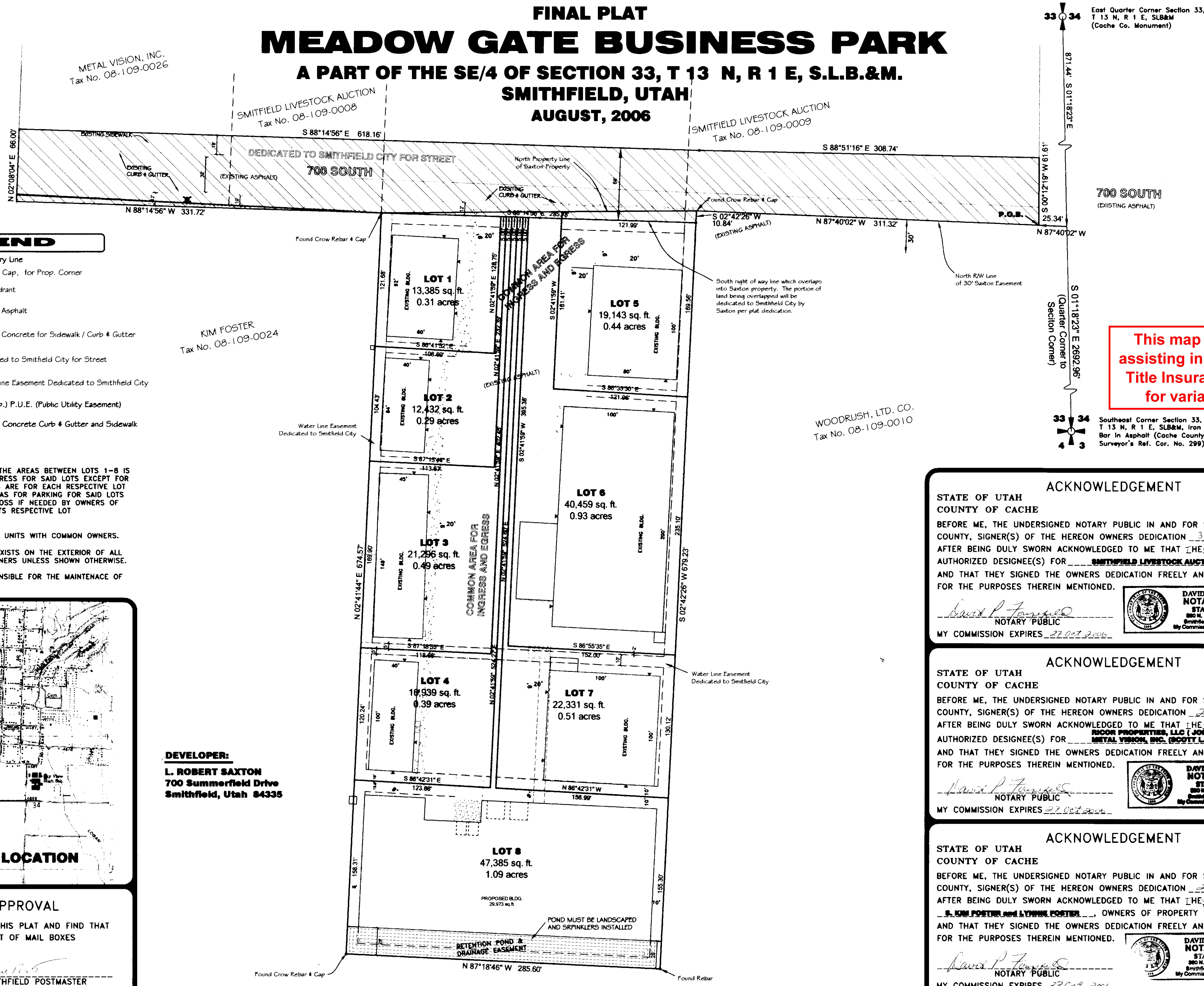
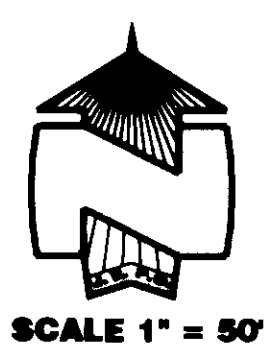


