICINITY MAP



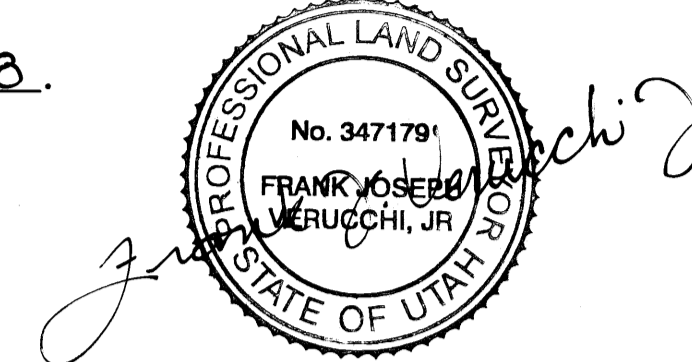
DETAIL MAP

SURVEYOR'S CERTIFICATE

I, Frank J. Verucchi Jr., a Registered Land Surveyor, holding Certificate No. 347179, as prescribed by the State of Utah, and do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as SORENSON TECHNOLOGY PARK - PLAT 3, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 26th day of March, 19 98.

FRANK J. VERUCCHI JR., PLS
License No. 347179



BASIS OF BEARING

North 89°52'25" West along the Section line between the Salt Lake County Survey Monuments found marking the Southeast corner and the South Quarter corner of Section 8, Township 1 South, Range 1 West, Salt Lake Base & Meridian. Referenced as follows:

- 1) Street Dedication Plat of a portion of California Avenue prepared by Keith R. Russell dated June 22, 1993.
- 2) Survey Plat for Construction along California Avenue prepared by H.W. Lochner, Inc., dated Aug. 30, 1993, Project No. 38-808-2.
- 3) Record Subdivisions for Sorenson Technology Park, Plats 1 & 2, as recorded in the Office of the Salt Lake County Recorder.

NOTES

- A) This plat and the survey on which it is based were made in accordance with the accuracy standards adopted by ALTA and ACSM in effect on the date of this certification of an "URBAN" survey.
- B) The survey was completed and the corners set on or before July 1, 1998.
- C) The bearings and distances shown are measured, unless noted otherwise.

NOTICE TO PURCHASERS

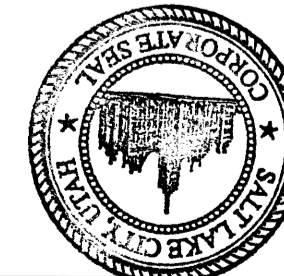
- 1) An Easement has been granted to Salt Lake City Corporation relative to continued airport operations. See Entry No. 6322892, Salt Lake County Recorder's Office. See also entry No. 6325838, No. 6325839, No. 6325842, No. 6325840, No. 6328411.
- 2) Notice is hereby given that the Salt Lake City Fire Marshall, in connection with site plan approvals and the issuance of building permits, may impose, in accordance with City Ordinances, requirements respecting construction of additional on-site fire hydrants and/or fire fighting apparatus access, based upon an examination of the proposed building structure's size, height, bulk, or construction type, to be paid for by the permit applicant and installed and tested prior to any occupancy of any building structures.
- 3) Vacation Ordinance filed by Salt Lake City Corp. Recorded January 27, 1947. Entry No. 1070719
- 4) Waiver of Installation of Public Way Improvements Recorded May 27, 1998 Entry No. 6974570.
- 5) An Ordinance relating to the adoption of an amendment to the Salt Lake City Official Street map. Recorded November 15, 1985 Entry No. 3869405.

