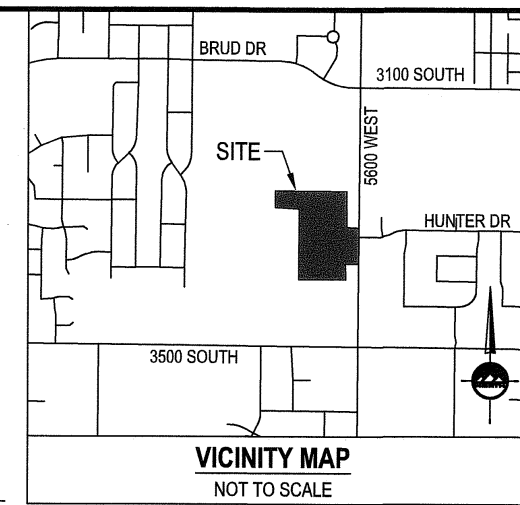


# MOUNTAIN VIEW BUSINESS PLAZA

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH  
FINAL PLAT

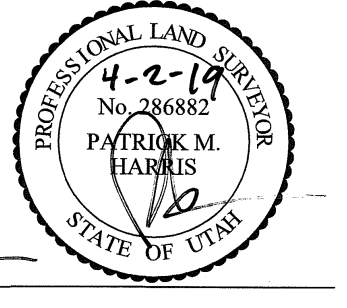


**SURVEYOR'S CERTIFICATE**  
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. Further, I certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, and streets together with easements hereafter to be known as MOUNTAIN VIEW BUSINESS PLAZA, that the same has been correctly surveyed and monumented on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**  
Beginning at a point on the Westerly Right-of-Way Line of 5600 West Street, said point being North 00°09'50" West 786.24 feet along the section line and South 89°50'10" West 53.00 feet from the Southeast Corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

