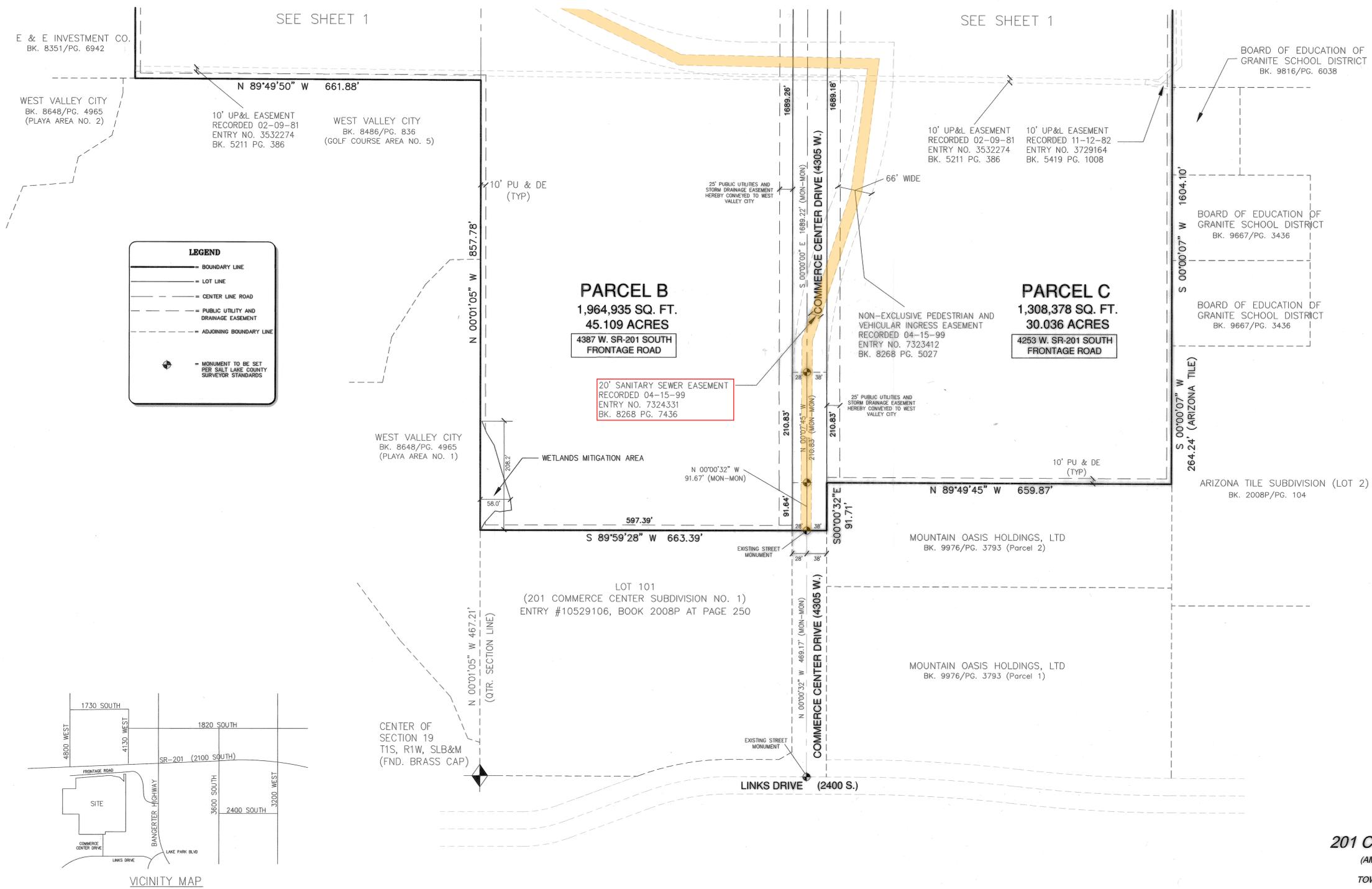
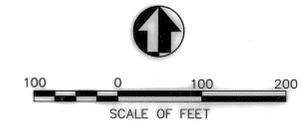