LEGAL DESCRIPTION

A portion of Section 8, Township 1 South, Range 1 West, Salt Lake Base & Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point which is North 00°11'17" East 808.24 feet along the Monument line of Gladiola Street and North 89°48'43" West 35.91 feet from the Salt Lake City Monument found marking the intersection of Gladiola Street and 900 South Street (the basis of bearing being North 89°52'25" West 2650.94 feet between the Salt Lake County Survey Monuments found marking the Southeast corner and the South Quarter corner of said Section 8) and running thence North 89°45'58" West 286.89 feet; thence South 00°13'35" West 151.16 feet; thence North 89°44'28" West 287.42 feet; thence South 00°15'21" West 106.30 feet; thence North 89°44'12" West 408.40 feet; thence South 00°15'48" West 516.86 feet to the North right-of-way line of 900 South Street (66.00' feet wide); thence North 89°41'50" West 1104.30 feet along said line to a point of non-tangency with an 842.00 foot radius curve to the left (radius point bears South 08°04'55" East); thence Southwesterly 234.86 feet along the arc of said curve through a central angle of 15°58'54" (chord bears South 73°55'39" West 234.10 feet) to the South right-of-way line of said 900 South Street; thence South 89°41'50" East 1345.03 feet along said line; thence South 00°15'32" West 691.86 feet to the Northwest corner of Lot 24 of Sorenson Technology Park - Plat 2, as recorded in the Office of the Salt Lake County Recorder; thence South 00°07'27" West 43.28 feet along the West line of said Lot 24 to the Northeast corner of Lot 23 of said Sorenson Technology Park - Plat 2; thence North 89°44'28" West 1755.70 feet along the North line of said Sorenson Technology Park - Plat 2 to a point of non-tangency with a 758.00 foot radius curve to the left (radius point bears South 87°23'23" East); thence Southerly 26.97 feet along said North line of Sorenson Technology Park - Plat 2 and along the arc of said curve through a central angle of 02°02'20" (chord bears South 01°35'27" West 26.97 feet); thence North 89°25'43" West 84.00 feet along said line to the West line of 3800 West Street (84.00 feet wide); thence South 00°34'17" West 79.89 feet along said line to the Northeast corner of Lot 20 of said Sorenson Technology Park - Plat 2; thence North 89°25'43" West 1167.18 feet along the North line of said Lot 20 to the East line of the Little Goggin Drain right-of-way; thence North 00°00'14" East 772.81 feet along said line to the Easterly line of the Relocated Railroad right-of-way as shown on that certain "Street Dedication Plat of a portion of California Avenue" prepared by Keith R. Russell, dated June 22, 1993; and to a point of non-tangency with a 2055.00 foot radius curve to the right (radius point bears South 77°59'01" East); thence Northwesterly 8.54 feet along said line and the arc of said curve through a central angle of 00°14'17" (chord bears North 12°08'08" East 8.54 feet); thence North 12°15'18" East 91.30 feet along said line to the centerline of vacated 900 South Street; thence North 89°41'50" East 8.95 feet along said line to the Easterly right-of-way line of Bangerter Highway and to a point of non-tangency with a 3849.72 foot radius curve to the left (radius point bears North 77°28'29" West); thence Northerly 725.39 feet along the arc of said curve through a central angle of 10°47'46" (chord bears North 07°07'38" East 724.31 feet); thence North 01°43'44" East 75.70 feet to a point of tangency with a 579.72 foot radius curve to the right (radius point bears South 88°16'16" East); thence Northeasterly 653.22 feet along the arc of said curve through a central angle of 64°33'37" (chord bears North 34°00'33" East 619.21 feet); to the Southerly line of the Union Pacific Railroad right-of-way; thence North 81°05'54" East 2194.06 feet along said line; thence South 00°03'15" East 42.00 feet along said line; thence North 89°53'16" East 1367.24 feet along said line; thence South 00°15'44" West 820.68 feet to the point of beginning.

Contains 173.84 acres, more or less.



RECORDED
SEP 2 1 1998
CITY RECORDER

CITY APPROVAL
PRESENTED TO SALT LAKE CITY
THIS 21st DAY OF SEP, A.D. 1998, AND IS HEREBY APPROVED.
[Signature]
SALT LAKE CITY MAYOR
[Signature]
SALT LAKE CITY CHIEF DEPUTY RECORDER

SALT LAKE COUNTY RECORDER
7093353
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED
AND FILED AT THE REQUEST OF SORTECH L.L.C.
DATE 9-23-98 TIME 11:24 AM BOOK 98-99 PAGE 263
FEES \$146.00
[Signature]
DEPUTY SALT LAKE COUNTY RECORDER

