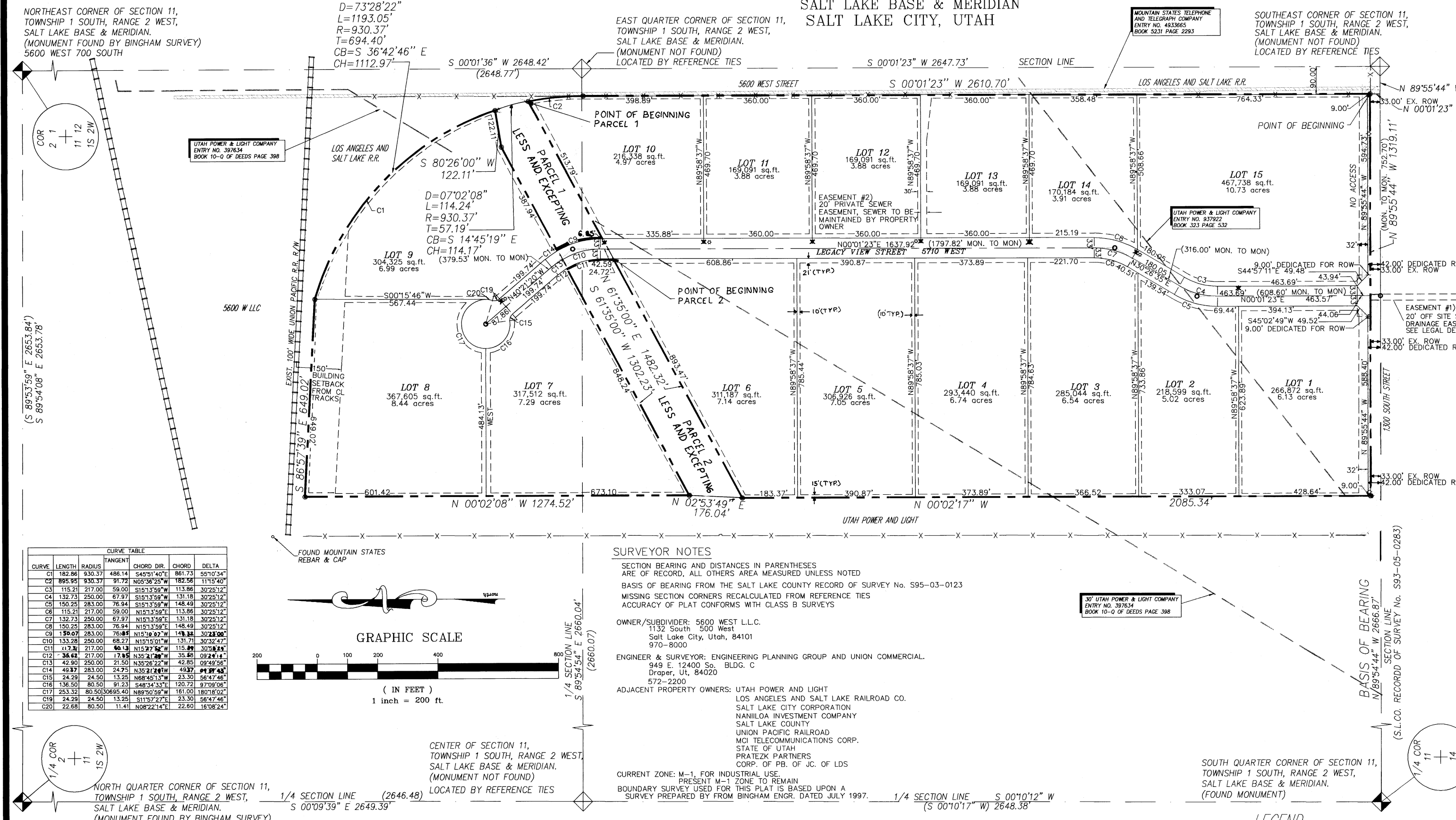
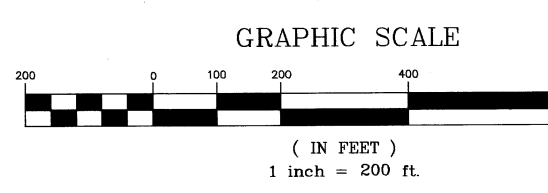


