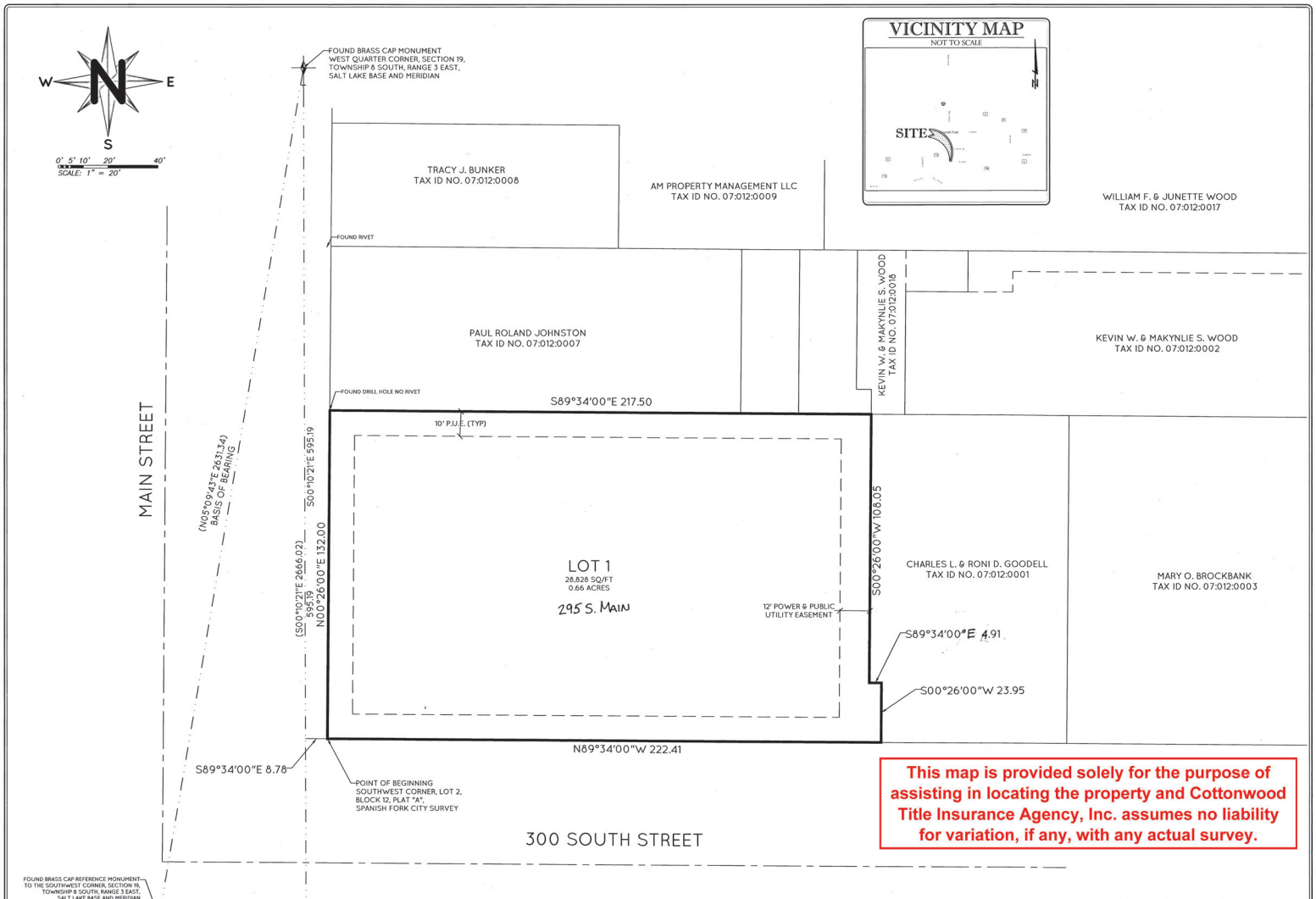

VICINITY MAP

NOT TO SCALE

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

- Section Monument
- Property Corner
- Street Monument
- Break Line
- Property Line
- Section Line
- Center Line
- Easement Line