NUMBER _____	PREPARED BY: B BINGHAM ENGINEERING 5160 WILEY POST WAY SALT LAKE CITY, UTAH 84116 532-2520	PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS DAY OF <u>April</u> A.D. 19 <u>98</u> <u>[Signature]</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY PLANNING DIRECTOR APPROVED THIS <u>28th</u> DAY OF <u>July</u> , 19 <u>98</u> , BY THE SALT LAKE CITY PLANNING COMMISSION. <u>[Signature]</u> SALT LAKE CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION 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. <u>[Signature]</u> 5-29-98 CITY ENGINEER DATE <u>[Signature]</u> 5-28-98 CITY SURVEYOR DATE	CITY ATTORNEY APPROVED AS TO FORM THIS <u>15</u> DAY OF <u>September</u> , A.D. 19 <u>98</u> , AND IS HEREBY APPROVED. <u>[Signature]</u> SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS <u>21st</u> DAY OF <u>SEP</u> , A.D. 19 <u>98</u> , AND IS HEREBY APPROVED. <u>[Signature]</u> SALT LAKE CITY MAYOR <u>[Signature]</u> SALT LAKE CITY CHIEF DEPUTY RECORDER	SALT LAKE COUNTY RECORDER # 7093353 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>SORTECH L.L.C.</u> DATE <u>9-23-98</u> TIME <u>11:24 AM</u> BOOK <u>98-99</u> PAGE <u>263</u> FEES <u>\$146.00</u> <u>[Signature]</u> DEPUTY SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>4</u> SHEETS
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98-99-263 1st 4

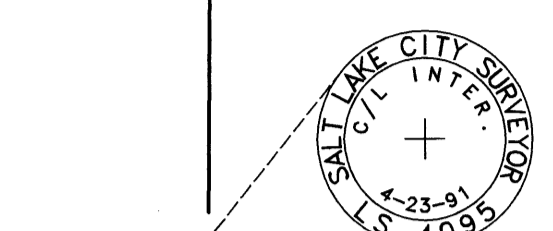
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SORENSEN TECHNOLOGY PARK - PLAT 3

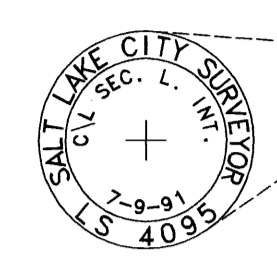
PART OF SECTION 8
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH

EAST QUARTER CORNER,
SECTION 8, T1S, R1W, SLB&M.
LOCATED BY S.L.CO. REFERENCE TIES
(REFERENCE ONLY)