# 201 COMMERCE CENTER SUBDIVISION NO. 2

(AMENDING PARCEL A, 201 COMMERCE CENTER SUBDIVISION NO. 1)  
 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



**201 COMMERCE CENTER SUBDIVISION NO. 2**  
 (AMENDING PARCEL A, 201 COMMERCE CENTER SUBDIVISION NO. 1)  
 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

**PSOMAS**

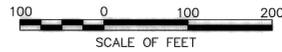
4179 RIVERBOAT ROAD  
 Salt Lake City, Utah 84123  
 (801) 270-5777 (801) 270-5782 (FAX)

|                            |                  |
|----------------------------|------------------|
| DATE:<br>03-20-13          | DESIGNED:<br>BDA |
| SCALE:<br>1" = 100'        | DRAFTED:<br>FHD  |
| PROJECT No.:<br>80LM010100 | CHECKED:<br>BDA  |

SALT LAKE COUNTY RECORDER  
 ENTRY NUMBER 116216564  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
 REQUEST OF WEST VALLEY CITY  
 DATE 4-25-2013 TIME 3:03PM BOOK 2013P PAGE 74  
 FEE \$ 62.00  
 DEPUTY, SALT LAKE COUNTY RECORDER

# 201 COMMERCE CENTER SUBDIVISION NO. 2

(AMENDING PARCEL A, 201 COMMERCE CENTER SUBDIVISION NO. 1)  
 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 |

### SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 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 parcels and streets, together with easements hereafter known as **201 Commerce Center Subdivision No. 2** and that the same has been correctly surveyed and staked on the ground as shown on this Plat.

March 20, 2013  
Date

### BOUNDARY DESCRIPTION

All of Parcel A, 201 Commerce Center Subdivision No. 1, recorded September 26, 2008, Book 2008P, Page 250, 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" East 416.88' feet along the section line and South 00°00'57" East 80.00' 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 two (2) courses coincident with said South line of 2100 South Frontage Road (1) South 89°46'20" East 1324.29' feet (2) South 84°47'20" East 361.70' feet; thence South 47°23'20" East 55.16' feet; thence North 00°20'37" East 33.66' feet to said South line; thence the following two (2) courses coincident with said South line of 2100 South Frontage Road (1) South 84°47'20" East 2.56' feet (2) South 85°51'20" East 13.05' feet to the 1/16 line; thence coincident with said 1/16 line South 00°00'07" West 87.74' feet; thence North 47°23'30" West 78.14' feet; thence North 88°17'28" West 20.00' feet; thence South 01°42'32" West 69.05' feet; thence North 90°00'00" East 79.56' feet to the 1/16 line; thence coincident with said 1/16 line South 00°00'07" West 1604.10' feet; thence South 00°00'07" West 264.24' feet coincident with said 1/16 line and the Arizona Title Subdivision (Book 2008P/Page 104 of the Salt Lake County Records); thence North 89°49'45" West 659.87' feet; thence South 00°00'32" East 91.71' feet to a southeast corner of Parcel A of 201 Commerce Center Subdivision No. 1, as recorded in the office of the Salt Lake County Recorder, said southeast corner being located on the Easterly Right-of-Way line of New Commerce Drive; thence coincident with the south line of said Parcel A, South 89°59'28" West 663.39' feet to the center quarter section line; thence North 00°01'05" West 857.78' feet coincident with the 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 414.98' feet to the POINT OF BEGINNING.

Contains 78.748 acres, 2 Parcels

### OWNER'S DEDICATION

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 parcels and streets, together with easements to be hereafter known as, **201 Commerce Center Subdivision No. 2** 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 West Valley City, and to any and all public utility companies a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat. The undersigned owner also hereby conveys any other easements shown on this plat to the parties indicated and for the purposes shown hereon. In witness whereof I have hereunto set my hand this 20th day of MARCH, A.D., 2013.

