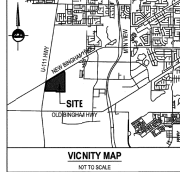


OQUIRRH VIEW INDUSTRIAL PARK PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I have personally surveyed and plotted the above described plat, and that the same has been correctly surveyed and plotted on the ground and shown on this plat. I further certify that all measurements were taken in accordance with the requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION
A portion of land being part of that entire tract described in that Warranty Deed recorded as Entry No. 13434249 in the Office of the Salt Lake County Recorder and located within the Northwest and Southwest Quarters of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, the boundary of said parcel being described as follows:
Beginning at a point on the quarter section line, said point being North 89°31'12" West 1060.85 feet along said quarter section line from the East Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian and turning
1. South 07°20'00" East 80.20 feet
2. North 89°31'12" West 806.88 feet to the Northwest Corner of Lot 1 of Lander Subdivision, recorded August 11, 2019 as Entry No. 13044501 in Book 20198 at Page 231 in the Office of the Salt Lake County Recorder.
Then along the Eastern and Northern boundary lines of said Lander Subdivision the following two (2) courses:
1. North 02°12'22" East 80.21 feet to said quarter section line.
2. North 89°31'12" West 1.040.85 feet also along the quarter section line to the east 674.00 feet of the West Boundary of the Bactus Highway (UT-111) on the southeasterly right-of-way line of the said Bactus Highway (UT-111).
3. North 07°30'00" East 833.27 feet along said east line of Bactus Highway (UT-111) to the southeasterly right-of-way line of the said Bactus Highway (UT-111).
4. North 35°17'00" East 1.548.71 feet along and southeasterly line of New Bingham Highway (UT-40).
5. South 89°31'12" West 238.88 feet along the arc of a 674.00 foot radius curve to the right (center bears South 89°31'12" West and the chord bears South 17°17'27" East 200.35 feet with a central angle of 30°54'53").
6. South 89°31'12" West 1.040.85 feet to the quarter section line to the east 674.00 feet of the West Boundary of the Bactus Highway (UT-111).
7. North 02°12'22" East 80.21 feet to said quarter section line.
Corner 2,364.850 Square Feet or 58,881 Acres and 1 Lot.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 6" BY 6" IRON AND LAP OR NAIL STAMPED "ENGINER, SALT LAKE, UTAH" AT ALL LOT CORNERS. CORNERS MUST BE PLACED IN THE BACK OF CURBS WHERE APPLICABLE, IN LIEU OF 6" BY 6" IRON OR NAIL STAMPED "ENGINER, SALT LAKE, UTAH" AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT

