

**LONESTAR SUBDIVISION**  
 Located in Southeast Quarter of Section 9 and the Southwest Quarter of  
 Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian,  
 West Jordan City, Salt Lake County Utah

**SURVEYOR'S CERTIFICATE**  
 I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots and streets hereafter to be known as Lonestar Subdivision and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

**BOUNDARY DESCRIPTION**

**Tract 1**  
 A parcel of land located in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

**BEGINNING** at a point on the north line of Parcel 3 of the Jordan Valley Water Conservancy District Water Tank Subdivision, said point being North 89°37'17" West 1,028.00 feet along the south line of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian and North 00°14'31" East 72.00 feet from the South Quarter Corner of said Section 10, and thence along said north line North 89°37'17" West 1,728.99 feet (South 89°56'31" East 1,729.18 feet per Entry No. 10998487) to the east line of Highway U-111 and a point on the arc of a 5,679.58 foot radius non-tangent curve to the right; thence along said line the following two courses: 1) Northerly 642.86 feet along the arc of said curve through a central angle of 06°29'07" and a long chord of North 05°00'26" East 642.51 feet and 2) North 08°14'59" East 2,018.21 feet to the north line of the Southwest Quarter of said Section 10; thence along said line South 89°17'48" East 1,064.07 feet; thence South 2,210.55 feet; thence South 89°45'29" East 321.09 feet to the west line of property described in that certain Warranty Deed recorded December 30, 1975 as Entry No. 2773112 in Book 4066 at Page 225 of the Salt Lake County records; thence along said line South 00°14'31" West 423.84 feet (South per Entry No. 2773112) to the POINT OF BEGINNING. Said parcel contains 3,437,764 square feet or 78.92 acres, more or less.

**Tract 2 (Hereby Dedicated to the City of West Jordan as a Public Road)**

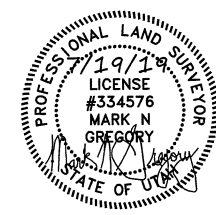
A parcel of land located in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

**BEGINNING** at a point on the south line of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being North 89°37'17" West 1,028.00 feet along said line from the South Quarter Corner of said Section 10, and thence continuing along said line North 89°37'17" West 1,620.28 feet to the Southwest Corner of said Section 10; thence along the south line of Section 9, Township 3 South, Range 2 West, Salt Lake Base and Meridian North 89°28'08" West 85.17 feet to the east line of U-111; thence along said line the following two courses: North 24°26'57" West 36.41 feet and North 17°36'44" West 14.44 feet (North 20°32'55" West 15.00 feet per Entry No. 12477282) to the south line of Parcel 3 of the Jordan Valley Water Conservancy District Water Tank Subdivision; thence along said line South 89°37'17" East 139.79 feet (South 89°56'31" East per Entry No. 10998487); thence North 25.00 feet to the north line of said Parcel 3; thence along said line South 89°37'17" East 30.00 feet; thence South 25.00 feet to said south line of Parcel 3; thence along said line South 89°37'17" East 1,116.09 feet (South 89°56'31" East per Entry No. 10998487); thence North 25.00 feet to said north line of Parcel 3; thence along said line South 89°37'17" East 100.00 feet; thence South 25.00 feet to said south line of Parcel 3; thence along said line South 89°37'17" East 339.20 feet (South 89°56'31" East per Entry No. 10998487) to the Southeast Corner of said Subdivision; thence South 00°14'31" West 47.00 feet (South 00°04'33" East per per Entry No. 10998487) to the POINT OF BEGINNING. Said parcel contains 83,887 square feet or 1.92 acres, more or less.

Tracts 1 and 2 contain 3,521,651 square feet or 80.84 acres, more or less.