LEGACY INDUSTRIAL PARK

LOCATED IN THE SOUTH 1/2 OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH



CURVE	LENGTH	RADIUS	CHORD DR.	CHORD	DELTA
C1	182.81	283.37	488.14	447.04	80.73
C2	195.91	330.37	517.72	469.52	87.30
C3	175.71	270.00	460.00	417.34	73.74
C4	132.71	200.00	337.37	313.59	53.78
C5	100.00	150.00	250.00	233.14	41.41
C6	115.21	177.50	290.00	263.24	47.94
C7	120.00	180.00	300.00	270.00	49.10
C8	150.21	220.00	360.00	324.00	59.99
C9	155.21	220.00	360.00	324.00	59.99
C10	170.00	250.00	400.00	360.00	67.28
C11	170.00	250.00	400.00	360.00	67.28
C12	180.00	270.00	420.00	378.00	71.56
C13	180.00	270.00	420.00	378.00	71.56
C14	190.00	290.00	440.00	396.00	75.94
C15	190.00	290.00	440.00	396.00	75.94
C16	200.00	300.00	450.00	405.00	79.67
C17	200.00	300.00	450.00	405.00	79.67
C18	210.00	315.00	472.50	425.25	83.62
C19	210.00	315.00	472.50	425.25	83.62
C20	220.00	330.00	495.00	450.00	87.73
C21	220.00	330.00	495.00	450.00	87.73
C22	220.00	330.00	495.00	450.00	87.73
C23	220.00	330.00	495.00	450.00	87.73
C24	220.00	330.00	495.00	450.00	87.73
C25	220.00	330.00	495.00	450.00	87.73
C26	220.00	330.00	495.00	450.00	87.73
C27	220.00	330.00	495.00	450.00	87.73
C28	220.00	330.00	495.00	450.00	87.73
C29	220.00	330.00	495.00	450.00	87.73
C30	220.00	330.00	495.00	450.00	87.73



SURVEYOR NOTES
SECTION BEARING AND DISTANCES IN PARENTHESES ARE OF RECORD. ALL OTHERS AREA MEASURED UNLESS NOTED.
BASIS OF BEARING FROM THE SALT LAKE COUNTY RECORD OF SURVEY NO. 595-03-0123.
MISSING SECTION CORNERS RECALCULATED FROM REFERENCE TIES.
ACCURACY OF PLAT CONFORMS WITH CLASS B SURVEYS.

OWNER/SUBDIVIDER: 5600 WEST L.L.C.
1132 South 500 West
Salt Lake City, Utah, 84101
970-8000

ENGINEER & SURVEYOR: ENGINEERING PLANNING GROUP AND UNION COMMERCIAL
949 E. 12400 S., BLDG. C
DRAPER, UT 84020
572-2200

ADJACENT PROPERTY OWNERS: UTAH POWER AND LIGHT
LOS ANGELES AND SALT LAKE RAILROAD CO.
SALT LAKE CITY CORPORATION
HARBILA INVESTMENT COMPANY
SALT LAKE COUNTY
UNION PACIFIC RAILROAD
MO TELECOMMUNICATIONS CORP.
STATE OF UTAH
PRATEX PARTNERS
CORP. OF P.B. OF J.C. OF LDS

CURRENT ZONE: M-1, FOR INDUSTRIAL USE.
PRESENT M-1 ZONE TO REMAIN.
KEY USED FOR THIS PLAT IS BASED UPON A SURVEY PREPARED BY FROM BINGHAM ENGR. DATED JULY 1997.

- LEGEND**
- PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING RAILROAD
 - PROPERTY BOUNDARY
 - EX. FENCE
 - EX. SECTION LINE
 - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - FOR FRONTS
 - FOR REARS
 - OR AS NOTED
 - PROPOSED EASEMENT
 - EX. EASEMENT
 - #5 REBAR AND CAP TO BE SET (L.S. 259961)
 - SECTION CORNER NOT FOUND
 - FOUND SECTION CORNER
 - CITY STD. BRASS CAP MONUMENT TO BE SET
 - GENERAL NOTE:
FRONT LOT CORNERS TO HAVE RIVET IN CURB FOR POINT ON LINE OF PROPERTY LINE WITH #5 REBAR AND CAP ON REAR LOT LINE.

