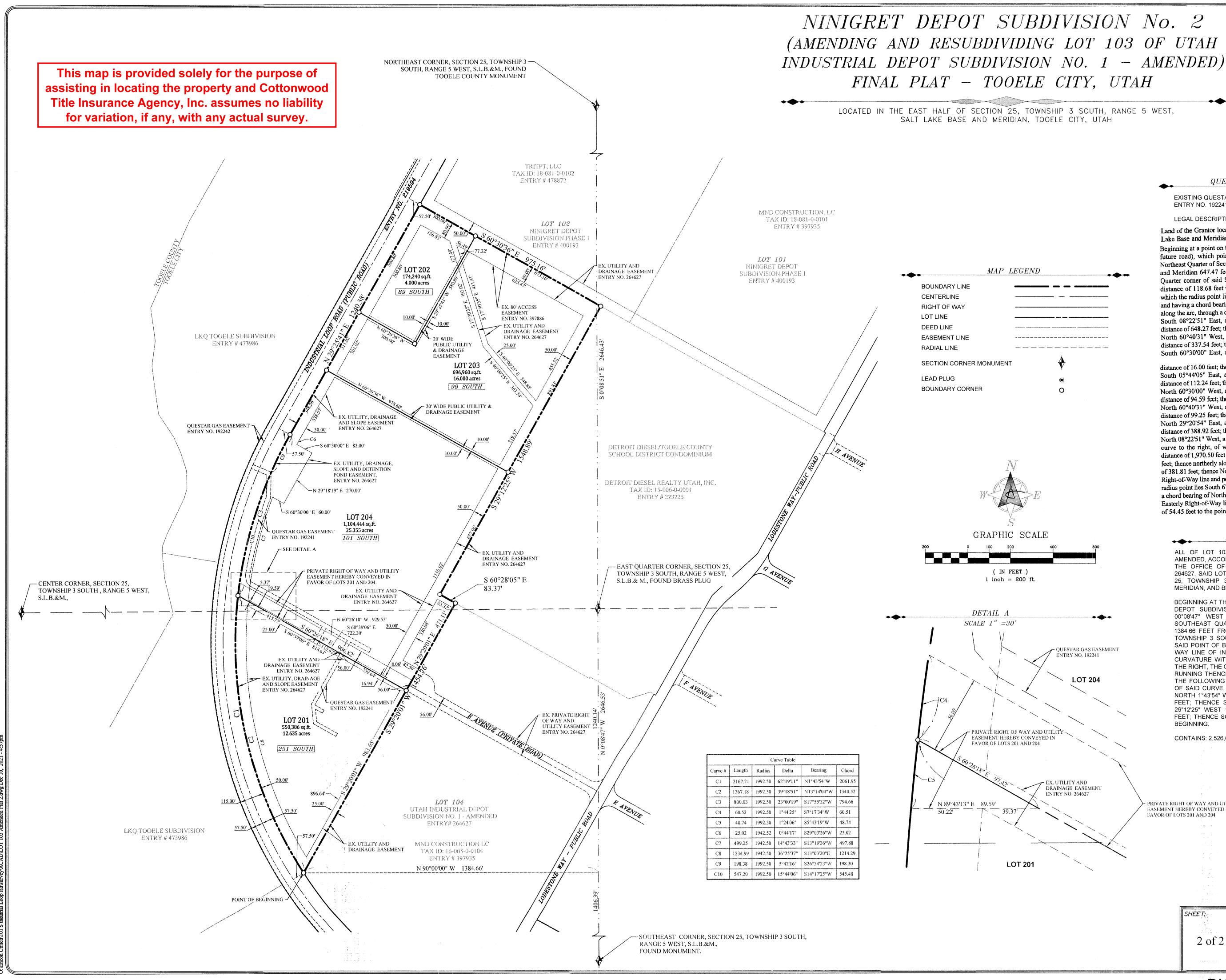


Entry #: 563634 12/30/2021 10:31 AM SUBDIVISION PLAT Page: 1 of 3 EE-\$130.00 Jerry Houghton, Tooele County, Record SURVEYOR'S CERTIFICATE , SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS NINIGRET DEPOT SUBDIVISION No. 2 (AMENDING AND RESUBDIVIDING LOT 103 OF UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 - AMENDED) AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT. Dec. 10,202 SATTAR N TABRIZ PRIOR RECORDED SUBDIVISION NOTES THIS SUBDIVISION PLAT IS AN AMENDMENT AND RE-SUBDIVISION OF THE EXISTING LOT 103 OF THE UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 AMENDED PLAT, RECORDED AND ON FILE IN THE OFFICE OF THE TOOELE COUNTY RECORDER. ALL EASEMENTS AND DEDICATIONS SHOWN ON THE UTAH INDUSTRIAL DEPOT SUBDIVISION NO. AMENDED PLAT REMAIN IN FULL FORCE AND EFFECT AND ARE NOT MODIFIED BY THIS AMENDED SUBDIVISION PLAT. 2. EACH OF THE NEW PARCELS AND/OR LOTS CREATED BY THIS AMENDED SUBDIVISION PLAT ARE BURDENED AND/OR BENEFITED BY THE EASEMENTS SHOWN ON THE UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 AMENDED PLAT. THE EASEMENTS SHOWN ON THE UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 AMENDED PLAT ARE APPURTENANT TO EACH OF THE NEW LOTS, AND WILL RUN WITH THE LAND. 4. ADDITIONAL NEW EASEMENTS ARE DEDICATED AS SHOWN HEREON OWNERS DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS NINIGRET DEPOT SUBDIVISION No. 2 (AMENDING AND RESUBDIVIDING LOT 103 OF UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 - AMENDED) THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE CITY ALL OF THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ______ A.D., 20 _____ PRINT NAME: AS AUTHORIZED MEMBER FOR EUROPARTNERS, INC., ACKNOWLEDGMENT ON THE _____ DAY OF ____ ___A.D., 20 ____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC. IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF____ , THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, ____ IN NUMBER, WHO DULY ACKNOW-LEDGED TO ME THAT ____ _ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES NOTARY PUBLIC RESIDING IN ROCKY MOUNTAIN POWER ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER 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 FORTH IN THE OWNERS DEDICATION AND THE NOTES IND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981. APPROVED THIS 13th DAY OF DECEMBER, 2021. PUBLIC