FINAL PLAT

MEADOW GATE BUSINESS PARK

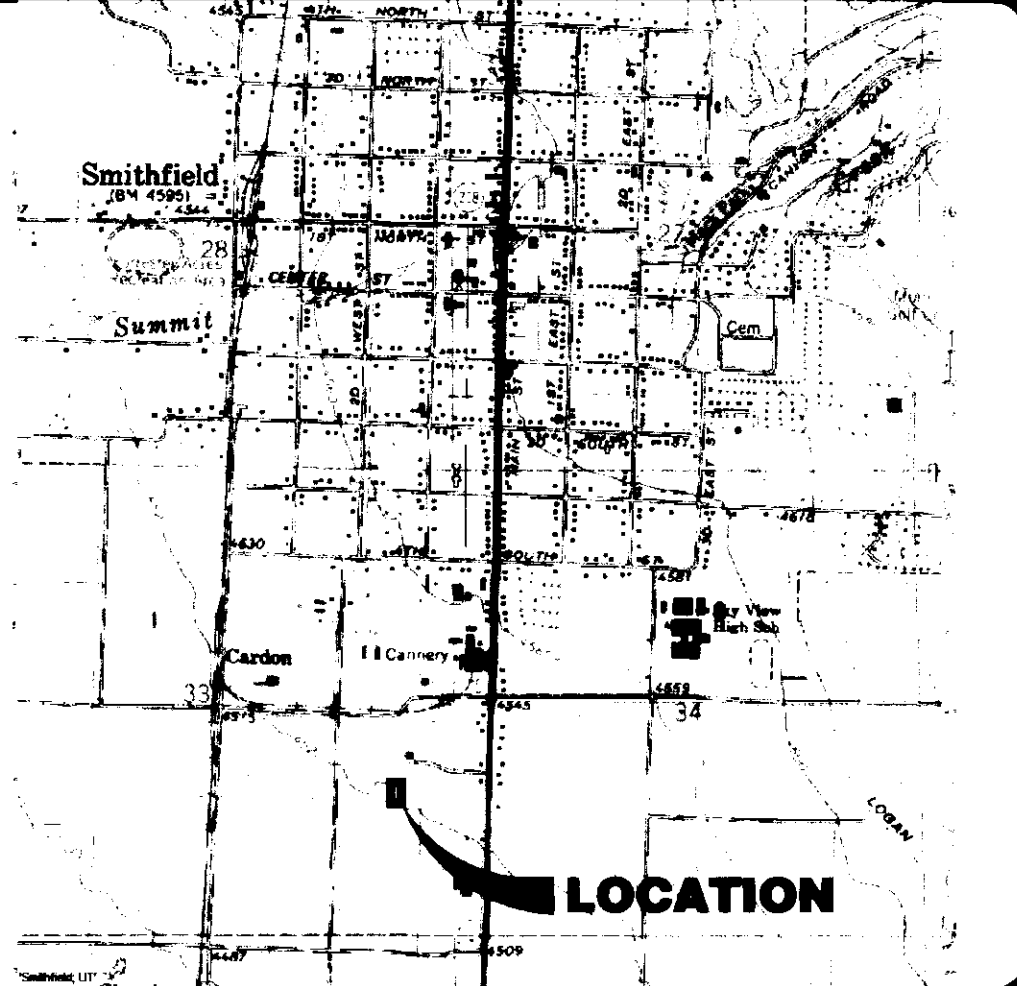
A PART OF THE SE/4 OF SECTION 33, T 13 N, R 1 E, S.L.B.&M.
SMITHFIELD, UTAH
AUGUST, 2006



LEGEND

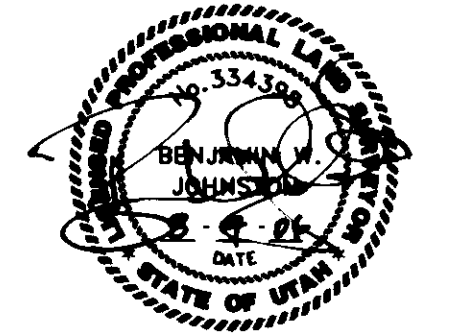
- Boundary Line
- Rebar & Cap, for Prop. Corner
- Fire Hydrant
- Existing Asphalt
- Existing Concrete for Sidewalk / Curb & Gutter
- Dedicated to Smithfield City for Street
- Water Line Easement Dedicated to Smithfield City
- 10' (Typ.) P.U.E. (Public Utility Easement)
- Existing Concrete Curb & Gutter and Sidewalk