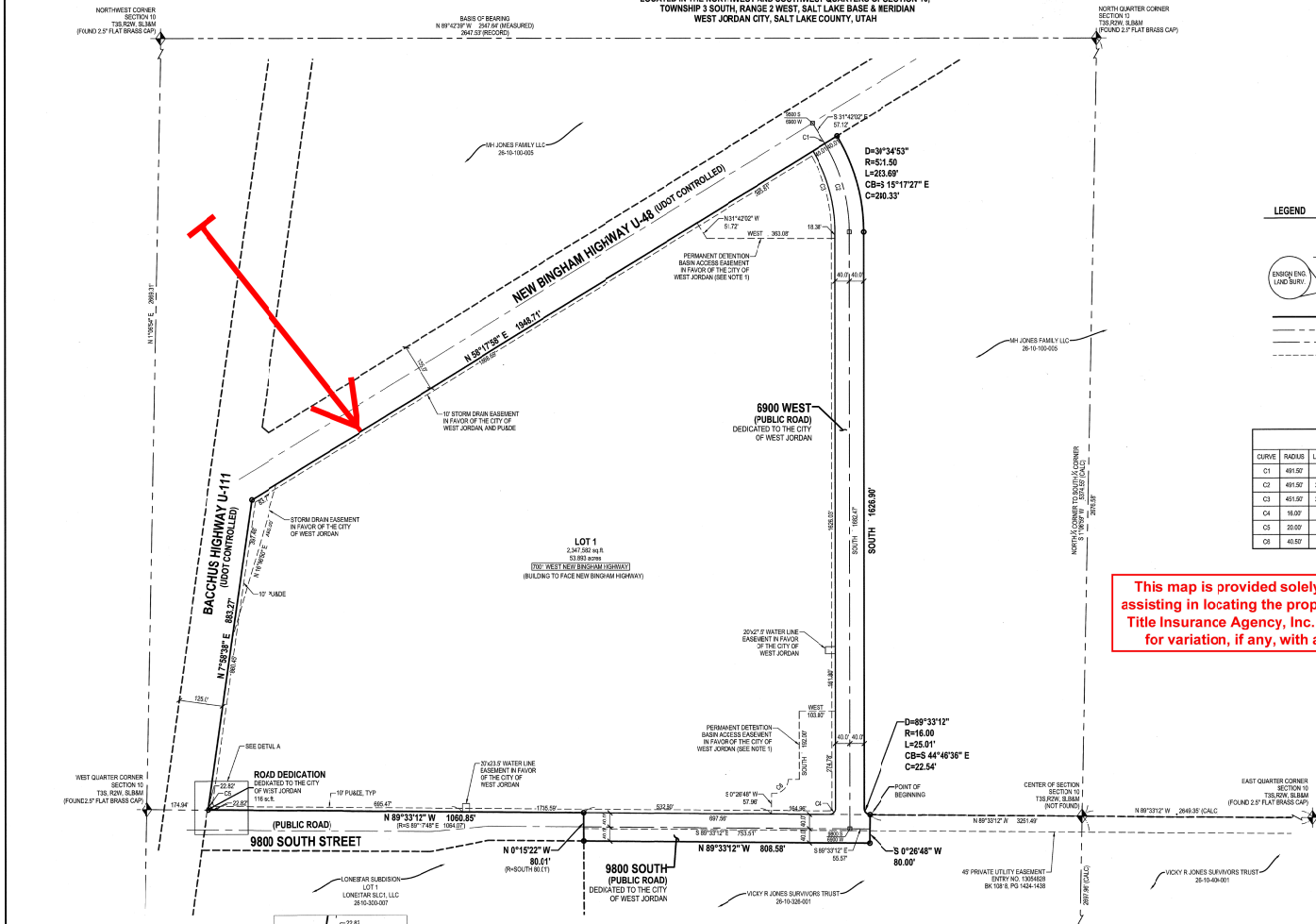
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	491.02	10.38	1°12'27"	N01°10'34"W	10.38
C2	491.02	261.96	30°29'05"	N15°14'49"W	268.48
C3	491.02	239.42	30°22'29"	N15°11'30"W	238.63
C4	16.00	25.20	30°26'48"	N45°13'52"E	22.72
C5	20.00	34.04	37°31'59"	S40°47'17"E	30.98
C6	40.50	69.27	67°50'45"	N45°42'19"E	61.12

OWNER'S DEDICATION
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, heretofore known as the **OQUIRRH VIEW INDUSTRIAL PARK PLAT**, do hereby dedicate to the public use of the City of West Jordan, Utah, the streets, easements, and other improvements on the dedicated tract shown on this plat, and the City of West Jordan, Utah, shall maintain and operate said streets, easements, and other improvements as shown on this plat for the use of all suppliers of utility or other necessary services.
In witness whereof I, we have hereunto set our hand(s) this 31 day of August, A.D. 2020.
By: *Patrick M. Harris* Surveyor
By: *Walter Jones* Owner
By: *Patrick M. Harris* Surveyor
By: *Walter Jones* Owner

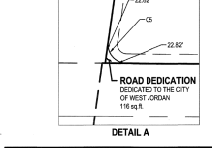
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
County of SALT LAKE) s.s.
On this 31 day of AUGUST, A.D. 2020, NICHOLE L. TAYLOR, personally appeared before me, the undersigned authority, a Notary Public in and for the State of Utah, who after being duly sworn, acknowledged to me that she is the MANAGER of WALTER JONES INDUSTRIAL LLC, a limited liability company and that she has read and understands the contents of the foregoing instrument and that she has executed the same for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.
NAME: NICHOLE L. TAYLOR
A NOTARY PUBLIC COMMISSIONER IN UTAH
RESIDING IN UTAH
STATE OF UTAH) s.s.
County of SALT LAKE) s.s.
On this 31 day of AUGUST, A.D. 2020, NICHOLE L. TAYLOR, personally appeared before me, the undersigned authority, a Notary Public in and for the State of Utah, who after being duly sworn, acknowledged to me that she is the MANAGER of WALTER JONES INDUSTRIAL LLC, a limited liability company and that she has read and understands the contents of the foregoing instrument and that she has executed the same for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.
NAME: NICHOLE L. TAYLOR
A NOTARY PUBLIC COMMISSIONER IN UTAH
RESIDING IN UTAH
STATE OF UTAH) s.s.
County of SALT LAKE) s.s.
On this 31 day of AUGUST, A.D. 2020, WALTER JONES, personally appeared before me, the undersigned authority, a Notary Public in and for the State of Utah, who after being duly sworn, acknowledged to me that he is the OWNER of WALTER JONES INDUSTRIAL LLC, a limited liability company and that he has read and understands the contents of the foregoing instrument and that he has executed the same for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.
NAME: WALTER JONES
A NOTARY PUBLIC COMMISSIONER IN UTAH
RESIDING IN UTAH
STATE OF UTAH) s.s.
County of SALT LAKE) s.s.
On this 31 day of AUGUST, A.D. 2020, WALTER JONES, personally appeared before me, the undersigned authority, a Notary Public in and for the State of Utah, who after being duly sworn, acknowledged to me that he is the OWNER of WALTER JONES INDUSTRIAL LLC, a limited liability company and that he has read and understands the contents of the foregoing instrument and that he has executed the same for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.
NAME: WALTER JONES
A NOTARY PUBLIC COMMISSIONER IN UTAH
RESIDING IN UTAH



