

SURVEYOR'S CERTIFICATE:

I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots and street, together with easements hereafter to be known as Lake Park Commerce Center and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

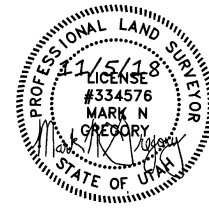
BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the East Quarter Corner of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and thence along the east line of said Section 24 South 00°00'43" East 1,511.34 feet to the north line of the Riser Canal as described in that certain Quit Claim Deed recorded February 1, 1986 as Entry No. 6271172 in Book 7322 of Page 866 of the Salt Lake County records; thence along said line North 72°50'11" West 87.15 feet to the northerly line of property described in that certain Special Warranty Deed recorded as Entry No. 11187785 in Book 9926 of Page 5586 of said records and a point on the arc of a 185.00 foot non-tangent curve to the right; thence along said line the following twenty-two courses: 1) Northwesterly 2.89 feet along the arc of said curve through a central angle of 0°53'39" and a long chord of North 35°25'16" West 2.89 feet, 2) North 34°59'27" West 128.65 feet to a point of tangency of a 15.00 foot radius curve to the left, 3) Northwesterly 1.24 feet along the arc of said curve through a central angle of 0°44'28" and a long chord of North 37°21'41" West 1.24 feet to a point of compound curvature with a 288.22 foot radius curve to the left, 4) Northwesterly 123.67 feet along the arc of said curve through a central angle of 24°35'03" and a long chord of North 52°01'26" West 122.72 feet to a point of reverse curvature with a 5.00 foot radius curve to the right, 5) Northwesterly 0.23 feet along the arc of said curve through a central angle of 02°38'42" and a long chord of North 62°59'37" West 0.23 feet to a point of compound curvature with a 511.09 foot radius curve to the right, 6) Northwesterly 98.00 feet along the arc of said curve through a central angle of 10°59'12" and a long chord of North 55°10'40" West 97.85 feet to a point of compound curvature with a 5.00 foot radius curve to the right, 7) Northwesterly 0.42 feet along the arc of said curve through a central angle of 04°45'42" and a long chord of North 48°18'13" West 0.42 feet, 8) North 45°55'22" West 145.31 feet, 9) North 50°12'09" West 67.93 feet to a point of tangency of a 465.97 foot radius curve to the left, 10) Westerly 552.82 feet along the arc of said curve through a central angle of 67°58'26" and a long chord of North 84°11'22" West 520.96 feet to a point of compound curvature with a 5.00 foot radius curve to the left, 11) Southwesterly 1.37 feet along the arc of said curve through a central angle of 15°44'57" and a long chord of South 53°56'57" West 1.37 feet, 12) South 46°04'28" West 23.34 feet, 13) South 59°07'33" West 85.71 feet, 14) South 71°08'09" West 7.46 feet, 15) South 59°57'09" West 176.79 feet to a point of tangency of a 560.90 foot radius curve to the right, 16) Westerly 310.51 feet along the arc of said curve through a central angle of 31°43'05" and a long chord of South 75°48'41" West 306.56 feet, 17) North 80°19'48" West 49.32 feet to a point of tangency of a 142.00 foot radius curve to the right, 18) Westerly 39.29 feet along the arc of said curve through a central angle of 15°51'14" and a long chord of North 80°24'09" West 39.17 feet, 19) North 72°28'32" West 25.43 feet to a point of tangency of a 282.10 foot radius curve to the left, 20) Westerly 278.12 feet along the arc of said curve through a central angle of 55°29'16" and a long chord of South 79°16'50" West 286.99 feet, 21) South 51°02'12" West 43.19 feet and 22) North 86°54'59" West 20.57 feet to the east line of West Valley Truck Center, a subdivision recorded October 25, 1999 as Entry No. 99-10P at Page 293 of said records; thence along said line North 00°51'12" East 1,292.22 feet to the south line of 2400 South Street; thence along said line North 89°40'43" East 0.13 feet to a point on the arc of a 4,803.00 foot non-tangent curve to the left, said point also being on the south line of 2400 South Street as shown on the plat of CR England Subdivision, Lot 1 Amended and Extended With Street Dedication recorded October 27, 2016 as Entry No. 1239464 in Book 2016P at Page 279 of said records; thence along said line the following four courses: 1) Easterly 402.31 feet along the arc of said curve through a central angle of 04°47'57" and a long chord of North 87°17'13" East 402.19 feet to a point on the arc of a reverse curve through a central angle of 04°47'57" and a long chord of North 87°19'58" East 396.21 feet, 2) Easterly 396.33 feet (396.32 by record) along the arc of said curve through a central angle of 04°47'57" and a long chord of North 87°19'58" East 396.21 feet, 3) North 89°40'43" East 767.12 feet to a point of tangency of a 460.00 foot radius curve to the left and 4) Northeastery 541.92 feet through a central angle of 67°29'56" and a long chord of North 55°55'46" East 511.12 feet to the east line of Parcel "A" of said CR England Subdivision, Lot 1 Amended and Extended With Street Dedication; thence along said line South 00°01'11" West 283.96 feet to the POINT OF BEGINNING. Said parcel contains 2,389,636 square feet or 54.858 acres, more or less and 4 lots.