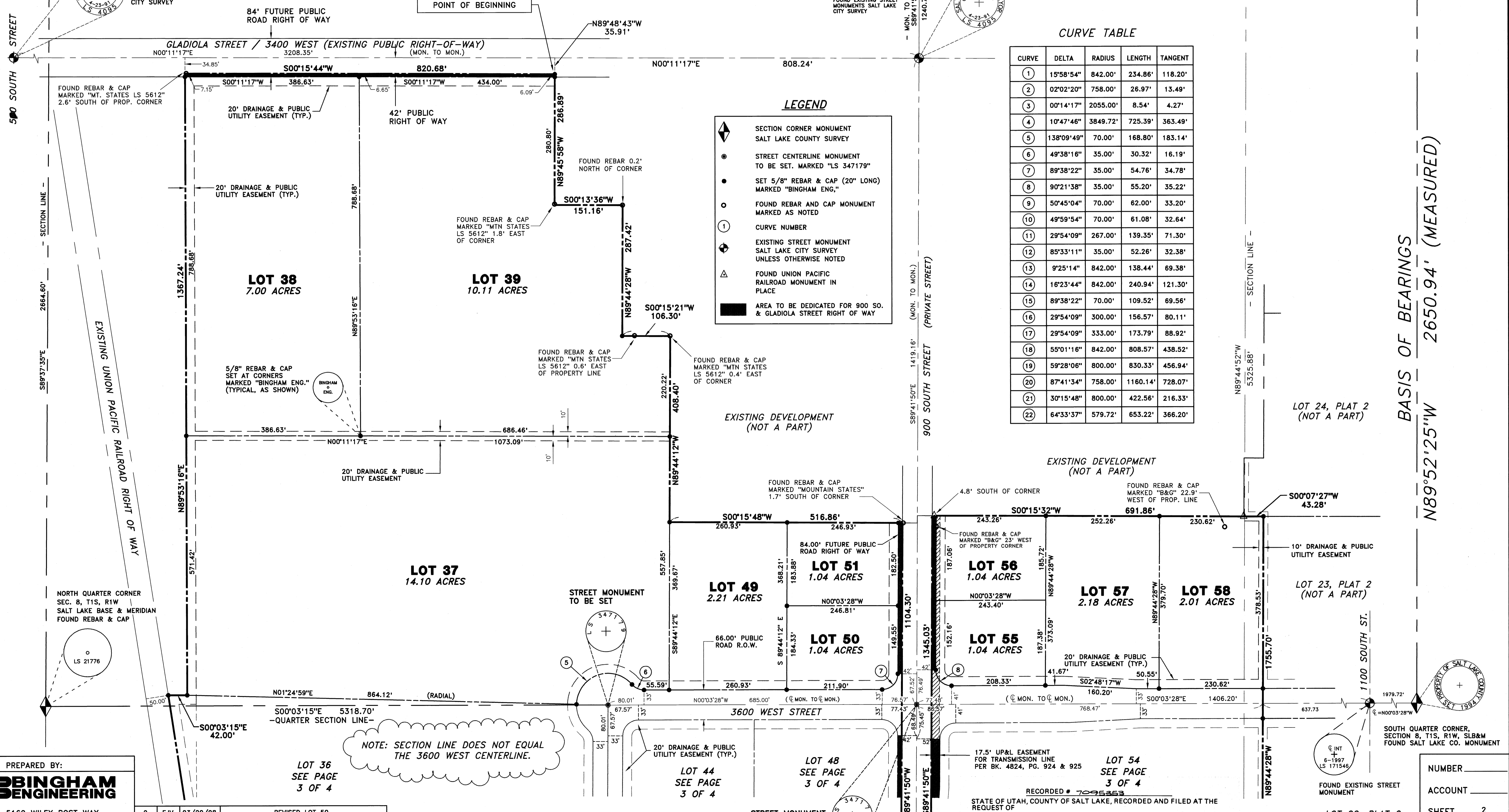
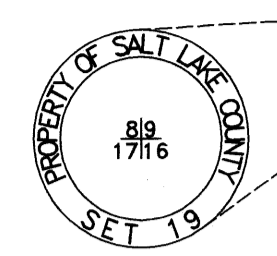
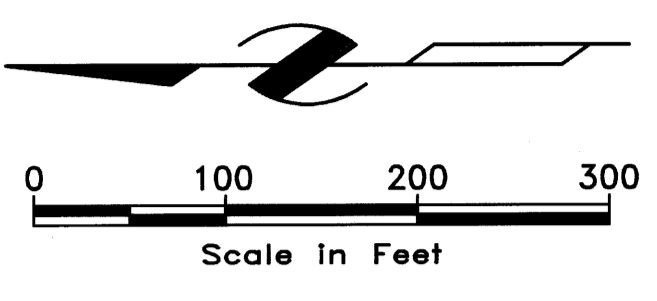
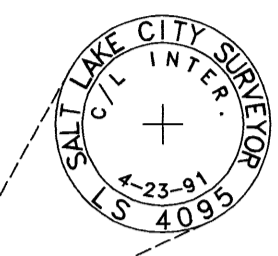
NORTHEAST CORNER,
SECTION 8, T1S, R1W, SLB&M.
LOCATED BY S.L.CO. REFERENCE TIES
(REFERENCE ONLY)



FOUND EXISTING STREET
MONUMENT SALT LAKE
CITY SURVEY



FOUND EXISTING STREET
MONUMENTS SALT LAKE
CITY SURVEY



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	15°58'54"	842.00'	234.86'	118.20'
2	02°02'20"	758.00'	26.97'	13.49'
3	00°14'17"	2055.00'	8.54'	4.27'
4	10°47'46"	3849.72'	725.39'	363.49'
5	138°09'49"	70.00'	168.80'	183.14'
6	49°38'16"	35.00'	30.32'	16.19'
7	89°38'22"	35.00'	54.76'	34.78'
8	90°21'38"	35.00'	55.20'	35.22'
9	50°45'04"	70.00'	62.00'	33.20'
10	49°59'54"	70.00'	61.08'	32.64'
11	29°54'09"	267.00'	139.35'	71.30'
12	85°33'11"	35.00'	52.26'	32.38'
13	9°25'14"	842.00'	138.44'	69.38'
14	16°23'44"	842.00'	240.94'	121.30'
15	89°38'22"	70.00'	109.52'	69.56'
16	29°54'09"	300.00'	156.57'	80.11'
17	29°54'09"	333.00'	173.79'	88.92'
18	55°01'16"	842.00'	808.57'	438.52'
19	59°28'06"	800.00'	830.33'	456.94'
20	87°41'34"	758.00'	1160.14'	728.07'
21	30°15'48"	800.00'	422.56'	216.33'
22	64°33'37"	579.72'	653.22'	366.20'

