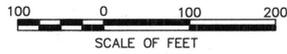


# 201 COMMERCE CENTER SUBDIVISION NO. 3

(AMENDING PARCEL C, 201 COMMERCE CENTER SUBDIVISION NO. 2)  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, T1S, R1W,  
 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              |
|        | STREET MONUMENT                      |



CENTER OF SECTION 19  
 T1S, R1W, SL&M  
 (FND. BRASS CAP)

QUARTER SECTION LINE (BASIS OF BEARING)  
 N 00°01'05" W 2614.11' SECTION COR. TO WITNESS COR.

WITNESS COR. SEC. 19  
 T1S, R1W, SL&M  
 (FOUND BRASS CAP MON.)

NORTH 1/4 COR. SEC. 19  
 T1S, R1W, SL&M  
 (ORG. MON DESTROYED)

N 00°01'05" W 35.82' (MEASURED)  
 RECORD 36.00'  
 (MONUMENT ON THE SECTION LINE)

## 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 Lots, together with easements hereafter known as

### 201 Commerce Center Subdivision No. 3

and that the same has been correctly surveyed and staked on the ground as shown on this Plat.



APRIL 7, 2014

Date

## BOUNDARY DESCRIPTION

All of Parcel C, 201 Commerce Center Subdivision No. 2, recorded April 25, 2013, Book 2013P, Page 74, in the office of the Salt Lake County Recorder, located in the Northeast Quarter 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 South 89°46'26" East 690.20 feet along the section line and South 00°13'34" West 90.35 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 along the following four (4) courses coincident with said South line of 2100 South Frontage Road (1) South 88°18'53" East 191.66 feet (2) South 86°56'34" East 91.66 feet (3) South 89°24'08" East 173.54 feet (4) South 84°47'20" East 121.66 feet; thence South 47°23'20" East 55.16 feet; thence North 00°20'37" East 121.66 feet; thence 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" East 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 to the East Right-of-Way line of Commerce Center Drive (4305 West); thence the following three (3) courses coincident with said East line (1) North 00°07'45" West 210.83 feet (2) North 1689.18 feet (3) North 00°00'03" East 72.39 feet; thence Northeasterly 40.80 feet along the arc of a 25.50 foot radius curve to the right (chord bears North 45°50'35" East 36.59 feet) through a central angle of 91°41'05" to the POINT OF BEGINNING.

Contains 30.036 acres, 2 Lots

## 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 Lots, together with easements to be hereafter known as,

### 201 Commerce Center Subdivision No. 3

do hereby convey 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

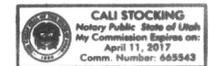
5th day of April, A.D., 2014

David S. Layton, Manager of 201CC Holdings, LLC  
 Manager of 201CC Land, LLC, formerly known as The Argent Group 201, LLC.

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF SALT LAKE }

On this 9th day of April, 2014, personally appeared before me David S. Layton, who being 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 hereon 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.



Cali Stocking  
 NOTARY PUBLIC

## 201 COMMERCE CENTER SUBDIVISION NO. 3

(AMENDING PARCEL C, 201 COMMERCE CENTER SUBDIVISION NO. 2)  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

## LIEN HOLDER CONSENT TO RECORD

STATE OF UTAH } S.S.  
 COUNTY OF Salt Lake }

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.  
 U.S. BANK NATIONAL ASSOCIATION

BY: Michelle Pearce  
 AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME BY Michelle Pearce  
 THIS 8th DAY OF April, 2014 BY Michelle Pearce  
 MY COMMISSION EXPIRES 10-30-16

RESIDING IN SLC, UT

NOTARY PUBLIC



## 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, AEGC Geotechnical Investigation Proposed Commercial Development Approx 4411 West 2100 South West Valley City, Utah December 7, 2007 / Project No. 1071553

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

PLANNING COMMISSION  
 APPROVED THIS 1st DAY OF May, A.D., 2014 BY THE CITY OF WEST VALLEY PLANNING COMMISSION.

GRANGER HUNTER IMPROVEMENT DISTRICT  
 APPROVED THIS 8th DAY OF April, A.D., 2014.

SALT LAKE VALLEY HEALTH DEPARTMENT  
 APPROVED THIS 8 DAY OF April, A.D., 2014.

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.

APPROVAL AS TO FORM  
 APPROVED THIS 24th DAY OF April, A.D., 2014.

WEST VALLEY CITY COUNCIL  
 PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 13th DAY OF May, A.D., 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SALT LAKE COUNTY RECORDER  
 RECORDED 11849317  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY  
 DATE 5/15/2014 TIME 8:21 AM BOOK 2014B PAGE 100  
 FEE \$ 32.00