Date July 19, 2019

Mark N Gregory  
 P.L.S. No. 334576



**OWNERS DEDICATION**

Know all by these presents that we, the undersigned owners of the described tract of land hereon, having caused the same to be subdivided into lots and streets to hereafter be known as Lonestar Subdivision, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

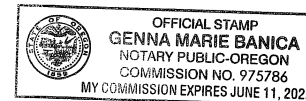
Vicky R. Jones, Trustee  
 Vicky R. Jones, Trustee  
 Date 7/25/19  
Bryan L. Jones  
 Bryan L. Jones  
 Date 7/25/19  
LaAnna Jones  
 LaAnna Jones  
 Date 7/25/19  
Jeneal Harshman  
 Jeneal Harshman  
 Date 7-29-19  
Richard P. Bay  
 Richard P. Bay  
 Jordan Valley Water Conservancy District

**ACKNOWLEDGMENT**

STATE OF Oregon }  
 COUNTY OF Umatilla }  
 On this 25<sup>th</sup> day of July, 2019, personally appeared before me Vicky R. Jones, known to me to be the signer(s) of the foregoing instrument, and on his/~~her~~/their oath(s), acknowledged to me that he/~~she~~/they executed the same, as trustee(s) on behalf of the Vicky R. Jones Survivor's Trust UAD February 25, 2016, and executed it with lawful and proper authority, and the execution was a valid act binding on said trust.  
Genna Marie Banica  
 Genna Marie Banica  
 NOTARY PUBLIC

My Commission Expires June 11, 2022

Residing in Pendleton County, Umatilla

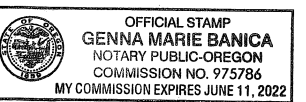


**ACKNOWLEDGMENT**

STATE OF Oregon }  
 COUNTY OF Umatilla }  
 On this 25<sup>th</sup> day of July, 2019, personally appeared before me Bryan L. Jones, the signer(s) of the foregoing instrument who duly acknowledged to me that he/~~she~~/they executed the same.  
Genna Marie Banica  
 Genna Marie Banica  
 NOTARY PUBLIC

My Commission Expires June 11, 2022

Residing in Pendleton County, Umatilla

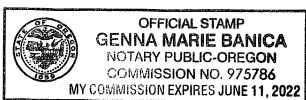


**ACKNOWLEDGMENT**

STATE OF Oregon }  
 COUNTY OF Umatilla }  
 On this 25<sup>th</sup> day of July, 2019, before me, personally appeared before me LaAnna Jones, the signer(s) of the foregoing instrument who duly acknowledged to me that he/~~she~~/they executed the same.  
Genna Marie Banica  
 Genna Marie Banica  
 NOTARY PUBLIC

My Commission Expires June 11, 2022

Residing in Pendleton County, Umatilla



**ACKNOWLEDGMENT**

STATE OF Oregon }  
 COUNTY OF Umatilla }  
 On this 25<sup>th</sup> day of July, 2019, personally appeared before me Jeneal Harshman, the signer(s) of the foregoing instrument who duly acknowledged to me that he/~~she~~/they executed the same.  
Genna Marie Banica  
 Genna Marie Banica  
 NOTARY PUBLIC

My Commission Expires June 11, 2022

Residing in Pendleton County, Umatilla

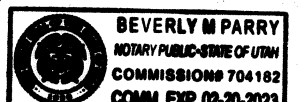


**ACKNOWLEDGMENT**

STATE OF Utah }  
 COUNTY OF Salt Lake }  
 The foregoing instrument was acknowledged before me on this 29<sup>th</sup> day of July, 2019, by Richard P. Bay as General Manager of Jordan Valley Water Conservancy District, a Local District and that the within and foregoing instrument was signed on behalf of said District by authority of its governing body and acknowledged to me that said District executed the same.  
Beverly M Parry  
 Beverly M Parry  
 NOTARY PUBLIC

My Commission Expires 02-20-2023

Residing in Salt Lake County, Utah



**ROCKY MOUNTAIN POWER STATEMENT**

- 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.