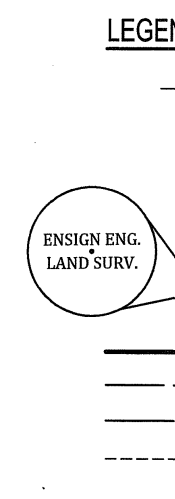
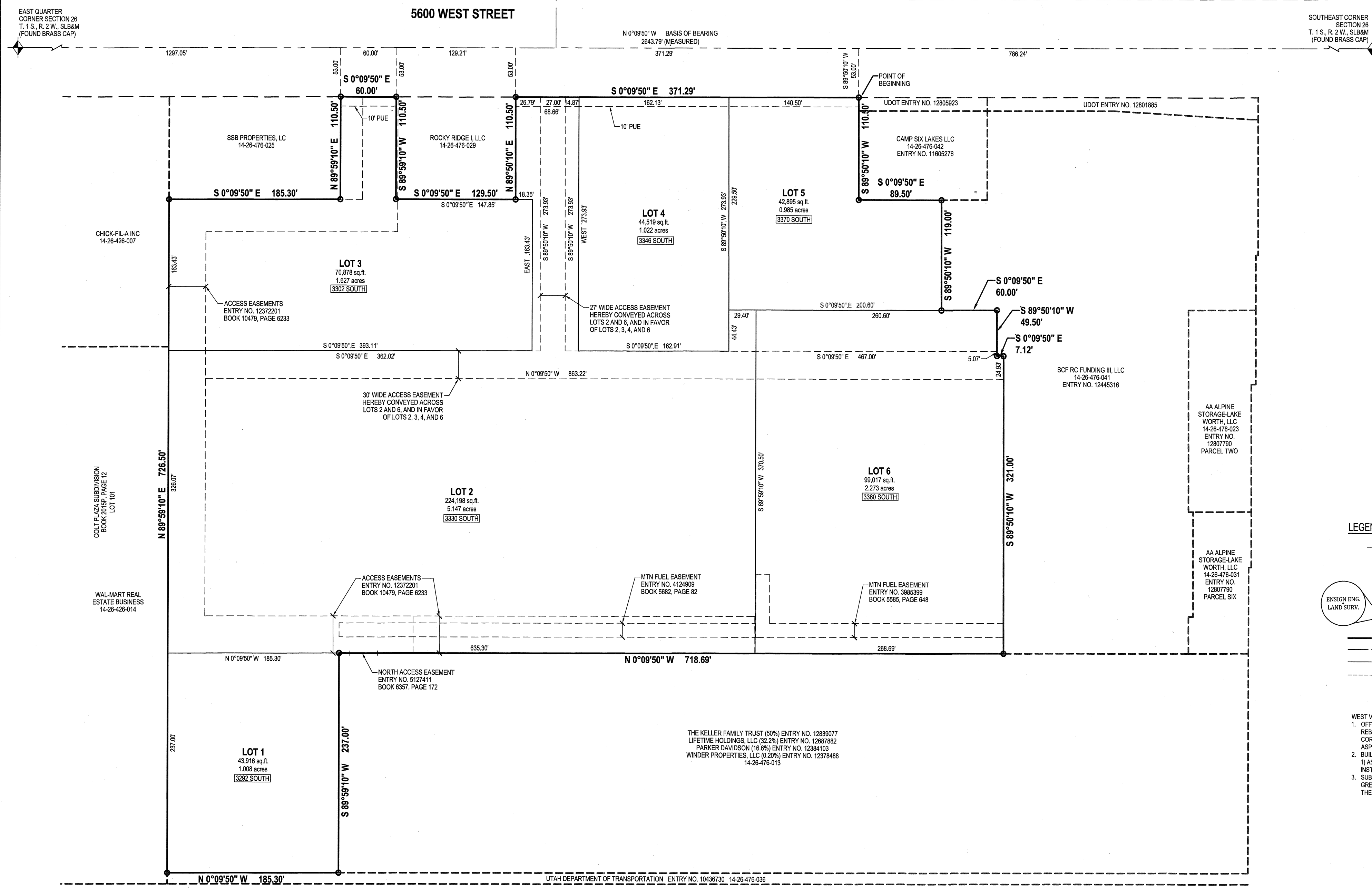
thence South 89°50'10" West 110.50 feet;  
thence South 00°09'50" East 89.50 feet;  
thence South 89°50'10" West 119.00 feet;  
thence South 00°09'50" East 60.00 feet;  
thence South 89°50'10" West 49.50 feet;  
thence South 00°09'50" East 7.12 feet;  
thence South 89°50'10" West 321.00 feet;  
thence North 00°09'50" East 110.50 feet to the Westerly Right-of-Way Line of said 5600 West Street;  
thence South 89°50'10" West 237.00 feet;  
thence North 00°09'50" West 165.30 feet to the Southerly Boundary Line of Colt Plaza Subdivision;  
thence North 89°50'10" East 726.50 feet along the Southerly Boundary Line of Colt Plaza Subdivision;  
thence South 00°09'50" East 185.30 feet;  
thence North 89°50'10" East 110.50 feet to the Westerly Right-of-Way Line of said 5600 West Street;  
thence South 00°09'50" East 60.00 feet along the Westerly Right-of-Way Line of said 5600 West Street;  
thence South 89°50'10" West 110.50 feet;  
thence South 00°09'50" East 129.50 feet;  
thence North 89°50'10" East 110.50 feet to the Westerly Right-of-Way Line of said 5600 West Street;  
thence South 00°09'50" East 371.29 feet along the Westerly Right-of-Way Line of said 5600 West Street to the point of beginning.