SHEET 1 OF 1

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com

DEVELOPER/OWNER

SPANISH FORK LEASING, LLC
1086 E HWY 193
LAYTON, UT 84040
801-430-0405

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION 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 FACILITIES. QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH AND DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION 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 INCLUDING PROSCRIPTION, PRESCRIPTION AND PREHISTORIC RIGHTS AND DAMAGES ARISING FROM PIPELINE FRACTURE AND SUBSIDENCE. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 2019

BY: _____

TITLE: _____

16776

NARRATIVE

THE PURPOSE OF THIS SUBDIVISION PLAT WAS TO COMBINE THE TWO PARCELS INTO ONE PARCEL FOR FUTURE DEVELOPMENT.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE WEST QUARTER CORNER OF SECTION 19 AND THE WITNESS CORNER TO THE SOUTHWEST CORNER, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

SURVEYOR'S CERTIFICATE

I MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6431156, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT, BLOCK, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 12, PLAT "A", SPANISH FORK CITY SURVEY, SAID POINT BEING SOUTH 00°10'21" EAST ALONG THE SECTION LINE 595.19 FEET AND SOUTH 89°34'00" EAST 8.78 FEET FROM THE WEST QUARTER CORNER, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°26'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET 132.00 FEET; THENCE SOUTH 89°34'00" EAST 217.50 FEET; THENCE SOUTH 00°26'00" WEST 108.05 FEET; THENCE SOUTH 89°34'00" EAST 4.91 FEET; THENCE SOUTH 00°26'00" WEST 23.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET; THENCE NORTH 89°34'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET 222.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 28,828 SQ/FT OR 0.66 ACRES

Michael L. Wangemann, PLS

Date of Plat or Map: October 14, 2019

PLS# 6431156-2201

OWNER'S DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14th DAY OF October, A.D. 2019.

Matt Gertge - Managing Member Spanish Fork Leasing LLC — PRINT NAME AND TITLE — SIGNATURE

PRINT NAME AND TITLE — SIGNATURE

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF } SS

ON THIS 14 DAY OF October, A.D. 2019, PERSONALLY APPEARED BEFORE ME, Matt Gertge THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Managing Member OF Spanish Fork Leasing LLC, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

JERRI ANN FINCH
Notary Public, State of Utah
Commission #700446
My Commission Expires
05/16/2022

A NOTARY PUBLIC COMMISSIONED IN UTAH

PRINT NAME Jerri Ann Finch

COMMISSION NUMBER 700446

COMMISSION EXPIRES 05/16/2022

ACCEPTANCE BY LEGISLATIVE BODY

THE Oct OF SFC COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 3rd DAY OF April, A.D. 2019.

APPROVED BY CITY MANAGER

APPROVED ENGINEER (SEE SEAL BELOW)

ATTEST CLERK - RECORDER (SEE SEAL BELOW)

PLAT "A"

SF CROSSING SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
SPANISH FORK CITY, UTAH COUNTY , STATE OF UTAH

NT 1102321:2019 Fee $ 16776
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Oct 25 9:05 am FEE 52.00 BY RA
RECORDED FOR SPANISH FORK CITY CORPORATI

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	RECORDER'S SEAL
PROFESSIONAL LAND SURVEYOR MICHAEL L. WANGEMANN No. 6431156 10/14/19 STATE OF UTAH		CITY SUBURBAN SPANISH FORK UTAH FOUNDED ENGINEER	MUNICIPAL SEAL EST. 1855 UTAH SPANISH FORK

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Sec 19, T8S, R3E, SLB&M, TO, CO
Rec'd: 0, Pat: A, Spanish Fork (Pr, Sur, Cum)