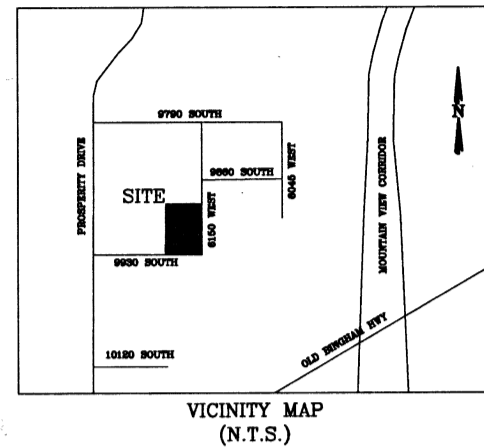
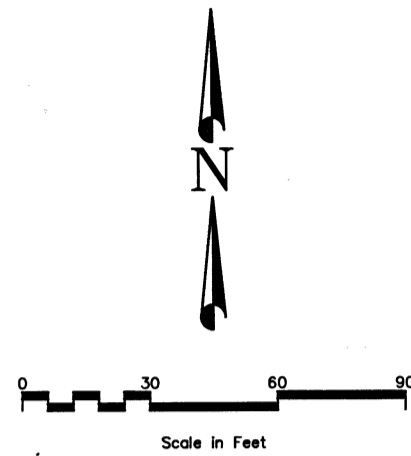


BINGHAM BUSINESS PARK PHASE 1 LOTS 49 AND 50 AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

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.



LEGEND

- PROPERTY CORNER REBAR/CAP CIR ENGINEERING PLS 5183760
- FOUND PLUG (IN CURB)
- FOUND STREET MONUMENT
- BOUNDARY LINE
- - - LOT LINES

DOMINION ENERGY QUESTAR CORPORATION
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING PUBLIC UTILITY EASEMENTS, DOMINION ENERGY MAY REQUIRE OTHER 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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED ON THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OR PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 800-366-8532.

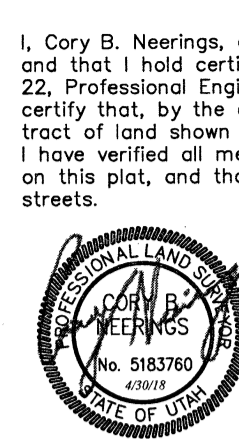
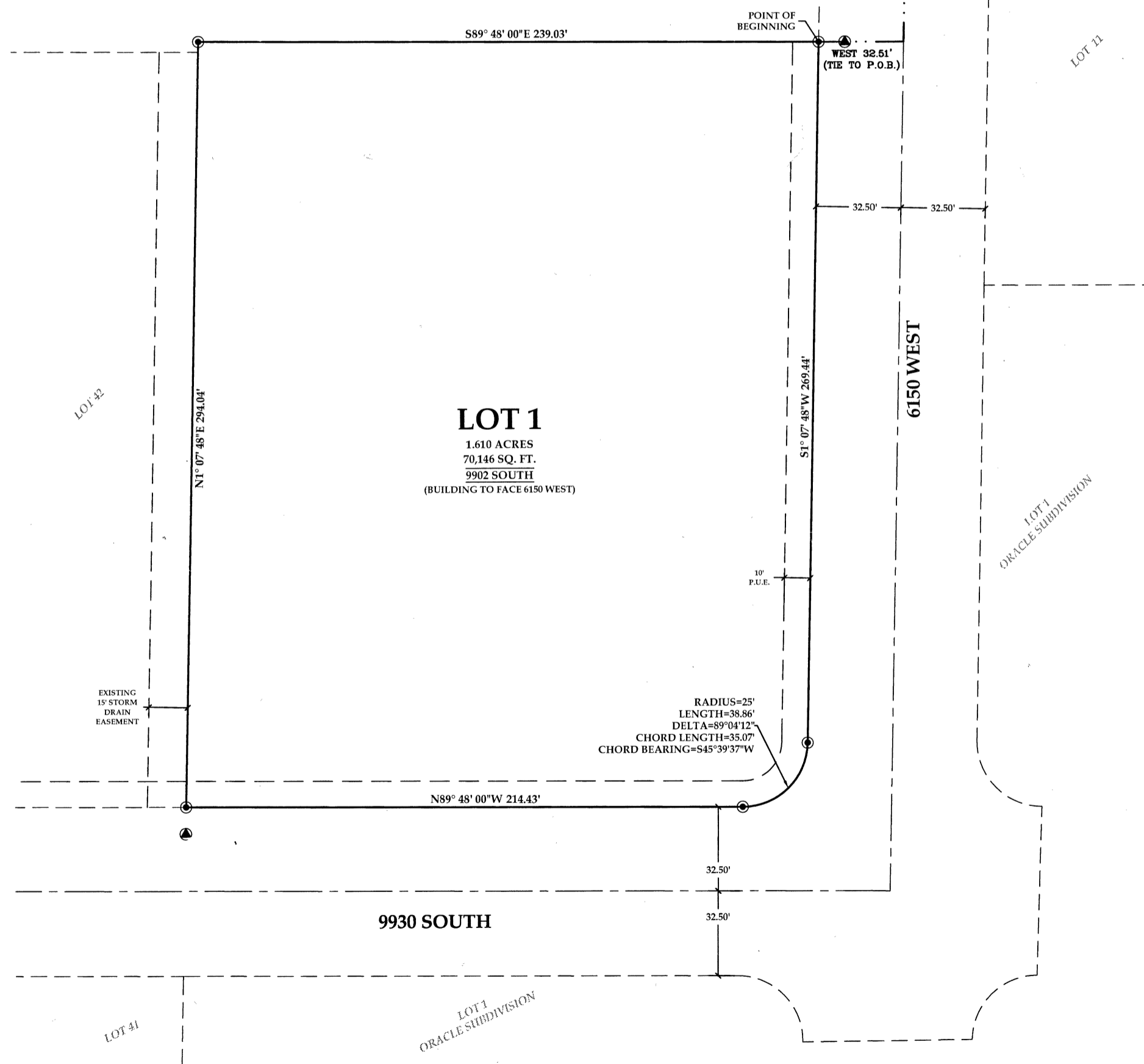
APPROVED THIS _____ DAY OF _____, 2018.