Contains 525,423 Square Feet or 12.062 Acres and 6 Lots



APRIL 2, 2019  
DATE  
PATRICK M. HARRIS  
P.L.S. 286882

**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.**



**WEST VALLEY CITY PLAT NOTES**

- OFFSET 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. LOT CORNERS LOCATED IN ASPHALT TO BE MONUMENTED WITH PIN AND WASHER.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.
- SUBDIVISION BOUNDARY ESTABLISHED WITH RECORD OF SURVEY BY GREAT BASIN ENGINEERING - SOUTH, RECORDED AS 82005-09-0580 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

THE KELLER FAMILY TRUST (50%) ENTRY NO. 12839077  
LIFETIME HOLDINGS, LLC (32.2%) ENTRY NO. 12887882  
PARKER DAVIDSON (11.6%) ENTRY NO. 12384103  
WINDER PROPERTIES, LLC (0.20%) ENTRY NO. 12378488  
14-26-476-013

**ROCKY MOUNTAIN POWER NOTES:**

- 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. § 17-27A-603(4)(C)(II) 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.

**Domination Energy Utah - Note:**  
Questar Gas Company (d/b/a Domination Energy Utah), approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Domination Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domination 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 provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domination Energy Utah's Right-of-Way Department at 801-366-8532.

**SHEET 1 OF 1**  
PROJECT NUMBER: 8009  
MANAGER: CD  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 9/19

**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEGAR CITY**  
Phone: 435.861.6633

**RICHFIELD**  
Phone: 435.896.2983

<b>EASEMENT APPROVAL</b>	<b>WEST VALLEY PLANNING COMMISSION APPROVAL</b>	<b>SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL</b>	<b>GRANGER HUNTER IMPROVEMENT DISTRICT</b>	<b>CITY ENGINEER APPROVAL</b>	<b>CITY ATTORNEY'S APPROVAL</b>	<b>WEST VALLEY CITY COUNCIL</b>
ROCKY MOUNTAIN POWER	APPROVED THIS 15th DAY OF May, 2019	APPROVED THIS 9th DAY OF May, 2019	APPROVED THIS 9th DAY OF May, 2019	R.O.S. #82005-09-0580 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED THIS 3rd DAY OF June, 2019	APPROVED THIS 4 DAY OF June, 2019
DOMINION ENERGY GAS	<i>Claver Keates</i> CHAIR, WEST VALLEY CITY PLANNING COMMISSION	<i>Ronald D. Reed</i> SALT LAKE COUNTY HEALTH DEPARTMENT	<i>[Signature]</i> DISTRICT ENGINEER	<i>[Signature]</i> WEST VALLEY CITY ENGINEER DATE: 15 May 2019	<i>[Signature]</i> WEST VALLEY CITY ATTORNEY	<i>[Signature]</i> CITY MANAGER
COMCAST						<i>[Signature]</i> ATTORNEY AT LAW CITY RECORDER

**OWNER'S DEDICATION AND CONSENT TO RECORD**  
Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, together with easements, hereafter known as the

**MOUNTAIN VIEW BUSINESS PLAZA**  
do hereby convey to any and all public utility companies a perpetual easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements shown on this plat to the parties indicated and for the purpose shown hereon.

In witness whereof I / we have hereunto set our hand (s) this 10th day of June, 2019 A.D.  
By: *Roman Frasier*  
By: *AA ALPINE STORAGE WVC LLC*

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH J.S.S.  
County of Salt Lake  
On the 10th day of June, 2019 A.D., personally appeared before me *Roman Frasier*, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a *OWNER* of *AA ALPINE STORAGE WVC LLC*, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
MY COMMISSION EXPIRES: 9-16-2019  
*Bruno Amador*, RESIDING IN Salt Lake COUNTY,  
NOTARY PUBLIC  
Commission #: 685415

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH J.S.S.  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of \_\_\_\_\_, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY,  
NOTARY PUBLIC

**MOUNTAIN VIEW BUSINESS PLAZA**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13004124

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: *West Valley City*  
DATE: 06/04/2019 TIME: 2:12 PM BOOK: 2019D PAGE: 179  
FEE: \$62.00  
*Jane Susan Deputy*  
DEPUTY SALT LAKE COUNTY RECORDER

8/2-03 14-26-42 14-26-476-011,022,034,035