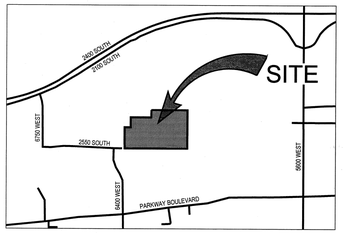
201 MOUNTAIN VIEW PARK

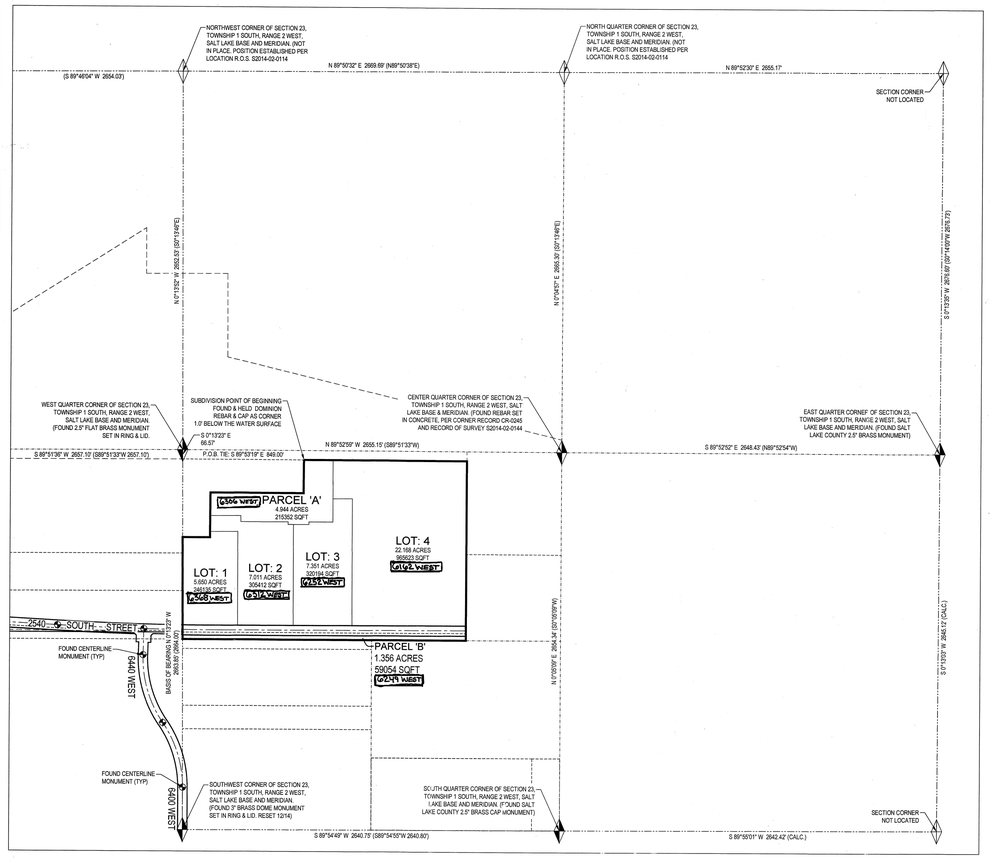
A COMMERCIAL SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, UTAH

NORTH

SCALE: 1" = 400'

0 200' 400' 800' 1,200'





LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- ALIQUOT SECTION LINES
- MONUMENT LINE/CENTER LINE OF ROAD
- SECTION LINE
- LOT LINE
- NEW EASEMENT LINES
- EXISTING EASEMENT LINES
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR 5/8"X24" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- NEW LOT CORNER, COPPER PLUG OR 5/8"X24"REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- FOUND PROPERTY MARKERS, AS DESCRIBED HEREON
- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR'S STANDARDS.