- #### NOTES:
- ALL OF THE EXISTING ASPHALT IN THE AREAS BETWEEN LOTS 1-8 IS A COMMON AREA FOR INGRESS AND EGRESS FOR SAID LOTS EXCEPT FOR PARKING STALLS. THE PARKING STALLS ARE FOR EACH RESPECTIVE LOT AS SHOWN AND ARE NOT COMMON AREAS FOR PARKING FOR SAID LOTS 1-8, BUT MAY STILL BE TRAVELED ACROSS IF NEEDED BY OWNERS OF SAID LOTS 1-8 IF NOT OCCUPIED BY ITS RESPECTIVE LOT OWNERS/PATRONS/WORKERS.
 - PARKING MAY BE SHARED BETWEEN UNITS WITH COMMON OWNERS.
 - A 10' PUBLIC UTILITY EASEMENTS EXISTS ON THE EXTERIOR OF ALL LOTS AND BETWEEN ADJOINING LOT OWNERS UNLESS SHOWN OTHERWISE.
 - THE OWNER OF LOT 8 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETENTION POND ON SAID LOT.



DEVELOPER:
L. ROBERT SAXTON
700 Summerfield Drive
Smithfield, Utah 84335

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.



SURVEYOR'S CERTIFICATE

I, BENJAMIN W. JOHNSTON, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND HOLD CERTIFICATE NO. 334398 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S) 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 HEREAFTER TO BE KNOWN AS MEADOW GATE BUSINESS PARK AND THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN.

BOUNDARY DESCRIPTION

Beginning 871.44 feet S 01°18'23" E (Basis of Bearing) along the section line to the north line of the Woodrush Limited Company property and 25.34 feet N 87°40'02" W from the east quarter corner of Section 33, Township 13 North, Range 1 East, S.L.B.&M. running thence N 87°40'02" W 311.32 feet along the said north line of Woodrush property to a found Crow (#6162) rebar and cap; thence S 02°42'26" W 10.84 feet to the south line of 700 South Street per plat; thence S 02°42'26" W 679.23 feet to a found rebar; thence N 87°18'46" W 285.60 feet to found Crow (#6162) rebar and cap; thence N 02°41'44" E 674.57 feet to found Crow (#6162) rebar and cap; thence N 88°14'56" W 331.72 to existing north-south fence line; thence N 02°08'04" E 66.00 feet; thence S 88°14'56" E 618.16 feet; thence S 88°51'16" E 308.74 feet; thence S 00°12'19" W 61.61' to the point of beginning.

Containing 8.24 acres and 8 Lots.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, SIGNER(S) OF THE HEREOF OWNERS DEDICATION 3 IN NUMBER, AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE THE AUTHORIZED DESIGNEE(S) FOR SMITHFIELD LIVESTOCK AUCTION, L.C. AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY, FOR THE PURPOSES THEREIN MENTIONED.

David P. Farnsworth
NOTARY PUBLIC
MY COMMISSION EXPIRES 22 Oct 2006

DAVID P. FORNEFELD
NOTARY PUBLIC
STATE OF UTAH
880 N. 100 W. P.O. Box 141
Smithfield, Utah 84335-0141
My Commission Expires Oct. 27, 2006

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT MEADOW GATE BUSINESS PARK AND HEREBY DEDICATE, GRANT AND CONVEY TO SMITHFIELD CITY CORPORATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO SMITHFIELD CITY CORPORATION THOSE CERTAIN STRIPS AS EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREOF, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SMITHFIELD CITY CORPORATION IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURE THIS 21st DAY OF August A.D., 2006.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, SIGNER(S) OF THE HEREOF OWNERS DEDICATION 2 IN NUMBER, AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE THE AUTHORIZED DESIGNEE(S) FOR WOODRUSH, LTD. CO. (JOHN L. RICHMOND) AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY, FOR THE PURPOSES THEREIN MENTIONED.