RIGHT OF WAY ROCKY MOUNTAIN POWER BY-TITLE SUBJECT TRACT OF LAND Dominion Energy 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 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 FORTH 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. APPROVED THIS 13 DAY OF Dec. , 2021 DOMINION ENERGY COMPANY BY- Rosana Colpenares. APPROVED THIS 13 DAY OF DEC A.D. 2021 BY THE TOOELE COUNTY SURVEY DEPARTMENT 2020 ACUD NINIGRET DEPOT SUBDIVISION No. 2 (AMENDING AND RESUBDIVIDING LOT 103 OF UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 - AMENDED) LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, UTAH SURVEY DEPARTMEN CITY COUNCIL TOOELE COUNTY RECORDER SHEET: NO. <u>503034</u> STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF <u>David Gumucio</u> DATE <u>130/2</u> TIME <u>10:31</u> BOOK <u>21</u> PAGE <u>115</u> APPROVED THIS 15th DAY OF DESTREE A.D. 20 21 BY THE TOOELE CITY Nelali M. Gochis 1 of 2 Rylisha Win Deputy

BK 21 PG 115



- OUESTAR GAS EASEMENT

LOT 204

ENTRY NO. 192241

- EX. UTILITY AND DRAINAGE EASEMENT

ENTRY NO. 264627

QUESTAR GAS EASEMENT

EXISTING QUESTAR GAS EASEMENT ENTRY NO. 192241 BOOK 805 PAGE 306

LEGAL DESCRIPTION:

Land of the Grantor located in Section 25, Township 3 South, Range 5 West, Salt Lake Base and Meridian;

Beginning at a point on the Easterly Right-of-Way line of Industrial Loop Road (a future road), which point lies North 00°08'51" West along the East line of the Northeast Quarter of Section 25, Township 3 South, Range 4 West, Salt Lake Base and Meridian 647.47 feet and South 89°51'09" West 1530.85 feet from the East Quarter corner of said Section 25; and running thence South 01°23'28" West, a distance of 118.68 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 69°30'08" East, a radial distance of 1,950.50 feet and having a chord bearing of South 14°54'18" West, 380.19 feet; thence southerly along the arc, through a central angle of 11°11'09", a distance of 380.80 feet; thence South 08°22'51" East, a distance of 26.88 feet; thence South 60°40'31" East, a distance of 648.27 feet; thence South 29°28'08" West, a distance of 20.00 feet; thence North 60°40'31" West, a distance of 99.97 feet; thence South 29°31'01" West, a distance of 337.54 feet; thence South 05°44'05" East, a distance of 2.27 feet; thence South 60°30'00" East, a distance of 48.69 feet; thence South 29°28'19" West, a

