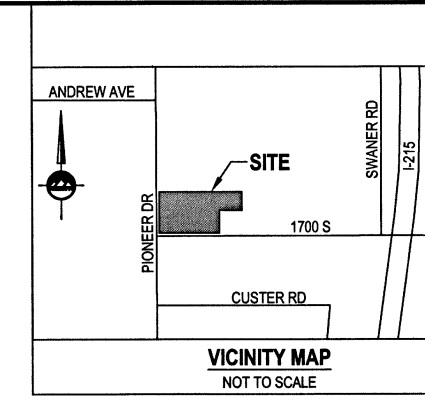


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

BOART LONGYEAR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
Patrick M. Harris
do hereby certify that I am a Professional Land Surveyor with Ensign Engineering and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further 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, hereinafter to be known as BOART LONGYEAR SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point North 0°03'08" West 2701.31 feet and North 89°56'52" East 85.29 feet from the South Quarter Corner of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian, point also being North 0°03'08" West 25 feet and North 89°56'52" East 65.85 feet from the Street monument at the Intersection of Pioneer Drive and 1700 South Street, running:
thence North 45°02'17" West 37.97 feet to the East line of Pioneer Road;
thence North 0°01'27" West 373.14 feet along the East line of Pioneer Road;
thence North 89°56'52" East 605.81 feet;
thence South 0°03'08" East 198.33 feet;
thence South 89°56'52" West 216.00 feet;
thence South 0°03'08" East 201.67 feet;
thence South 89°56'52" West 563.15 feet along the North line of 1700 South Street back to the point of beginning.

Contains 278,439 square feet or 6.392 acres or 2 Lots.
Parcel No. 15-16-251-005

Statement of accuracy: Linear closure of 1:520,884.

Date 8/15/18

PROFESSIONAL LAND SURVEYOR
8/15/18
No. 286882
PATRICK M. HARRIS
STATE OF UTAH
P.L.S. 286882

OWNER'S DEDICATION

SIP PIONEER, LLC, the owner of the described tract of land to be hereinafter known as BOART LONGYEAR SUBDIVISION, hereby consents and gives approval to the recording of this plat for all purposes shown herein. There are no streets, easements or other property reflected on this plat to be dedicated to the public.

In witness whereof, I have hereunto set my hand this 16th day of August, 2018

SIP PIONEER, LLC
By: [Signature]
Print Name: George Bishop
Title: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake J.S.S.
On the 16 day of August, A.D., 2018, personally appeared before me George Bishop, the signer of the foregoing instrument, who duly acknowledged to me that he/she is Manager of SIP PIONEER, LLC, a Utah limited liability company, and is authorized to execute the foregoing Owner's Dedication in its behalf and that he/she executed it in such capacity.

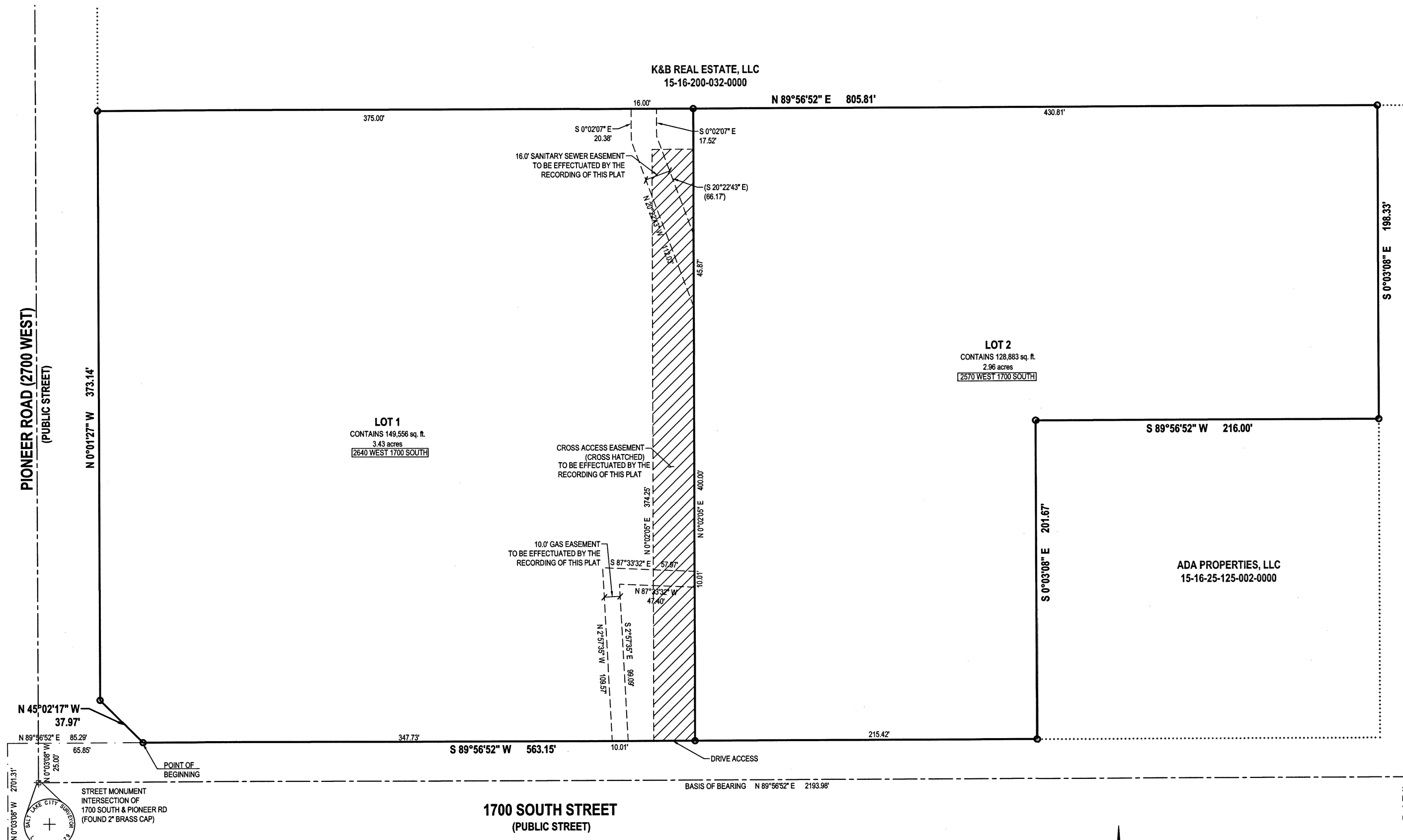
COMMISSION NUMBER: 695380
MY COMMISSION EXPIRES: 07-02-2021