NOTICE TO PURCHASERS

- AN AVIGATION EASEMENT HAS BEEN RECORDED ON ALL PARCELS COVERED BY THIS PLAT.
- NO INGRESS OR EGRESS SHALL BE ALLOWED ALONG SEWOM.
- FRONT YARD SETBACK IS REQUIRED ALONG 5600 WEST STREET.
- SALT LAKE COUNTY LANDFILL IS LOCATED TO THE WEST AND CONTIGUOUS TO THE SUBJECT DEVELOPMENT.
- 5600 WEST STREET IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SALT LAKE CITY TRANSPORTATION MASTER PLAN, ENTRY NO. 128741, BOOK/PAGE 7445/1554.
- SAD PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A SALT LAKE CITY CORPORATION EASEMENT ENTRY NO. 254606, BOOK/PAGE 6115/104.
- SAD PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A SALT LAKE CITY ORDINANCE, ENTRY NO. 598366, BOOK/PAGE 7053/895.

QUESTAR GAS
UTILITY EASEMENTS APPROVED
DATE: SEPT. 16, 1998
BY: [Signature]

OWNERS 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 **LEGACY INDUSTRIAL PARK**, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with supplies of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this 17th day of Sept., 1998.

5600 WEST L.L.C.
Douglas Anderson - MANAGER
By: [Signature]

UTAH POWER AND LIGHT CO. CONSENT TO DEDICATE
The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, 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 by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their 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 17th day of Sept., 1998.

UTAH POWER AND LIGHT COMPANY
By: [Signature]

UTAH POWER AND LIGHT ACKNOWLEDGMENT
STATE OF UTAH: SS
COUNTY OF SALT LAKE: SS
On the 17th day of Sept., 1998, personally appeared before me Dennis M. Anderson, Notary Public, the undersigned owner(s) of the above-described tract of land, who is/are the owner(s) of UTAH POWER AND LIGHT COMPANY, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation, and that the within and foregoing instrument was duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
My Commission Expires: 22 JULY 1999

CITY APPROVALS

PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS DAY OF <u>October</u> , A.D. 19 <u>98</u> [Signature]	CITY PLANNING DIRECTOR APPROVED THIS <u>30th</u> DAY OF <u>December</u> , 19 <u>98</u> , BY THE SALT LAKE CITY PLANNING COMMISSION [Signature]	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. DATE: <u>10-21-98</u> [Signature]	CITY ATTORNEY APPROVED AS TO FORM THIS DAY OF <u>December</u> , A.D. <u>1998</u> , AND IS HEREBY APPROVED. [Signature]
--	--	---	---

SURVEYOR'S CERTIFICATE

I, DERRICK S. SMITH, do hereby certify that I am a registered Land Surveyor, and that I hold Certificate No. 259961, as prescribed under the laws of the State of Utah. 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 below, and have subdivided said tract of land into lots and streets, hereafter to be known as LEGACY INDUSTRIAL PARK, and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
Beginning at the intersection of the Westerly line of the Los Angeles and Salt Lake Railroad right of way and the Northern Right of Way line of 1300 South Street; said point being N 89°55'44" W 90.00' feet along the Section Line and N 00°01'23" E 33.00' feet from the Southeast Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence N 89°55'44" W along said Northern Line 1319.11 feet to the Eastern line of the Utah Power and Light Right of Way; thence along said Utah Power and Light Right of Way the following three (3) calls: N 00°02'17" W 2085.34 feet, thence N 02°53'49" E 176.04 feet; thence N 00°02'08" W 1274.52 feet to the Southern line of Union Pacific Railroad Right of Way, thence S 86°57'39" E along Southern line 845.02 feet to a point of non-tangency with a 630.37 foot radius curve to the right; thence Southeasterly 1193.05 feet along said curve through a central angle of 73°28'22" (chord bears S 54°24'48" E 1192.87 feet) to the Westerly line of the Los Angeles and Salt Lake Railroad Right of Way; thence S 00°01'23" W 2610.70 feet to the point of beginning.

Less and excepting the following parcels:
PARCEL 1
Beginning at a point that is N 00°01'23" E 1776.1 feet along the Section Line and West 107.91 feet from the East Quarter Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence S 41°50'0" W 82.98 feet to a point of non-tangency with a 285.00' radius curve to the left, thence along arc of said curve 120.07 feet through a delta of 303°00' (chord bears N 18°10'0" W 148.32 feet), thence N 61°56'00" E 387.91 feet, thence S 86°57'39" E 12.11 feet to a point of non-tangency with a 671.00' radius non-tangent curve to the right, thence along arc of said curve 173.31 feet through a delta of 303°00' (chord bears S 19°22'00" E 118.89 feet), thence S 00°01'23" W 42.59 feet to the point of beginning.
Parcel contains 81.85 acres, more or less.