Date: November 5, 2018

Mark N Gregory
P.L.S. No. 334576



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that Suburban Land Reserve, Inc. ("Owner"), owns the above described tract of land, and hereby causes the same to be divided into a lots together with easements to be hereinafter known as:

LAKE PARK COMMERCE CENTER

The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon. IN WITNESS WHEREOF, Owner has hereunto set its hand this 5th day of November, 2018.

Suburban Land Reserve, Inc. (OWNER)

By: [Signature]
Its: President

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake

On this 8 day of November 2018, R. Steven Ramsey personally appeared before me, who being by me duly sworn, did acknowledge that he is the PRESIDENT of Suburban Land Reserve, Inc., a Utah corporation, and that the foregoing Owner's Dedication regarding Lake Park Commerce Center was signed by him on behalf of said Suburban Land Reserve, Inc.

Commission Number 696362

My Commission Expires 8/9/2021

Manilyn F. Nielson
Printed Name

[Signature]
A Notary Public Commissioned in Utah

ROCKY MOUNTAIN POWER NOTE:

Rocky Mountain Power shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense, at no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

DOMINION ENERGY NOTE:

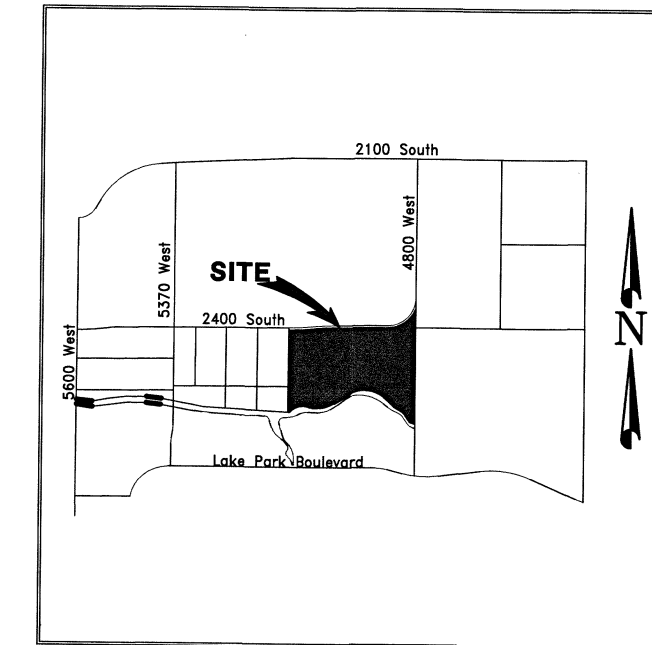
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains utility easements. Dominion Energy may require other easements in order to serve the development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities 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.

WEST VALLEY CITY PLAT NOTES:

1. A soils report in accordance with Section 7-19-604 of the West Valley City Municipal Code has been prepared by GSH Geotech, dated November 21, 2017.
2. 5/8" x 24" rebar with cap stamped "DOMINION ENGINEERING" to be set at all corners unless otherwise indicated. Offset pins to be placed in concrete wall along the southerly adjoining lake wall and along the top back of curb on on 2400 South Street.

ACCURACY STATEMENT

The survey measurements completed for the preparation of this plat were made in accordance with the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification.