BY _____
TITLE
DOMINION ENERGY QUESTAR CORPORATION

ROCKY MOUNTAIN POWER
1. 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.
2. PURSUANT TO UTAH CODE ANN. 17-27-605(4)(b) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PIE 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:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 2018.

ROCKY MOUNTAIN POWER



Cory B. Neerings
License No. 5183760

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 49 OF THE BINGHAM BUSINESS PARK PHASE 1, SAID POINT BEING SOUTH 1°07'48" WEST 138.41 FEET AND WEST 32.51 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 6150 WEST AND 9860 SOUTH STREETS;
THENCE SOUTH 1°07'48" WEST 269.44 FEET;
THENCE SOUTH 1°07'48" WEST 269.44 FEET TO THE RIGHT THRU A CENTRAL ANGLE OF 89°04'12" (CHORD BEARS SOUTH 45°39'37" WEST 35.07 FEET);
THENCE NORTH 89°04'12" WEST 214.43 FEET;
THENCE NORTH 1°07'48" EAST 294.04 FEET;
THENCE SOUTH 89°48'00" EAST 239.03 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.61 ACRES, 70,146 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 1°07'48" EAST BETWEEN THE STREET MONUMENT AT THE INTERSECTION OF 9860 SOUTH AND 6150 WEST STREETS AND THE STREET MONUMENT AT THE INTERSECTION OF 9790 SOUTH AND 6150 WEST STREETS, ACCORDING TO THE BINGHAM BUSINESS PARK PHASE 1 SUBDIVISION.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that we the undersigned owners of the hereon described tract of land have caused the same to be subdivided into lots and streets to hereafter be known as "BINGHAM BUSINESS PARK PHASE 1 LOTS 49 AND 50 AMENDED", do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use, and 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 of the suppliers of utility or other necessary services.

In witness hereof, we have hereunto set our hands this 27th day of May, 2018.

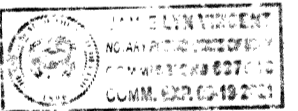
SIGNATURE _____ SIGNATURE _____
TITLE Owner Manager TITLE _____
Short Smith, LLC

ACKNOWLEDGMENT

State of Utah }
County of Salt Lake }

On this 27th day of May, 2018, personally appeared before me Keith Alexander Short who being by me duly sworn did say that he/she/they is/are the owner of property Short Smith, LLC by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same manager.

James J. Vincent
Notary Public
My Commission expires: 9-19-21
Residing in West Jordan County, Salt Lake



BINGHAM BUSINESS PARK PHASE 1 LOTS 49 AND 50 AMENDED

A PART OF THE
SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SLB&M
SALT LAKE COUNTY, UTAH

PREPARED BY

CIR
ENGINEERING, L.L.C.

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

REVISIONS:

UTILITIES CENTURY LINK <u>Paul Wilh.</u> ROCKY MOUNTAIN POWER <u>Quincy Rasmussen</u> DOMINION ENERGY <u>Vicki Sneed</u> COMCAST <u>Elvadedo</u>	BOARD OF HEALTH APPROVED THIS <u>9</u> DAY OF <u>May</u> , 2018. <u>Quincy Rasmussen</u> DIRECTOR, S.L.C.O., BOARD OF HEALTH	CITY PLANNING COMMISSION APPROVED THIS <u>15th</u> DAY OF <u>May</u> , 2018 AD, by the City of West Jordan Planning Commission <u>Quincy Rasmussen</u> Chairperson, West Jordan City Planning Commission	CITY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. <u>James J. Vincent</u> CITY ENGINEER DATE <u>03 July 2018</u>	CITY ATTORNEY APPROVED AS TO FORM THIS <u>3rd</u> DAY OF <u>July</u> , 2018. <u>James J. Vincent</u> WEST JORDAN CITY ATTORNEY (Asst)	CITY APPROVAL PRESENTED TO WEST JORDAN CITY THIS <u>9</u> DAY OF <u>July</u> , 2018, AND IT IS HEREBY APPROVED. <u>James J. Vincent</u> CITY OF WEST JORDAN MAYOR <u>Deanne Smith</u> CITY OF WEST JORDAN RECORDER	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Short Smith, LLC</u> <u>12811344</u> DATE: <u>7-17-2018</u> TIME: <u>9:04 AM</u> BOOK: <u>2018P</u> PAGE: <u>253</u> FEE <u>\$37.00</u> CHIEF DEPUTY: SALT LAKE COUNTY RECORDER <u>Deanne Smith</u>	DATE: <u>4/30/18</u> NUMBER <u>S17-081</u> ACCOUNT _____ SHEET <u>1</u> OF <u>1</u> SHEETS 2018P-253
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