PARCEL 2
Beginning at a point that is S 00°01'23" W 108.46 feet along the Section Line and West 107.91 feet from the East Quarter Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence S 41°50'0" W 82.98 feet to a point of non-tangency with a 285.00' radius curve to the left, thence along arc of said curve 120.07 feet through a delta of 303°00' (chord bears N 18°10'0" W 148.32 feet), thence N 61°56'00" E 387.91 feet, thence S 86°57'39" E 12.11 feet to a point of non-tangency with a 671.00' radius non-tangent curve to the right, thence along arc of said curve 173.31 feet through a delta of 303°00' (chord bears S 19°22'00" E 118.89 feet), thence S 00°01'23" W 42.59 feet to the point of beginning.
Parcel contains 81.85 acres, more or less.

EASEMENT #1 - A PRIVATE EASEMENT
CENTERLINE OF A 20' OFFSITE STORM DRAINAGE EASEMENT LEGAL DESC. (10' EITHER SIDE OF CL DESC.)
BEGINNING at a point that is N 89°55'44" W 757.70 feet along the Section Line and N 00°01'23" E 32.73 feet from the Southeast Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence S 00°01'23" W 333.54 feet to the point of terminus.

EASEMENT #2
CENTERLINE OF A 20' SEWER EASEMENT LEGAL DESC. (10' EITHER SIDE OF CL DESC.)
BEGINNING at a point that is N 00°01'23" E 1511.83 feet along the Section Line and East 103.26 feet from the South Corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence N 89°59'03" E 324.24 feet and S 83°13'44" E 210.00 feet to the point of terminus.

DEED
DERRICK S. SMITH
DATE: 9-17-98
CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
County of Salt Lake
On the 21st day of September, 1998, personally appeared before me, Douglas M. Anderson, the signer of this foregoing instrument, who being by me duly sworn or affirmed did say that he is/are the Manager of 5600 West L.L.C., a Limited Liability Company, and that the within owner's dedication was signed in behalf of said Legacy Industrial Park, by authority of Salt Lake L.L.C., and the said Limited Liability Company.

acknowledged to me that said owner/owners freely and voluntarily for and in behalf of said Limited Liability Company for the purpose stated mentioned.
executed the same
Glenn S. Montoya
MY COMMISSION EXPIRES 5-15-2001
NOTARY PUBLIC
RESIDING IN Salt Lake County, Utah

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
County of Salt Lake
On the 21st day of September, 1998, personally appeared before me, Douglas M. Anderson, who being by me duly sworn or affirmed did say that he is/are the Manager of 5600 West L.L.C., a Limited Liability Company, and that the within owner's dedication was signed in behalf of said Legacy Industrial Park, by authority of Salt Lake L.L.C., and the said Limited Liability Company acknowledged to me that said owner/owners freely and voluntarily for and in behalf of said Limited Liability Company for the purpose stated mentioned.
executed the same
MY COMMISSION EXPIRES 5-15-2001
NOTARY PUBLIC
RESIDING IN Salt Lake County, Utah

RECORDED
DEC 14 1998
CITY RECORDER
LEGACY INDUSTRIAL PARK
LOCATED IN THE SOUTH 1/2 OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF 5600 West L.L.C.
DATE: 12-15-98 TIME: 2:37pm BOOK: 98-12P PAGE: 344
FEES: \$161.00 ENTRY #: 7187827
Christina Meeker SALT LAKE COUNTY RECORDER

UTD APPROVAL
PRESENTED TO SALT LAKE CITY THIS 14th DAY OF Dec., A.D. 1998, AND IS HEREBY APPROVED.
Kate Christy SALT LAKE CITY MAYOR

APPROVED AS TO FORM THIS DAY OF Dec, A.D. 1998, AND IS HEREBY APPROVED.
Christina Meeker SALT LAKE CITY CLERK DEPUTY RECORDER

98-12P-344

15 Nov 1998 15:05:33 30 1598