**JWCD PROPERTY NOTE**

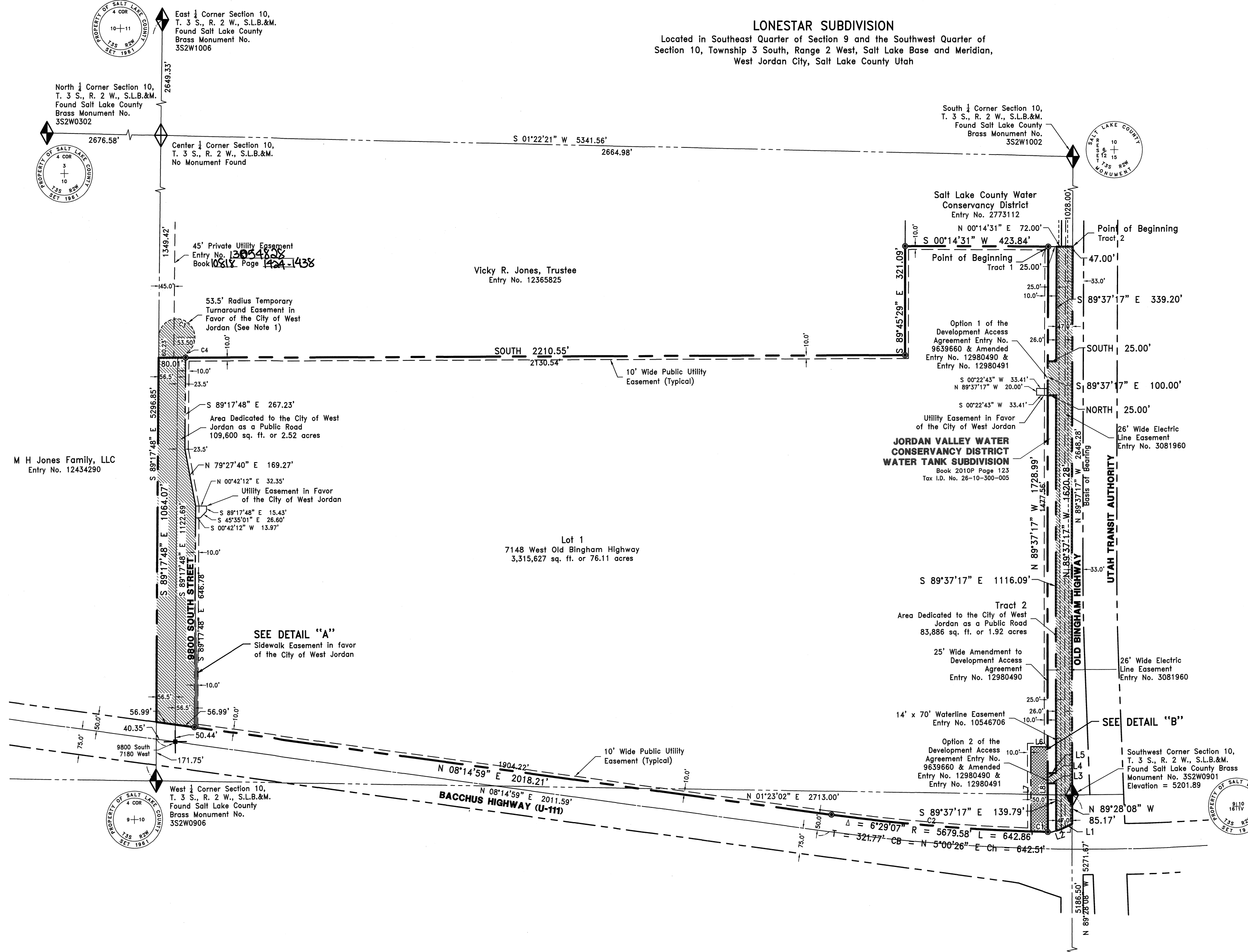
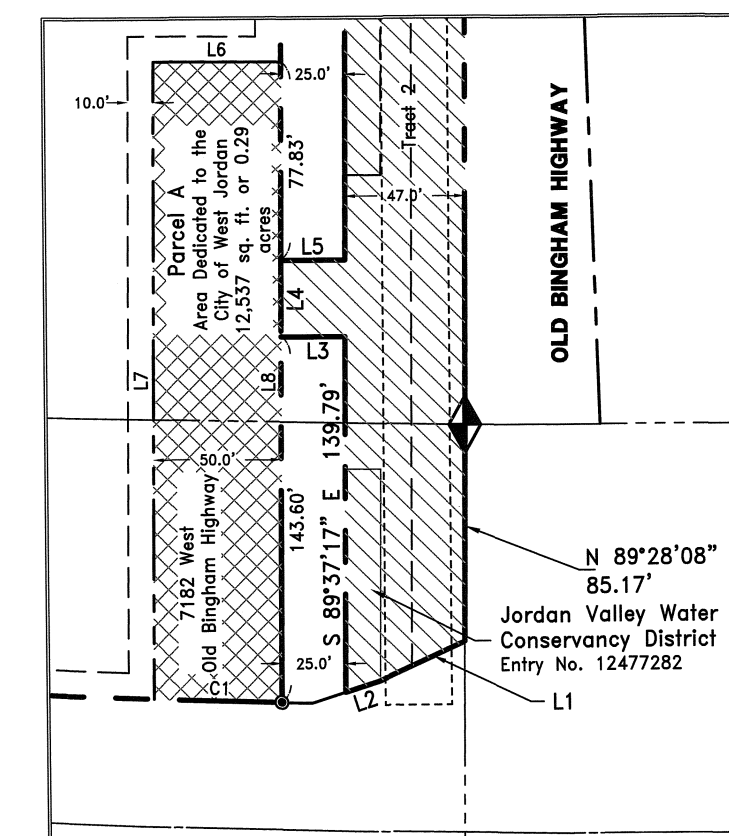
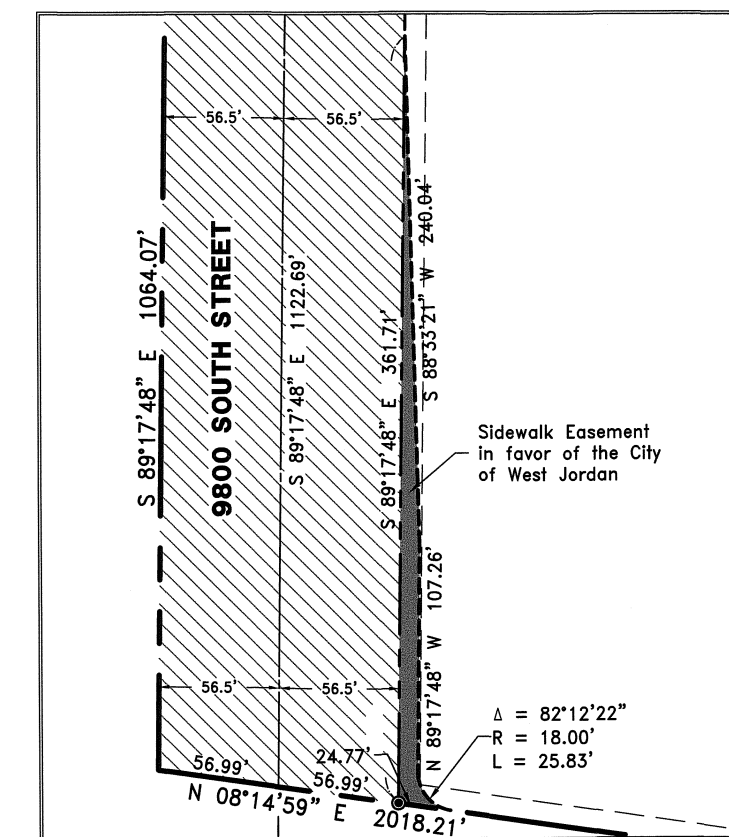
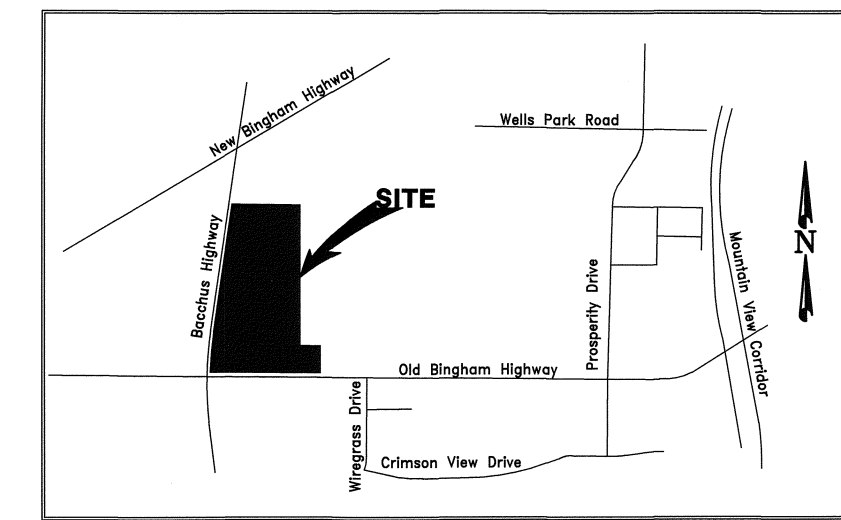
Please take notice that the Jordan Valley Water Conservancy District owns certain real property conveyed by Special Warranty Deed recorded on February 16, 2006, Entry No. 9639657 in Book 9256, at Pages 2376 to 2376, in the Salt Lake County's Recorder's Office, for the installation, construction, operation, maintenance, repair, and replacement of pipeline(s), facilities, water works, and other appurtenances. Subject to the terms and provisions set forth below, the District hereby dedicates to the public a Right-of-Way within the areas shown on this plat, described as Options 1 and 2 for The Development Access Agreement, recorded on February 16, 2006, as Entry No. 9639660 in Book 9256, at Pages 2401 - 2411, and as amended on February 7, 2019, and recorded on May 2, 2019, as Entry No. 12980490 in Book 10776, at Pages 7003 - 7012, in the Salt Lake County's Recorder's Office. However, the District reserves unto itself the right to require any entity, public or private, requesting the relocation of District pipeline(s), facilities, water works, or appurtenances within the District's real property to pay all costs of such relocation. Utilities, public or private, may be installed within the public areas of Options 1 and 2, but only with the District's prior written consent. The District does not hereby dedicate or otherwise grant to the owner, subdivider, purchaser(s) of lots, or any party, any specific right in the District's real property other than that which is shown hereon or conveyed by separate document.