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS DO HERESBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6135190 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENT AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLA`. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, PARCELS, AND STREET:. TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

201 MOUNTAIN VIEW PARK
A COMMERCIAL SUBDIVISION

AND THAT THE SAME HAS BEE I CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR DENNIS K. WITHERS No. 6135190 05/21/19 STATE OF UTAH

DENNIS K. WITHERS, P.L.S.
LICENSE NO. 6135190

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "PARCEL 3", IN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 12894653 AND THAT CERTAIN TRACT OF LAND CONVEYED TO WEST VALLEY CITY PER SPECIAL WARRANTY DEED, RECORDED AS ENTRY NO. 11985284, ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID PARCEL BEING LOCATED IN WEST VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A DOMINION REBAR AND CAP, 1 FOOT BELOW THE SURFACE OF THE WATER, SAID POINT BEING SOUTH 0°13'23" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 66.57 FEET (66.0' BY RECORD) AND SOUTH 89°33'19" EAST, ALONG THE NORTHERLY LINE OF SAID "PARCEL 3", A DISTANCE OF 849.00 FEET, FROM THE SALT LAKE COUNTY BRASS CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 23; AND RUNNING THENCE SOUTH 89°33'19" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 1142.01' FEET, TO THE NORTH-SOUTH 1/64TH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 0°05'07" WEST, ALONG SAID NORTH-SOUTH 1/64TH LINE, A DISTANCE OF 1291.88 FEET, TO THE SW 1/16TH CORNER; THENCE NORTH 89°58'13" WEST, ALONG THE EAST-WEST 1/16TH LINE, A DISTANCE OF 1984.26 FEET, TO THE S 1/16TH CORNER COMMON TO SECTIONS 22 & 23; THENCE NORTH 0°13'23" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 717.12 FEET, TO A DOMINION REBAR AND CAP ON THE SOUTH LINE OF THE YOUNG FAMILY RACING PROPERTIES, INC. PARCEL RECORDED AS ENTRY NO.: 10728791, WHICH LINE WAS RETRACED BY DOMINION ENGINEERING, PRE AN UN-FILED ALTA/ACSM LAND TITLE SURVEY, DATED AUGUST 30, 2013, PROJECT NO.: 2150-01; THENCE ALONG THE LINES OF SAID YOUNG FAMILY RACING PROPERTIES, INC. PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 89°53'19" EAST, A DISTANCE OF 191.68 FEET, TO A DOMINION REBAR AND CAP; (2) NORTH 0°19'58" EAST, A DISTANCE OF 314.30 FEET, TO A DOMINION REBAR AND CAP; (3) SOUTH 89°53'19" EAST, A DISTANCE OF 652.00 FEET, TO A DOMINION REBAR AND CAP; (4) NORTH 0°19'58" EAST, A DISTANCE OF 233.59 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 2,252,579 SQUARE FEET, OR 51.714 ACRES, IN FOUR (4) COMMERCIAL LOTS, TWO (2) PARCELS, AND A PUBLIC STREET, AS DEFINED HEREON.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRI SENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

201 MOUNTAIN VIEW PARK
A COMMERCIAL SUBDIVISION

AND DO HEREBY DEDICATE F:OR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWN:RS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEME~TS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE : NDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PUR` OSES SHOWN HEREON

IN WITNESS WHEREOF I/WE H/~/E HEREUNTO SET OUR HAND(S)THIS 29th DAY OF May A.D., 20 19

WVC INDUSTRIAL, LLC.

BY: DUSTIN HARRIS (PRINT NAME) (SIGNATURE)

ITS: SR MANAGING DIRECTOR WVC Industrial LLC (TITLE)

WEST VALLEY CITY

BY: RON BIGELOW, MAYOR (PRINT NAME) Ron Bigelow

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Salt Lake) SS:

ON THIS 29th DAY OF May 2019, PERSONALLY APPEARED BEFORE ME Dustin Harris WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY IS/ARE A MEMBER OF WVC INDUSTRIAL, LLC. AND BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC Morgan Carmen Commission #: 698323

MY COMMISSION EXPIRES: 12/31/2021

RESIDING IN: Salt Lake City

CORPORATE ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Salt Lake) SS:

ON THIS 4 DAY OF June, 2019, PERSONALLY APPEARED BEFORE ME RON BIGELOW, SIGNER OF THE HEREON OWNER'S DEDICATION AND CONSENT TO RECORD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MAYOR OF WEST VALLEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE SIGNED THIS PLAT ENTITLED "201 MOUNTAIN VIEW PARK" ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF THE WEST VALLEY CITY COUNCIL, AND SAID MAYOR BIGELOW ACKNOWLEDGED TO ME THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

NOTARY PUBLIC Michele Comer Commission #: 694340

MY COMMISSION EXPIRES: March 31, 2021

RESIDING IN: Salt Lake County

SHEET 1 OF 2

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

WEST VALLEY CITY ENGINEER — DATE: 3 June 2019

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

201 MOUNTAIN VIEW PARK
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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, UTAH

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS 28 DAY OF May A.D., 20 19

Rick Sedletter
SALT LAKE COUNTY HEALTH DEPT.

MAGNA WATER DISTRICT

APPROVED THIS 28th DAY OF May A.D., 20 19

GENERAL MANAGER

PLANNING COMMISSION

APPROVED THIS 5th DAY OF June A.D., 20 19
BY THE WEST VALLEY CITY PLANNING.

Clark Meadows
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3rd DAY OF June A.D., 20 19

WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 4 DAY OF JUNE A.D., 20 19 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

CITY MANAGER — ATTEST: CITY RECORDER

SALT LAKE COUNTY RECORDER

RECORD NO. 13004113

STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF West Valley City

DATE: 06/06/2019 TIME: 2:11 PM BOOK: 2019P PAGE: 178

$112.00 — FEE $ — Lenny Wan Deputy — SALT LAKE COUNTY RECORDER

$112.00 14-22-42-14-23-114-172-31.32 14-22-401-002, 14-23-300-016

C:\Users\Ken\MCNEIL-GROUP\opposite\local\temp\AcPublish_18372\18074_R.dwg May 21, 2019 - 2:46pm

201 MOUNTAIN VIEW PARK

A COMMERCIAL SUBDIVISION
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WEST VALLEY CITY, UTAH

NORTH

SCALE: 1" = 100'

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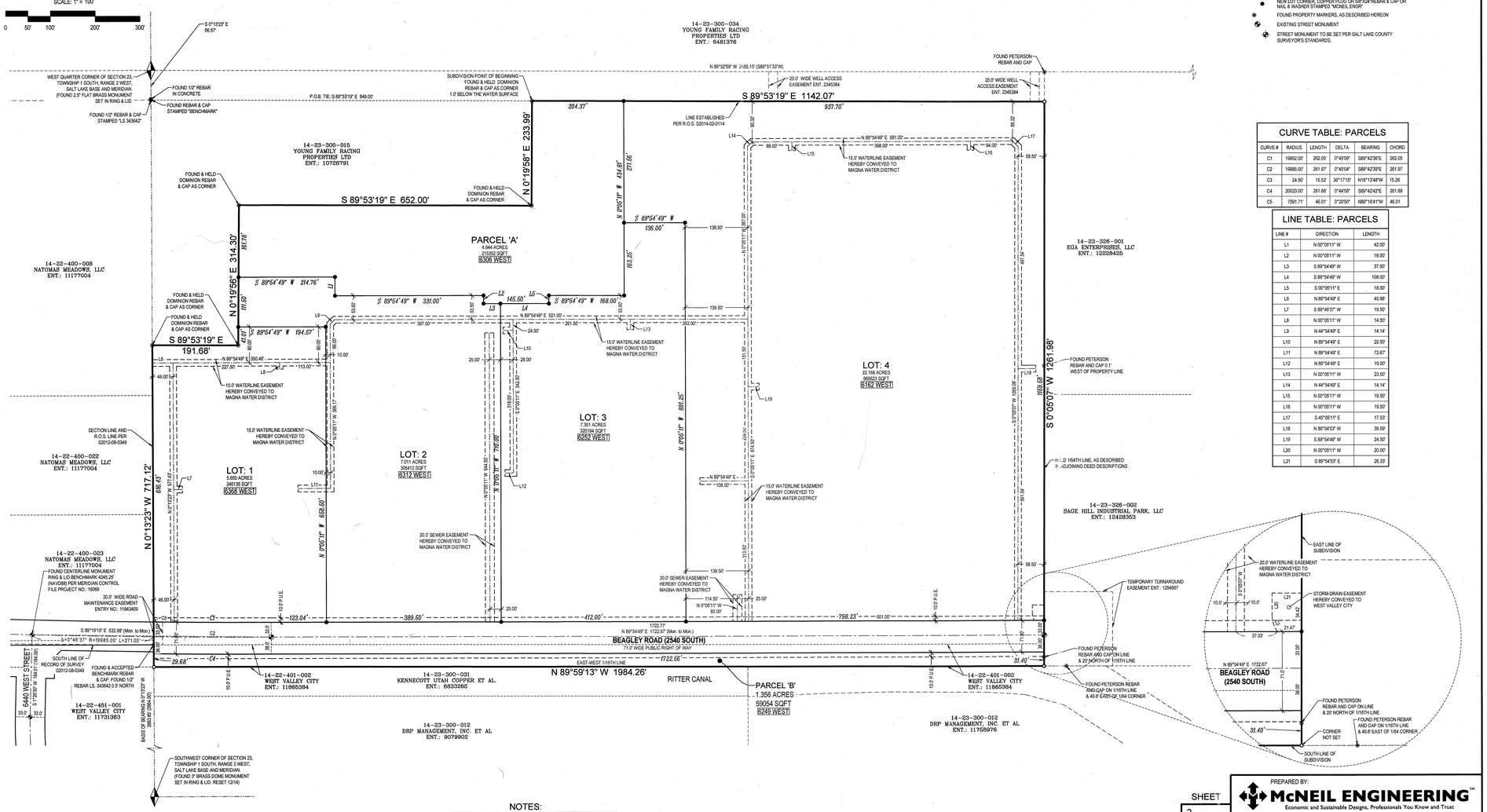