LEGEND

- SECTION CORNER MONUMENT SALT LAKE COUNTY SURVEY
- STREET CENTERLINE MONUMENT TO BE SET. MARKED "LS 347179"
- SET 5/8" REBAR & CAP (20" LONG) MARKED "BINGHAM ENG."
- FOUND REBAR AND CAP MONUMENT MARKED AS NOTED
- CURVE NUMBER
- EXISTING STREET MONUMENT SALT LAKE CITY SURVEY UNLESS OTHERWISE NOTED
- FOUND UNION PACIFIC RAILROAD MONUMENT IN PLACE
- AREA TO BE DEDICATED FOR 900 SO. & GLADIOLA STREET RIGHT OF WAY

BASIS OF BEARINGS
2650.94' (MEASURED)
N89°52'25"W

98-9P-263 part 4

PREPARED BY:
BINGHAM ENGINEERING

5160 WILEY POST WAY
SALT LAKE CITY, UTAH
84116 532-2520

Rev.	By	Date	Remarks
2	FJV	03/20/98	REVISED LOT 50
1	FJV	03/19/98	REVISED LOTS 54/55

NOTE: SECTION LINE DOES NOT EQUAL THE 3600 WEST CENTERLINE.

RECORDED # 7095353
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
SORTECH, L.L.C.
DATE 9-23-98 TIME 11:17 A.M. BOOK 98-9P PAGE 263
#14622
FEE \$
CLERK SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 2
OF 4 SHEETS

PLATMAN'S NOTE: SEE AFFIDAVIT RECORDED AT 7130AAA BK. 8136 PG. 2478 CONTAINING EASEMENTS ON SHEET 4 OF 4

98-9P-263

SORENSEN TECHNOLOGY PARK - PLAT 3

PART OF SECTION 8
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH

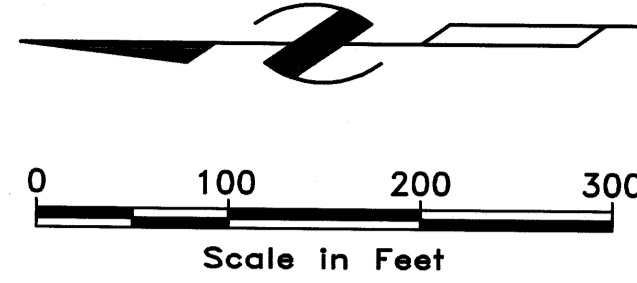
SOUTHEAST QUARTER CORNER,
SECTION 8, T1S, R1W, SLB&M
FOUND SALT LAKE CO. MONUMENT