Vicinity Map
Not to Scale

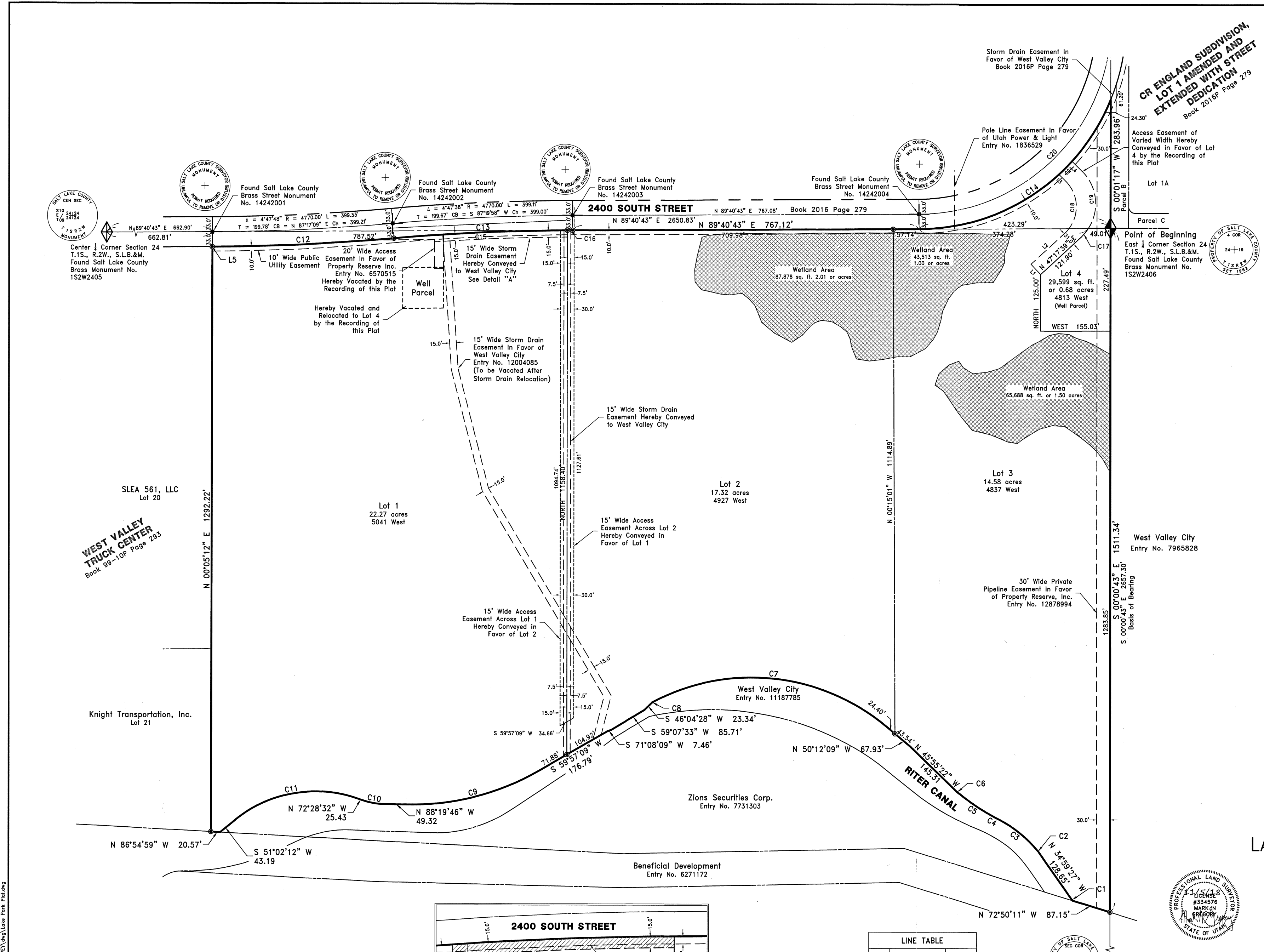
LAKE PARK COMMERCE CENTER

A 4 Lot Subdivision Located in the Southeast Quarter & the Southeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Amending Parcel "A" of CR England Subdivision, Lot 1 Amended and Extended with Street Dedication, West Valley City, Utah

SHEET 1 OF 2

PREPARED BY: DOMINION Engineering Associates, L.C. 5664 South Green Street Murray, Utah 84123 801-713-3000	SUBDIVIDER Hamilton Partners 222 S. Main, Suite 1760 Salt Lake City, UT 84101 801-931-5530	PLANNING COMMISSION Approved this <u>14th</u> day of <u>November</u> , 20 <u>18</u> , by the <u>West Valley City Planning Commission</u> . <u>[Signature]</u> Chairman, West Valley City Planning Commission	HEALTH DEPARTMENT Approved this <u>13</u> day of <u>November</u> , 20 <u>18</u> . <u>[Signature]</u> Salt Lake Valley Health Department	IMPROVEMENT DISTRICT Approved this <u>13th</u> day of <u>NOVEMBER</u> , 20 <u>18</u> . <u>[Signature]</u> Granger-Hunter Improvement District	ENGINEER'S CERTIFICATE I hereby certify that this office has examined this plat and it is correct in accordance with information in this office. <u>[Signature]</u> <u>20/11/18</u> West Valley City Engineer Date	CITY ATTORNEY Approved as to form this <u>21st</u> of <u>November</u> , 20 <u>18</u> , and is hereby approved. <u>[Signature]</u> West Valley City Attorney	WEST VALLEY CITY COUNCIL Presented to West Valley City Council this <u>13th</u> day of <u>November</u> , 20 <u>18</u> , and at which time this road dedication plat was approved. <u>[Signature]</u> City Manager	SALT LAKE COUNTY RECORDER State of Utah, County of Salt Lake, recorded and filed at the request of <u>West Valley City</u> . Date <u>12/3/2018</u> Time <u>1:25 PM</u> Book <u>2018P</u> Page <u>405</u> . Fees <u>\$65.00</u> <u>[Signature]</u> Salt Lake County Recorder
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B 6500 14-24-22-41.42 14-24-400-005, 009 14-24-277-001