David S. Layton, Manager of **201CC HOLDINGS, LLC**, MANAGER OF **201CC LAND, LLC** FORMERLY KNOWN AS **THE ARGENT GROUP 201, LLC**

### CORPORATE ACKNOWLEDGEMENT

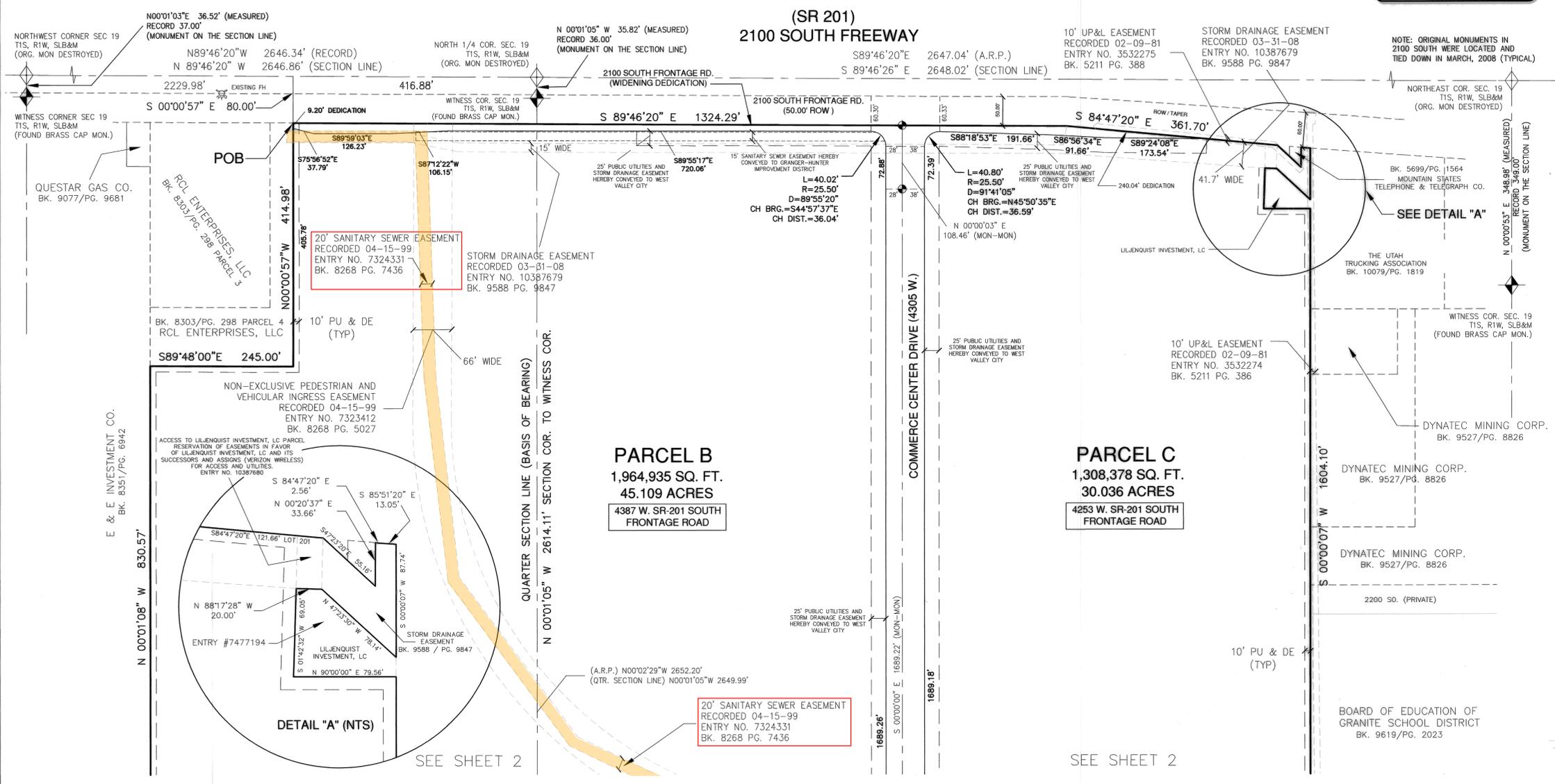
STATE OF UTAH )  
 COUNTY OF SALT LAKE ) ss.  
 On the 20th day of MARCH, 2013, personally appeared before me, David S. Layton, who being by me duly sworn did say he is the Manager of 201CC Holdings, LLC, a Utah limited liability company, who is the Manager of 201CC Land, LLC, a Utah limited liability company, formerly known as, The Argent Group 201, LLC, a Utah limited liability company and that the herein 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.