EAST QUARTER CORNER,
SECTION 8, T1S, R1W, SLB&M.
LOCATED BY S.L.CO. REFERENCE TIES

SOUTH QUARTER CORNER,
SECTION 8, T1S, R1W, SLB&M
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LEGEND

- ◆ SECTION CORNER MONUMENT
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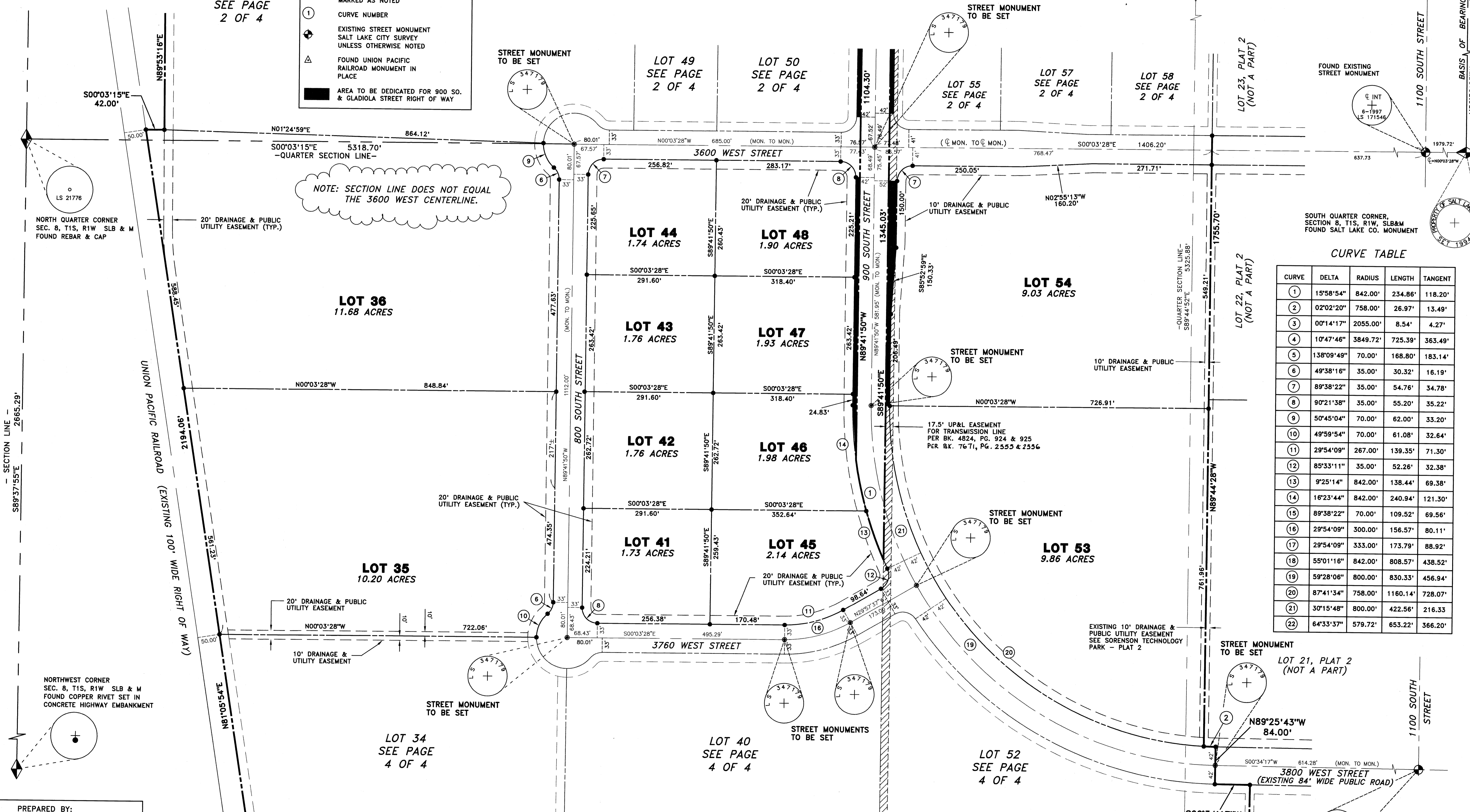


LOT 37
SEE PAGE
2 OF 4

NOTE: SECTION LINE DOES NOT EQUAL
THE 3600 WEST CENTERLINE.

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1	15°58'54"	842.00'	234.86'	118.20'
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SORTECH, L.L.C.
DATE 9-23-98 TIME 11:17 A.M. BOOK 98-92 PAGE 263
FEE \$ 140.00
DEPUTY SALT LAKE COUNTY RECORDER

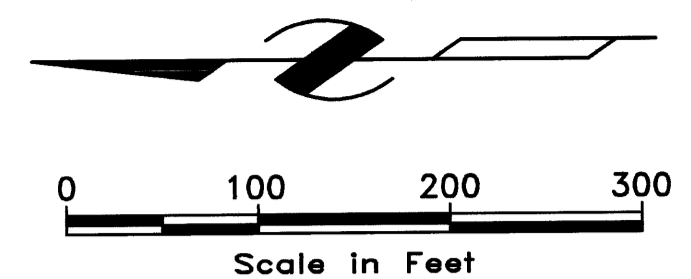
WEST QUARTER CORNER
SEC. 8, T1S, R1W, SLB & M
NO MONUMENT OR
WITNESS CORNERS FOUND
LOCATED BY S.L.CO. REFERENCE TIES