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	185.00'	2.89'	0°53'39"	S 35°26'16" E	2.89'	1.44'
C2	15.00'	1.24'	4°44'28"	N 37°21'41" W	1.24'	0.62'
C3	288.22'	123.67'	24°35'03"	N 52°01'26" W	122.72'	62.80'
C4	5.00'	0.23'	2°38'42"	S 62°59'37" E	0.23'	0.12'
C5	511.09'	98.00'	10°59'12"	S 56°10'40" E	97.85'	49.15'
C6	5.00'	0.42'	4°45'42"	S 48°18'13" E	0.42'	0.21'
C7	465.97'	552.82'	67°58'26"	N 84°11'22" W	520.96'	314.15'
C8	5.00'	1.37'	15°44'57"	S 53°56'57" W	1.37'	0.69'
C9	560.90'	310.51'	31°43'05"	N 75°48'41" E	306.56'	159.34'
C10	142.00'	39.29'	15°51'14"	S 80°24'09" E	39.17'	19.77'
C11	282.10'	278.12'	56°29'16"	S 79°16'50" W	266.99'	151.54'
C12	4803.00'	402.31'	4°47'57"	N 87°17'13" E	402.19'	201.27'
C13	4737.00'	396.33'	4°47'38"	S 87°19'58" W	396.21'	198.28'
C14	460.00'	541.92'	67°29'56"	N 55°55'46" E	511.12'	307.36'
C15	4737.00'	384.78'	4°39'15"	N 87°15'46" E	384.67'	192.50'
C16	4737.00'	11.56'	0°08'23"	N 89°39'35" E	11.56'	5.78'
C17	100.50'	25.58'	14°34'58"	N 40°00'10" E	25.51'	12.86'
C18	79.50'	128.28'	92°26'57"	N 1°04'11" E	114.81'	82.97'
C19	100.50'	136.58'	77°52'00"	N 6°13'18" W	126.31'	81.19'
C20	427.00'	668.25'	89°40'02"	N 44°50'42" E	602.11'	424.53'
C21	460.00'	41.01'	5°06'31"	N 44°50'55" E	41.00'	20.52'

LEGEND

- Section Corner Monument Found (As Noted)
- West Valley City Street Monument Found
- Property Boundary Line
- Right-of-Way Line
- Section Line
- Monument Line
- Easement Line
- Set Rebar 5/8" x 24" W/Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
- Found Property Monument (As Noted)
- Existing Fire Hydrant

LAKE PARK COMMERCE CENTER
 A 4 Lot Subdivision Located in the Southeast Quarter & the Southeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Amending Parcel "A" of CR England Subdivision, Lot 1 Amended and Extended with Street Dedication, West Valley City, Utah

SHEET 2 OF 2

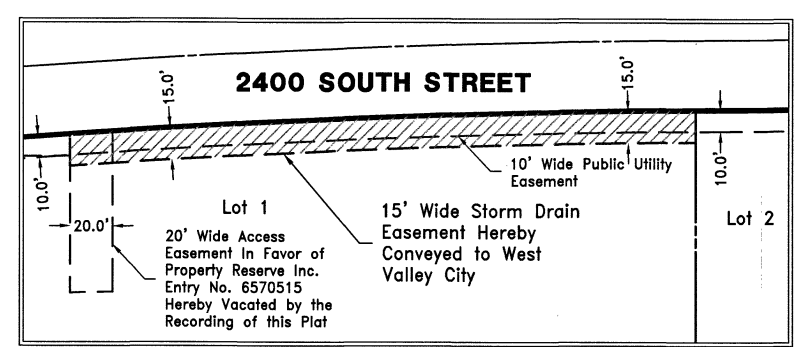
SALT LAKE COUNTY RECORDER 12896346

State of Utah, County of Salt Lake, recorded and filed at the request of West Valley City

Date 12/3/2018 Time 2:35 PM Book 2018P Page 405

Fees \$ 65.00 *Sara J. DeWitt*
Salt Lake County Recorder

PREPARED BY: DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	SUBDIVIDER: Hamilton Partners 222 S. Main, Suite 1760 Salt Lake City, UT 84101 801-931-5530
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LINE TABLE

LINE	BEARING	LENGTH
L1	N 42°42'21" W	31.00'
L2	N 47°17'39" E	101.45'
L3	N 45°09'18" W	21.43'
L4	N 45°09'18" W	32.30'
L5	N 89°40'43" E	0.13'

PLAN VIEW OF LAKE PARK COMMERCE CENTER, 2018, SALT LAKE COUNTY, UTAH. PREPARED BY DOMINION ENGINEERING ASSOCIATES, L.C.