Richard P. Bay  
 Richard P. Bay, General Manager  
 Jordan Valley Water Conservancy District

|  |  |  |  |   |  |   |  |   |  |   |  |   |  |
|--|--|--|--|---|--|---|--|---|--|---|--|---|--|
| <p align="center"><b>COMCAST</b></p> <p>Approved this <u>26<sup>th</sup></u> day of <u>July</u>, 20<u>19</u> by <u>[Signature]</u><br/>                 Comcast Company Officer</p>      |  | <p align="center"><b>CENTURYLINK</b></p> <p>Approved this <u>26<sup>th</sup></u> day of <u>July</u>, 20<u>19</u> by <u>[Signature]</u><br/>                 CenturyLink Company Officer</p>  |  | <p align="center"><b>ROCKY MOUNTAIN POWER</b></p> <p>Approved this <u>26<sup>th</sup></u> day of <u>July</u>, 20<u>19</u> by <u>[Signature]</u><br/>                 Rocky Mountain Power</p> |  | <p align="center"><b>HEALTH DEPARTMENT</b></p> <p>Approved this <u>26<sup>th</sup></u> day of <u>July</u>, 20<u>19</u> by <u>[Signature]</u><br/>                 Health Department<br/>                 Director, Salt Lake County Health Department</p>   |  | <p align="center"><b>PREPARED BY:</b></p> <p align="center"> <b>Dominion Engineering Associates, L.C.</b><br/>                 5684 South Green Street<br/>                 Murray, Utah 84123 801-713-3000</p>                             |  |   |  |   |  |
| <p align="center"><b>DEVELOPER</b></p> <p>Seefried Industrial Properties, Inc.<br/>                 2201 East Camelback Road, Suite 2258<br/>                 Phoenix, Arizona 85016</p> |  | <p align="center"><b>PLANNING COMMISSION</b></p> <p>Approved this <u>30<sup>th</sup></u> day of <u>July</u>, 20<u>20</u> by the West Jordan City Planning Commission.<br/> <u>[Signature]</u><br/>                 Chairman, West Jordan Planning Commission</p> |  | <p align="center"><b>DOMINION ENERGY</b></p> <p>Approved this <u>26<sup>th</sup></u> day of <u>July</u>, 20<u>19</u> by <u>[Signature]</u><br/>                 Dominion Energy</p>           |  | <p align="center"><b>CITY ENGINEER</b></p> <p>I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.<br/> <u>[Signature]</u><br/>                 Date <u>31 July 2019</u><br/>                 City of West Jordan Engineer</p> |  | <p align="center"><b>CITY ATTORNEY</b></p> <p>Approved as to form this <u>31<sup>st</sup></u> day of <u>July</u>, 20<u>19</u>, and is hereby approved.<br/> <u>[Signature]</u><br/>                 Ass't. City of West Jordan Attorney</p> |  | <p align="center"><b>CITY OF WEST JORDAN MAYOR</b></p> <p>Presented to the West Jordan City Mayor this <u>31<sup>st</sup></u> day of <u>July</u>, 20<u>19</u>, at which time this subdivision was approved and accepted.<br/> <u>[Signature]</u><br/>                 Mayor</p> |  | <p>State of Utah, County of Salt Lake, recorded and filed at the request of <u>SIVELL &amp; WILMER LLP</u><br/>                 Date <u>8/19/19</u> Time <u>2:50 PM</u> Book <u>2019P</u> Page <u>231</u><br/>                 Fees <u>\$106.00</u><br/> <u>[Signature]</u><br/>                 Salt Lake County Recorder DEPUTY</p> |  |