Ruth Larsen
FRONT NAME:
NOTARY PUBLIC COMMISSIONED IN UTAH
Ruth Larsen



LEGEND

	SECTION CORNER-BRASS CAP
	MONUMENT
	SET RIVET
	SET ENSIGN REBAR AND CAP
	CONCRETE
	RIGHT OF WAY
	MONUMENT LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	TANGENT LINE
	FENCE
	EASEMENT LINE



ROCKY MOUNTAIN POWER HAS BEEN PROVIDED THE REQUIRED NOTICE AND HAS AGREED TO THE FOLLOWING NOTE:
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. § 17-27A-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:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 64, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY HAS BEEN PROVIDED THE REQUIRED NOTICE AND HAS AGREED TO THE FOLLOWING NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS 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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET 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 1-800-366-8532.

- EASEMENT NOTES:**
- AN EASEMENT FOR THE ERECTION, MAINTENANCE AND OPERATION OF LINES FOR THE TRANSMISSION OF ELECTRIC ENERGY AND FOR TELEPHONIC PURPOSES AND INCIDENTAL PURPOSES.
RECORDED: MARCH 17, 1993
ENTRY No.: 167645
Book/Page: 6J/280
 - A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION DISTRIBUTION AND TELEPHONE CIRCUITS OF THE GRANTEE INCLUDING GUY ANCHORS AND POLES, WITH THE NECESSARY GUYS, STUBS, CROSSARMS, BRACES AND OTHER ATTACHMENTS AFFIXED THERETO.
RECORDED: FEBRUARY 1, 1949
ENTRY No.: 1147190
Book/Page: 650/168
 - AN EASEMENT TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND ALL APPURTENANT WORKS AND FACILITIES.
RECORDED: SEPTEMBER 26, 1988
ENTRY No.: 4680089
Book/Page: 5068/404
 - DECLARATION OF DRAINAGE EASEMENT
RECORDED: 07/04/18
ENTRY NO.: 12842286
Book/Page: 12822/3083-5088
 - AVIGATION EASEMENT
RECORDED: 07/04/18
ENTRY No.: 12842286
Book/Page: 12822/3083-5088

RECORDED
SEP 04 2018
CITY RECORDER

SHEET 1-1
PROJECT NUMBER: 8057
MANAGER: P. HARRIS
DRAWN BY: B. HANEL
CHECKED BY: P. HARRIS
DATE: 02/08/2018

BOART LONGYEAR SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

DEVELOPER
KAIROS INVESTMENT PARTNERS
1790 BONANZA DRIVE, SUITE 250
PARK CITY, UTAH 84060
530-386-0113

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 40 ft.

NUMBER _____	 SALT LAKE CITY 45 W. 1000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENGINEERING.COM	BOARD OF HEALTH APPROVAL APPROVED THIS <u>23</u> DAY OF <u>August</u> , 20 <u>18</u> , <u>18</u> , BY THE BOARD OF HEALTH. <u>Rick Sedberry</u> SALT LAKE COUNTY HEALTH DEPT.	CITY PLANNING DIRECTOR APPROVED THIS <u>29</u> DAY OF <u>August</u> , 20 <u>18</u> , BY THE SALT LAKE CITY PLANNING COMMISSION. <u>Neil Hux</u> SALT LAKE CITY PLANNING DIRECTOR DATE: <u>08/29/2018</u>	CITY ENGINEER DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. <u>07/27/2018</u> <u>[Signature]</u> CITY ENGINEER DATE	CITY PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS <u>22nd</u> DAY OF <u>August</u> , 20 <u>18</u> . <u>[Signature]</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM THIS <u>30</u> DAY OF <u>August</u> , 20 <u>18</u> , BY THE SALT LAKE CITY ATTORNEY. <u>[Signature]</u> SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS <u>31st</u> DAY OF <u>August</u> , 20 <u>18</u> AND IS HEREBY APPROVED. <u>[Signature]</u> SALT LAKE CITY MAYOR <u>[Signature]</u> ATTEST: CITY RECORDER	RECORDED # <u>12842286</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>Kairos Investment Partners</u> DATE: <u>9/14/2018</u> TIME: <u>3:03p</u> BOOK: <u>2018P</u> PAGE: <u>305</u> <u>832.00</u> FEES SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>1</u> SHEETS
ACCOUNT _____ SHEET <u>1</u> OF <u>1</u> SHEETS		15-16-251-005 15-16-12 15-16-21 15-16-32 15-16-41 \$32.00							