NUMBER _____
ACCOUNT _____
SHEET 3
OF 4 SHEETS

98-92-263 304

SORENSEN TECHNOLOGY PARK - PLAT 3

PART OF SECTION 8
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH



LEGEND

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& GLADIOLA STREET RIGHT OF WAY

LOT 35
SEE PAGE 3 OF 4

LOT 41
SEE PAGE 3 OF 4

LOT 45
SEE PAGE 3 OF 4

LOT 53
SEE PAGE 3 OF 4

LOT 21, PLAT 2
(NOT A PART)

LOT 34
12.09 ACRES

LOT 40
21.06 ACRES

LOT 52
24.38 ACRES

LOT 20, PLAT 2
(NOT A PART)

AREA TO BE DEDICATED TO SALT
LAKE CITY CORPORATION FOR THE
PURPOSE OF A DETENTION BASIN
8.40 ACRES

GOGGIN DRAIN CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
23	36°01'36"	25.00'	15.72'	8.13'
24	70°07'58"	88.00'	107.72'	12.48'
25	72°13'46"	30.00'	37.82'	21.88'
26	5°48'59"	3886.71'	394.56'	197.45'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	15°58'54"	842.00'	234.86'	118.20'
2	02°02'20"	758.00'	26.97'	13.49'
3	00°14'17"	2055.00'	8.54'	4.27'
4	10°47'46"	3849.72'	725.39'	363.49'
5	138°09'49"	70.00'	168.80'	183.14'
6	49°38'16"	35.00'	30.32'	16.19'
7	89°38'22"	35.00'	54.76'	34.78'
8	90°21'38"	35.00'	55.20'	35.22'
9	50°45'04"	70.00'	62.00'	33.20'
10	49°59'54"	70.00'	61.08'	32.64'
11	29°54'09"	267.00'	139.35'	71.30'
12	85°33'11"	35.00'	52.26'	32.38'
13	9°25'14"	842.00'	138.44'	69.38'
14	16°23'44"	842.00'	240.94'	121.30'
15	89°38'22"	70.00'	109.52'	69.56'
16	29°54'09"	300.00'	156.57'	80.11'
17	29°54'09"	333.00'	173.79'	88.92'
18	55°01'16"	842.00'	808.57'	438.52'
19	59°28'06"	800.00'	830.33'	456.94'
20	87°41'34"	758.00'	1160.14'	728.07'
21	30°15'48"	800.00'	422.56'	216.33'
22	64°33'37"	579.72'	653.22'	366.20'

SECTION LINE - S89°37'55"E 2665.29'

UNION PACIFIC RAILROAD (EXISTING 100' WIDE RIGHT OF WAY)

SECTION LINE - S89°41'50"E

SECTION LINE - S00°00'16"W

SECTION LINE - S89°44'52"E

SECTION LINE - N89°25'43"W

NORTHWEST CORNER
SEC. 8, T1S, R1W SLB & M
FOUND RIVET SET IN
CONCRETE HIGHWAY EMBANKMENT

SOUTHWEST CORNER
SEC. 8, T1S, R1W SLB & M
FOUND SALT LAKE COUNTY
BRASS CAP MONUMENT
SET IN CONCRETE

PREPARED BY:
BINGHAM ENGINEERING
5160 WILEY POST WAY
SALT LAKE CITY, UTAH
84116 532-2520

Rev.	By	Date	Remarks
2	FJV	03/20/98	REVISED LOT 50
1	FJV	05/19/98	REVISED LOTS 54/55

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.

RECORDED # 7095353
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
SORTECH, L.L.C.
DATE 9-23-98 TIME 11:17 A.M. BOOK 98-92 PAGE 263
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

WEST QUARTER CORNER
SEC. 8, T1S, R1W SLB & M
NO MONUMENT OR
WITNESS CORNERS FOUND
(REFERENCE ONLY)

NUMBER _____
ACCOUNT _____
SHEET 4
OF 4 SHEETS

PLATMAN'S NOTE: SEE AFFIDAVIT RECORDED WITH ENTRY # 444 R.L.P. 03/20/98 2478 CORRECTING EASEMENTS OF PLAT 4 OF 4

98-92-263

98-92-263