David P. Farnsworth
NOTARY PUBLIC
MY COMMISSION EXPIRES 22 Oct 2006

DAVID P. FORNEFELD
NOTARY PUBLIC
STATE OF UTAH
880 N. 100 W. P.O. Box 141
Smithfield, Utah 84335-0141
My Commission Expires Oct. 27, 2006

L. Robert Saxton 8-08-06
MEMBER OF L. ROBERT SAXTON and ANNETTE G. SAXTON PROPERTIES, L.C. DATE

Annette G. Saxton 8-08-06
ANNETTE G. SAXTON MEMBER OF L. ROBERT SAXTON and ANNETTE G. SAXTON PROPERTIES, L.C. DATE

Dean H. Parker 8-28-06
DEAN H. PARKER, MEMBER OF SMITHFIELD LIVESTOCK AUCTION, L.C. DATE

Marilyn B. Parker 8/27/06
MARILYN B. PARKER, MEMBER OF SMITHFIELD LIVESTOCK AUCTION, L.C. DATE

Lane D. Parker 8/27/06
LANE D. PARKER, MEMBER OF SMITHFIELD LIVESTOCK AUCTION, L.C. DATE

Jodi L. Richins 8-8-06
JODI L. RICHINS, MANAGER OF RICHOR PROPERTIES, LLC DATE

Scott L. Richins 8-8-06
SCOTT L. RICHINS, PRESIDENT OF METAL VISION, INC. DATE

S. Kim Foster 8-8-06
S. KIM FOSTER DATE

Lynne Foster 8/8/06
LYNNE FOSTER DATE

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, SIGNER(S) OF THE HEREOF OWNERS DEDICATION 2 IN NUMBER, AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE THE AUTHORIZED DESIGNEE(S) FOR S. KIM FOSTER and LYNNE FOSTER, OWNERS OF PROPERTY SHOWN HEREOF AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY, FOR THE PURPOSES THEREIN MENTIONED.

David P. Farnsworth
NOTARY PUBLIC
MY COMMISSION EXPIRES 22 Oct 2006

DAVID P. FORNEFELD
NOTARY PUBLIC
STATE OF UTAH
880 N. 100 W. P.O. Box 141
Smithfield, Utah 84335-0141
My Commission Expires Oct. 27, 2006

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, SIGNER(S) OF THE HEREOF OWNERS DEDICATION 2 IN NUMBER, AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE THE AUTHORIZED DESIGNEE(S) FOR L. ROBERT SAXTON and ANNETTE G. SAXTON PROPERTIES, L.C. AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY, FOR THE PURPOSES THEREIN MENTIONED.

David P. Farnsworth
NOTARY PUBLIC
MY COMMISSION EXPIRES 22 Oct 2006

DAVID P. FORNEFELD
NOTARY PUBLIC
STATE OF UTAH
880 N. 100 W. P.O. Box 141
Smithfield, Utah 84335-0141
My Commission Expires Oct. 27, 2006

POSTMASTER APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT THE LOCATIONS FOR THE PLACEMENT OF MAIL BOXES IS CORRECT.

[Signature]
DATE _____ SMITHFIELD POSTMASTER

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

[Signature] 8-09-06
DATE _____ CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS 19th DAY OF July A.D., 2006.
BY THE SMITHFIELD CITY PLANNING COMMISSION.

[Signature]
CHAIRMAN

UTILITY COMPANY APPROVAL

WE THE UNDERSIGNED, REPRESENTING OUR UTILITY COMPANY SEPARATELY ACKNOWLEDGE THAT WE HAVE REVIEWED THIS PLAT AND AGREE TO PROVIDING SERVICE TO THIS SUBDIVISION AND TO PLACE UTILITIES WITHIN THE UTILITY EASEMENTS SHOWN HEREOF.

[Signature]
UTAH POWER & LIGHT COMPANY Date _____

[Signature] 8-7-06
QUESTAR Date _____

[Signature] 8-7-06
US WEST COMMUNICATIONS Date _____

[Signature]
LOCAL CABLE TV COMPANY Date _____

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 19th DAY OF August A.D., 2006.

[Signature]
CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE SMITHFIELD CITY COUNCIL THIS 9 DAY OF August A.D. 2006 AT WHICH TIME IT WAS APPROVED AND ACCEPTED.

ATTEST: *[Signature]* CITY RECORDER
[Signature] MAYOR

COUNTY RECORDER'S NO. 923258
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF SAXTON PROP. LLC
DATE 14 AUG 2006 TIME 11:33 A.M. FEE 38.00
ABSTRACTED
INDEX 2006-2088 *[Signature]*
COUNTY RECORDER

JOHNSTON ENGINEERING

PROFESSIONAL CORPORATION
Civil Engineers & Land Surveyors

40 So. 100 W.
TREMONTON, UT
84337

(435) 257-1156
FAX: 257-1166

SHEET **1** OF 1 SHEETS
JOB NUMBER 06CA218