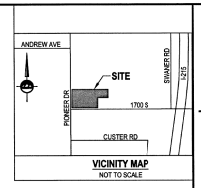


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

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



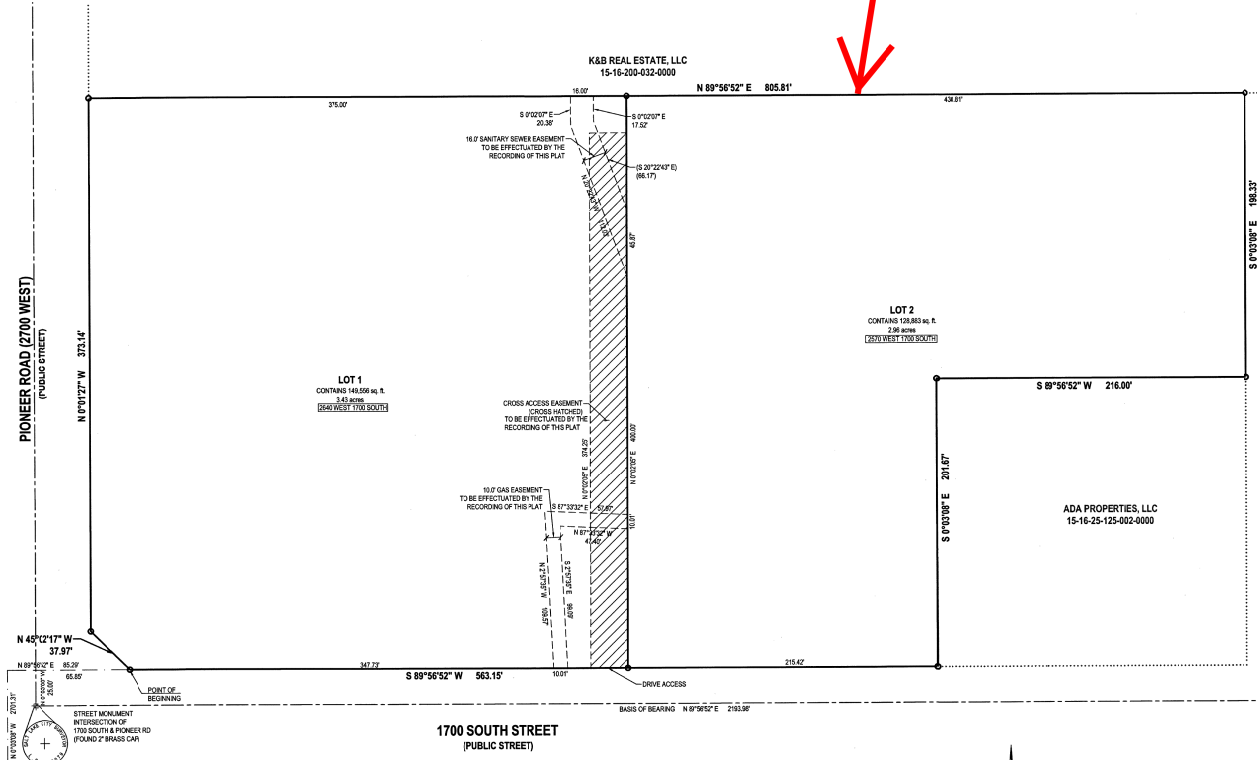
SURVEYOR'S CERTIFICATE
Patrick M. Harris, State Professional Land Surveyor with Design Engineering and the Utah Certificate No. 26882, as prescribed under laws of the State of Utah. Further certify that by authority of the Owners, I have made a survey of the tract and described below, and have ascertained said tract of land into lots and several, hereinafter to be known as "BOART LONGYEAR SUBDIVISION" and that the same has been correctly surveyed and situated in the ground as shown on this plat.

BOUNDARY DESCRIPTION
Beginning at a point North 0°03'07" West 2701.51 feet and North 89°56'52" East 6.29 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°03'07" West 28 feet and North 89°56'52" East 45.85 feet from the Street monument at the intersection of Pioneer Drive and 1700 South Street, curving:
thence North 45°12'17" West 37.97 feet to the East line of Pioneer Road;
thence North 0°03'07" West 271.48 feet along the East line of Pioneer Road;
thence North 89°56'52" East 808.81 feet;
thence South 0°03'07" East 1963.82 feet;
thence South 89°56'52" West 216.00 feet;
thence South 0°03'07" East 201.67 feet;
thence South 89°56'52" West 663.15 feet along the North line of 1700 South Street each to the point of beginning.

Contains 278,038 square feet or 6.302 acres or 2 Lots.
Paper No. 15-16-251-005
Statement of Accuracy: Linear closure of 1/520,884.
Date: 8/15/18
Patrick M. Harris, P.L.S. 26882

OWNER'S DEDICATION
SP PIONEER LLC, the owner of the described tract of land to hereinafter known as "BOART LONGYEAR SUBDIVISION", hereby certifies and gives approval to the recording of this plat for all purposes shown herein. There will be 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 15th day of August, 2018.
SP PIONEER LLC
By: [Signature]
Print Name: Gregory M. Fackler
Title: Vice President