BY: David S. Layton  
 AUTHORIZED OFFICIAL

NOTARY PUBLIC

### 201 COMMERCE CENTER SUBDIVISION NO. 2

(AMENDING PARCEL A, 201 COMMERCE CENTER SUBDIVISION NO. 1)  
 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

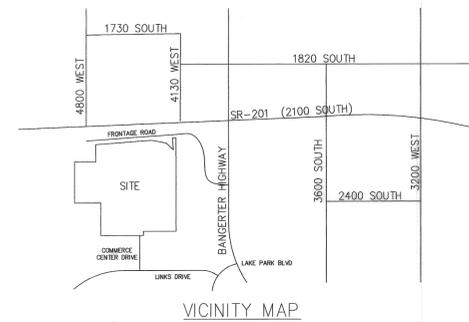


### NOTES

- 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 7-19-604 of the West Valley City Ordinances has been prepared by, AGECE Geotechnical Investigation Proposed Commercial Development Approx 4411 West 2100 South West Valley City, Utah December 7, 2007 / Project No. 1071553



### LIEN HOLDER CONSENT TO RECORD

STATE OF UTAH )  
 COUNTY OF SALT LAKE ) ss.  
 THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.  
 U.S. BANK NATIONAL ASSOCIATION

BY: [Signature]  
 AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME  
 THIS 27th DAY OF MARCH, 2013 BY MICHAEL PERCE  
 MY COMMISSION EXPIRES 3/31/2016

RESIDING IN SALT LAKE COUNTY

|   |                            |                  |
|---|----------------------------|------------------|
| <b>PSOMAS</b><br>4179 RIVERBOAT ROAD<br>Salt Lake City, Utah 84123<br>(801) 270-5777 (801) 270-5782 (FAX) | DATE:<br>03-20-13          | DESIGNED:<br>BDA |
|   | SCALE:<br>1" = 100'        | DRAFTED:<br>FHD  |
|   | PROJECT No.:<br>8DLM010100 | CHECKED:<br>BDA  |
|   |                            |                  |

PLANNING COMMISSION  
 APPROVED THIS 24th DAY OF April, A.D., 2013 BY THE CITY OF WEST VALLEY PLANNING COMMISSION.

[Signature]  
 CHAIRMAN, WEST VALLEY CITY PLANNING AND ZONING COMMISSION

GRANGER HUNTER IMPROVEMENT DISTRICT  
 APPROVED THIS 2nd DAY OF April, A.D., 2013.

[Signature]  
 DISTRICT ENGINEER

SALT LAKE VALLEY HEALTH DEPARTMENT  
 APPROVED THIS 9th DAY OF April, A.D., 2013.

[Signature]  
 DIRECTOR, SALT LAKE VALLEY 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.

24 April 2013  
 DATE

[Signature]  
 W.V.C. CITY ENGINEER

APPROVAL AS TO FORM  
 APPROVED THIS 23rd DAY OF April, A.D., 2013.

[Signature]  
 WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL  
 PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS DAY OF April, A.D., 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]  
 ATTEST: CITY RECORDER

[Signature]  
 W.V.C. CITY MANAGER

SALT LAKE COUNTY RECORDER  
 RECORDED 11626564  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY  
 DATE 4-25-2013 TIME 3:03 PM BOOK 2013.P PAGE 74  
 FEE \$ 167.00

[Signature]  
 DEPUTY, SALT LAKE COUNTY RECORDER