distance of 16.00 feet; thence North 60°30'00" West, a distance of 37.40 feet; thence South 05°44'05" East, a distance of 59.36 feet; thence South 60°30'00" East, a distance of 112.24 feet; thence South 29°30'00" West, a distance of 16.00 feet; thence North 60°30'00" West, a distance of 120.52 feet; thence North 05°44'05" West, a distance of 94.59 feet; thence North 29°31'01" East, a distance of 342.57 feet; thence North 60°40'31" West, a distance of 115.62 feet; thence South 29°20'54" West, a distance of 99.25 feet; thence North 60°39'06" West, a distance of 20.00 feet; thence North 29°20'54" East, a distance of 99.24 feet; thence North 60°40'31" West, a distance of 388.92 feet; thence North 40°50'59" West, a distance of 24.34 feet; thence North 08°22'51" West, a distance of 32.50 feet to the point of curve of a non tangent curve to the right, of which the radius point lies South 80°42'08" East, a radial distance of 1,970.50 feet and having a chord bearing of North 14°50'56" East, 381.22 feet; thence northerly along the arc, through a central angle of 11°06'07", a distance of 381.81 feet; thence North 01°23'28" East, a distance of 64.68 feet to said Easterly Right-of-Way line and point of curve of a non tangent curve to the right, of which the radius point lies South 67°50'33" East, a radial distance of 1,992.50 feet and having a chord bearing of North 22°56'26" East, 54.45 feet; thence northeasterly along said Easterly Right-of-Way line and arc, through a central angle of 01°33'57", a distance of 54.45 feet to the point of beginning.

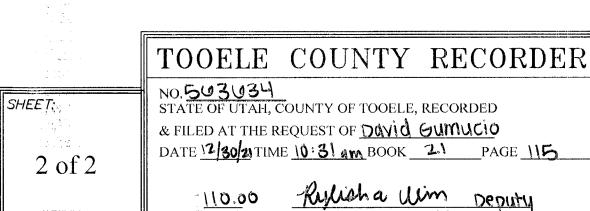
LEGAL DESCRIPTION

ALL OF LOT 103. UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER AS ENTRY NO. 264627, SAID LOT 103 BEING LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 103, UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 AMENDED; SAID POINT BEING NORTH 00°08'47" WEST 1406.39 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, AND NORTH 90°00'00" WEST 1384.66 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT OF BEGINNING BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF INDUSTRIAL LOOP ROAD, AND BEING ON A POINT OF CURVATURE WITH A NON-TANGENT 1992.50 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 57° 06' 30" EAST; AND RUNNING THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2167.21 FEET (HAVING A CHORD OF NORTH 1°43'54" WEST 2061.95 FEET); (2) NORTH 29°25'41" EAST 1240.38 FEET; THENCE SOUTH 60°30'36" EAST 975.16 FEET; THENCE SOUTH 29°12'25" WEST 1548.89 FEET; THENCE SOUTH 60°28'05" EAST 83.37 FEET; THENCE SOUTH 29°20'01" WEST 1454.76 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2,526,030 SQUARE FEET OR 57.99 ACRES, IN 4 LOTS

PRIVATE RIGHT OF WAY AND UTILITY EASEMENT HEREBY CONVEYED IN FAVOR OF LOTS 201 AND 204



10.00

TOOELE COUNTY RECORDER '

BK 21 PG 115

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.

Ninigret Depot Subdivision No. 2

(Amending and Resubdividing Lot 103 of Utah Industrial Depot Subdivision No. 1 – Amended)

Final Plat – Tooele City, Utah

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS **NINIGRET DEPOT SUBDIVISION No. 2 (AMENDING AND RESUBDIVIDING LOT 103 OF UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 – AMENDED)** THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOGELE CITY ALL OF THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 19 10. A.D., 20 2-1

PRINZ NAME; SURENSEN LED E.

AS AUTHORIZED MEMBER FOR EUROPARTNERS, INC.,

<u>ACKNOWLED</u>GMENT ON THE 14th DAY OF December .A.D., 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DENVEL IN SAID STATE OF ODICAD, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, /___IN NUMBER, WHO DULY ACKNOW-LEDGED TO ME THAT JUMES E. S'OPENSEN SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. 7/18/2024 MY COMMISSION EXPIRES NOTARY PUBLIC RESIDING IN DENVER VALERIE L. WALTERS

Participation of the second second