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CURVE TABLE: PARCELS

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	19952.00'	262.05'	0°45'09"	S89°42'36"E	262.05
C2	19985.00'	261.97'	0°45'04"	S89°42'39"E	261.97
C3	24.50'	15.52'	36°17'15"	N18°13'48"W	15.26
C4	20023.00'	261.88'	0°44'58"	S89°42'42"E	261.88
C5	7591.77'	46.01'	0°20'50"	N89°16'41"W	46.01

LINE TABLE: PARCELS

LINE #	DIRECTION	LENGTH
L1	N 00°05'11" W	42.00'
L2	N 00°05'11" W	18.00'
L3	S 89°54'49" W	37.50'
L4	S 89°54'49" W	108.00'
L5	S 00°05'11" E	18.00'
L6	N 89°54'49" E	45.98'
L7	S 89°46'37" W	19.50'
L8	N 00°05'11" W	14.50'
L9	N 44°54'49" E	14.14'
L10	N 89°54'49" E	22.50'
L11	N 89°54'49" E	72.67'
L12	N 89°54'49" E	19.00'
L13	N 00°05'11" W	23.50'
L14	N 44°54'49" E	14.14'
L15	N 00°05'11" W	19.50'
L16	N 00°05'11" W	19.50'
L17	S 45°05'11" E	17.53'
L18	N 89°54'53" W	39.59'
L19	S 89°54'49" W	24.50'
L20	N 00°05'11" W	20.00'
L21	S 89°54'53" E	26.33'

NOTES:

1) OFF-SET PINS TO BE SET IN TOP BACK OF CURB AND 5/8"X24" REBAR TO BE SET AT ALL OTHER CORNER LOT AND PARCEL CORNER.
2) PARCEL 'A' IS DESIGNATED AS OPENSPACE, AND IS OWNED AND IS MAINTAINED BY 201 MOUNTAIN VIEW PARK OWNERS ASSOCIATION.
3) PARCEL 'B' IS OWNED AND TOP BE MAINTAINED BY WEST VALLEY CITY.

SHEET 2 OF 2

PREPARED BY:

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SALT LAKE COUNTY RECORDER

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Sam Vlas Deputy
SALT LAKE COUNTY RECORDER

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