COMMON ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT DOES NOT VIOLATE PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS TO BE OBTAINED FOR THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-251-8522.

ROOM MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 6-2-2(1) THIS PLAT CONVEYS TO THE COMMONS OR OPERATIONS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITHALL THE RIGHTS AND OBTAINABLE THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 7-2-2(1) AN UNDERGROUND ROOM MOUNTAIN POWER FACILITY SHALL BE CONSIDERED A PUBLIC UTILITY FACILITY.
3. THIS PLAT SHALL BE VALID FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONVEYS PUBLIC UTILITY EASEMENTS AND DOES NOT VIOLATE THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT WHETHER PRECISE LOCATION, ROOM MOUNTAIN POWER FACILITY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROOM MOUNTAIN POWER HAS OR MAY HAVE IN THE PLAT.
4. A RECORDED EASEMENT OR RIGHT OF WAY.
5. THE LAW APPLICABLE TO THESE RIGHTS.
6. TITLE & CHAPTER 16, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
7. ANY OTHER PROVISION OF LAW.



NOTE 1:
THE CITY OF WEST JORDAN HAS THE RIGHT TO ACCESS, INSPECT, CLEAN, REPAIR, REPLACE, ETC. THE STORM DRAINAGE SYSTEM IN THE DETENTION AREA LOCATED WITHIN THE DETENTION BASIN EASEMENT AREAS. THE DETENTION AREA CANNOT BE EXCAVATED, FILLED OR MOVED FROM ITS ORIGINAL CONSTRUCTION WITHOUT EXPRESS WRITTEN PERMISSION FROM THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN, AND KEEP THE DETENTION AREA CLEAN.

<p>EASEMENT APPROVAL DATE: <u>9-2-2020</u> BY: <i>Paul Bingham</i></p>	<p>BOARD OF HEALTH APPROVAL APPROVED THIS <u>19</u> DAY OF <u>September</u>, 20<u>20</u> BY: <i>John M...</i></p>	<p>PLANNING COMMISSION APPROVAL APPROVED THIS <u>10</u> DAY OF <u>September</u>, 20<u>20</u> BY: <i>Walter Jones</i></p>	<p>CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS ACCORDING IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED. DATE: <u>15 September 2020</u></p>	<p>CITY ATTORNEY APPROVED THIS <u>14</u> DAY OF <u>September</u>, 20<u>20</u> BY: <i>James J...</i></p>	<p>CERTIFICATION OF FINAL CITY APPROVAL I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS <u>14</u> DAY OF <u>September</u>, A.D. 20<u>20</u>. DATE: <u>14/20</u> BY: <i>James J...</i></p>
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DEVELOPER
GARDNER COMPANY
211 S. MAIN STREET, STE 200
SALT LAKE CITY, UTAH 84101
801.458.4140

ENSIGN

SALT LAKE CITY
45 W. 1000 S., Suite 500
SALT LAKE CITY, UTAH 84119
Phone: 801.236.0229
Fax: 801.252.4449
WWW.ENSIGN.COM

LAYTON
1000 WEST 400 S.
TOWNSHIP 3 SOUTH
RANGE 2 WEST
SALT LAKE COUNTY, UTAH
84040

PROJECT NUMBER: 975A
MANAGER: JAF
DRAWN BY: KJV
CHECKED BY: JAF
DATE: 08/20/20

OQUIRRH VIEW INDUSTRIAL PARK PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13313184

STATE OF UTAH: COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
OFFICE OF THE CLERK OF COURTS, COUNTY OF SALT LAKE, UTAH
DATE: 9/2/2020 THE 11:34 AM OF 2020 PAGE: 2/2
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WEST JORDAN CITY CLERK DEPT
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