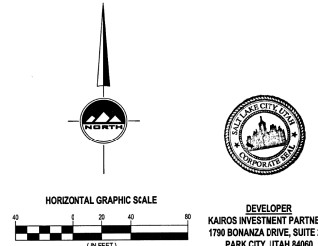
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH, County of Salt Lake, J.S.S. AD, 2018, personally appeared before me the undersigned, [Signature], the manager of the foregoing company, who do hereby acknowledge to the that the said limited liability company, and is authorized to execute the foregoing Owner's Declaration to be recorded and that he/she executed it in such capacity.
COMMISSION NUMBER: 695280
MY COMMISSION EXPIRES: 07-02-2021
Ruth Larsen, Notary Public Commissioned in Utah
Ruth Larsen



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

- EASEMENT NOTES**
- AN EASEMENT FOR THE ERECTION, MAINTENANCE AND OPERATION OF LINES FOR THE TRANSMISSION OF ELECTRIC ENERGY AND FOR TELEPHONE PURPOSES AND INCIDENTAL PURPOSES.
RECORDED: MARCH 17, 1960
ENTRY No.: 1960089
Book/Page: 6/230
 - A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ATTENTION AND REPAIRMENT OF THE ELECTRIC TRANSMISSION DISTRIBUTION AND TELEPHONE CIRCUITS OF THE GRANITE INCLUDING GUY ANCHORS AND RALES, WITH THE NECESSARY GUYTS, STUBS, CROSSARMS, BRACES AND OTHER ATTACHMENTS AFFIXED THERETO.
RECORDED: FEBRUARY 1, 1960
ENTRY No.: 197190
Book/Page: 60/158
 - 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.: 880889
Book/Page: 5065/104
 - DECLARATION OF FRANCHISE EASEMENT
RECORDED: 07/11/18
ENTRY No.: 15315133
Book/Page: 1835/3181-3183
 - AVIGATION EASEMENT
RECORDED: 07/11/18
ENTRY No.: 15315133
Book/Page: 1835/3181-3183

ROCKY MOUNTAIN POWER HAS BEEN PROVIDED THE REQUIRED NOTICE AND HAS AGREED TO THE FOLLOWING NOTICE:
PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND INTERESTS THEREIN.
ROCKY MOUNTAIN POWER HAS BEEN PROVIDED THE REQUIRED NOTICE AND HAS AGREED TO THE FOLLOWING NOTICE:
PURSUANT TO UTAH CODE ANN. § 17-27-206(4)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE LINE 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 THE DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
1. RECORDING EASEMENTS ON RIGHT OF WAY
2. THE LAW APPLICABLE TO PREScriptive RIGHTS
3. TITLE CHAPTER 8A, MANAGE TO UNDERGROUND UTILITY FACILITIES OR
4. ANY OTHER PROVISION OF LAW.
DEPARTMENT # 1480-968622



RECORDED
SEP 01 2018
CITY RECORDER



DEVELOPER
KAROS INVESTMENT PARTNERS
1780 BONAZZA DRIVE, SUITE 250
PARK CITY, UTAH 84400
530-384-1113

SHEET 1-1
PROJECT NUMBER: 1837
MANAGER: P. HARRIS
DRAWN BY: B. HANEL
CHECKED BY: P. HARRIS
DATE: 02/09/2018

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

<p>NAME: _____</p> <p>ACCOUNT: _____</p> <p>SHEET: 1</p> <p>OF: 1 SHEETS</p>	<p>SALT LAKE CITY 4516 1800 S. 500 W. 5000 SALT LAKE, UT 84107 Phone: (801) 353-2529 Fax: (801) 255-4448 WWW.DENSOENGIN.COM</p> <p>ENGIN</p>	<p>APPROVED THIS <u>23</u> DAY OF <u>August</u> 20 <u>18</u> BY THE BOARD OF HEALTH: <i>Rick Seibert</i> SALT LAKE COUNTY HEALTH DEPT.</p>	<p>APPROVED THIS <u>19</u> DAY OF <u>August</u> 20 <u>18</u> BY THE CITY PLANNING DIRECTOR: <i>Ned Noe</i> SALT LAKE CITY PLANNING DIRECTOR</p>	<p>APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS <u>22</u> DAY OF <u>August</u> 20 <u>18</u> BY THE CITY ENGINEER DIVISION: <i>Gregory M. Fackler</i> CITY ENGINEER</p>	<p>APPROVED AS TO PUBLIC UTILITIES DETAIL THIS <u>22</u> DAY OF <u>August</u> 20 <u>18</u> BY THE CITY PUBLIC UTILITIES DEPARTMENT: <i>Ruth Larsen</i> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p>APPROVED AS TO FORM THIS <u>30</u> DAY OF <u>August</u> 20 <u>18</u> BY THE CITY ATTORNEY: <i>Ruth Larsen</i> SALT LAKE CITY ATTORNEY</p>	<p>APPROVED TO SALT LAKE CITY THIS <u>31</u> DAY OF <u>August</u> 20 <u>18</u> BY THE CITY APPROVAL: <i>Patrick M. Harris</i> SALT LAKE CITY MANAGER</p>	<p>STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED IN THE REGISTRY OF: <u>Karos Investment Partners</u> DATE: <u>9/15/2018</u> TIME: <u>3:03p</u> BOOK: <u>2018P</u> PAGE: <u>305</u> FEE: <u>\$32.00</u> SALT LAKE CITY RECORDER</p>	<p>NUMBER: _____</p> <p>ACCOUNT: _____</p> <p>SHEET: 1</p> <p>OF: 1 SHEETS</p>
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15-16-251-005 15-16-12 15-16-32 15-16-41 \$32.00