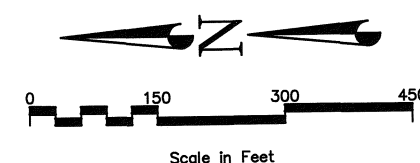
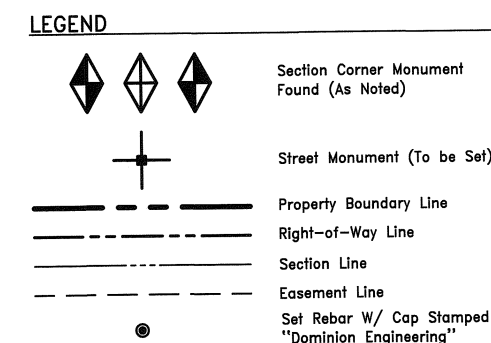
26-15-11 26-09-42  
 26-10-11 26-10-31, 32,  
 26-10-300-006 26-09-477-001

**LONESTAR SUBDIVISION**  
 Located in Southeast Quarter of Section 9 and the Southwest Quarter of  
 Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian,  
 West Jordan City, Salt Lake County Utah



| CURVE | RADIUS   | LENGTH  | DELTA      | BEARING       | CHORD   | TANGENT |
|-------|----------|---------|------------|---------------|---------|---------|
| C1    | 5679.58' | 50.02'  | 0°30'17"   | N 2°01'01" E  | 50.02'  | 25.01'  |
| C2    | 5679.58' | 592.84' | 5°58'50"   | N 5°15'34" E  | 592.57' | 296.69' |
| C3    | 53.50'   | 213.83' | 229°00'02" | S 25°12'14" W | 97.37'  | 117.39' |
| C4    | 25.00'   | 21.38'  | 49°00'02"  | N 64°47'46" W | 20.73'  | 11.39'  |

| LINE | BEARING       | LENGTH  |
|------|---------------|---------|
| L1   | N 24°26'57" W | 36.41'  |
| L2   | N 17°36'44" W | 14.44'  |
| L3   | N 0°00'00" E  | 25.00'  |
| L4   | S 89°37'17" E | 30.00'  |
| L5   | S 0°00'00" E  | 25.00'  |
| L6   | N 0°22'43" E  | 50.00'  |
| L7   | N 89°37'17" W | 250.00' |
| L8   | N 89°37'17" W | 251.43' |



**NOTE 1**  
 FOR EACH "TEMPORARY TURNAROUND" (TA) IDENTIFIED ON THIS PLAT:  
 Upon construction of a "through street" that replaces the TA and that complies with city standards, the TA shall be automatically abandoned and terminated, without the need to utilize the "vacate" process.

SHEET 2 of 2

SALT LAKE COUNTY RECORDER #13054830  
 State of Utah, County of Salt Lake, recorded and filed at the request of **SNELL & WILMER LLP**  
 Date 8/19/19 Time 3:50PM Book 2019P Page 231  
 Fees \$ 106.00  
*Julie Thompson*  
 Salt Lake County Recorder DEPUTY