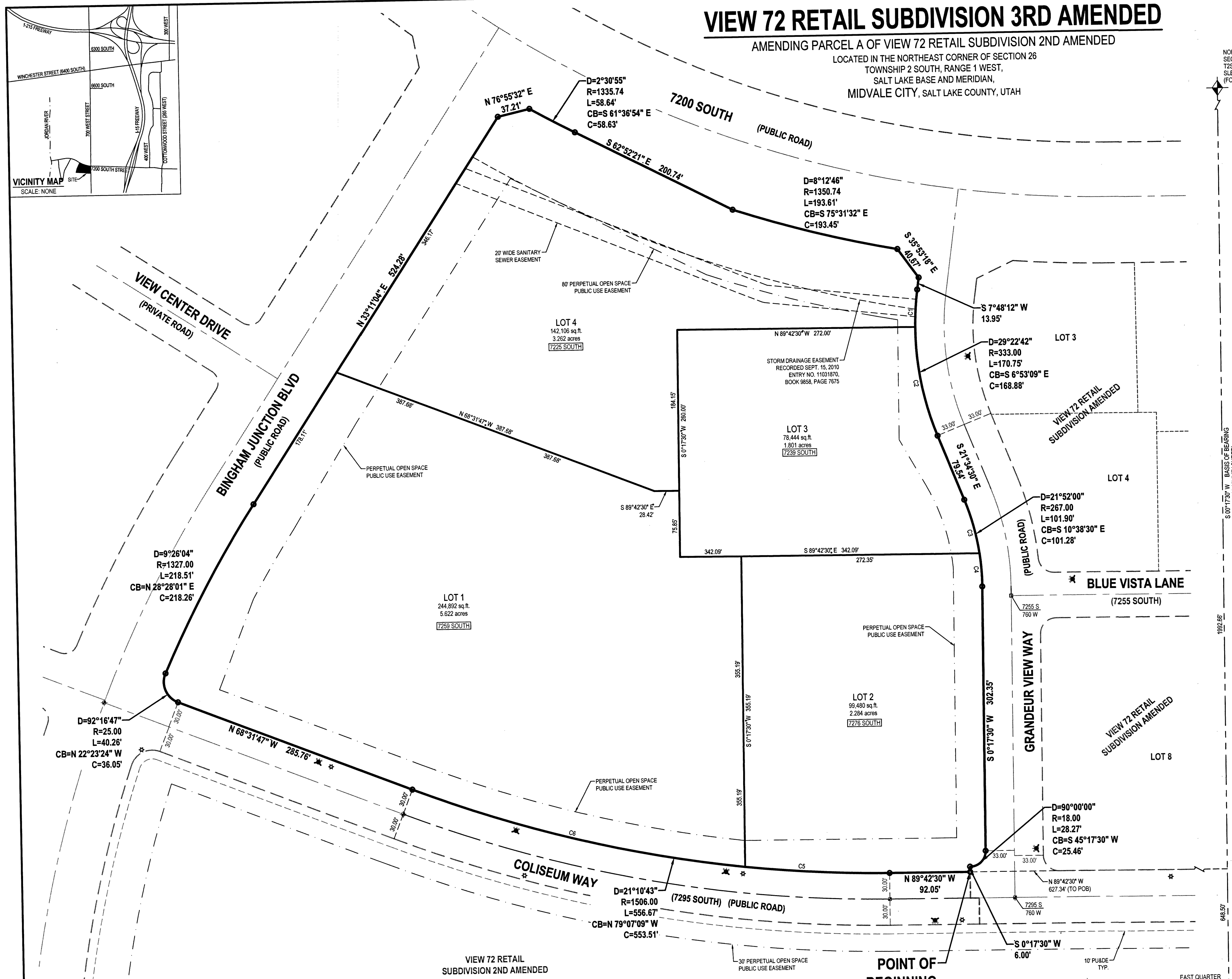


# VIEW 72 RETAIL SUBDIVISION 3RD AMENDED

AMENDING PARCEL A OF VIEW 72 RETAIL SUBDIVISION 2ND AMENDED

LOCATED IN THE NORTHEAST CORNER OF SECTION 26  
TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN,  
MIDVALE CITY, SALT LAKE COUNTY, UTAH

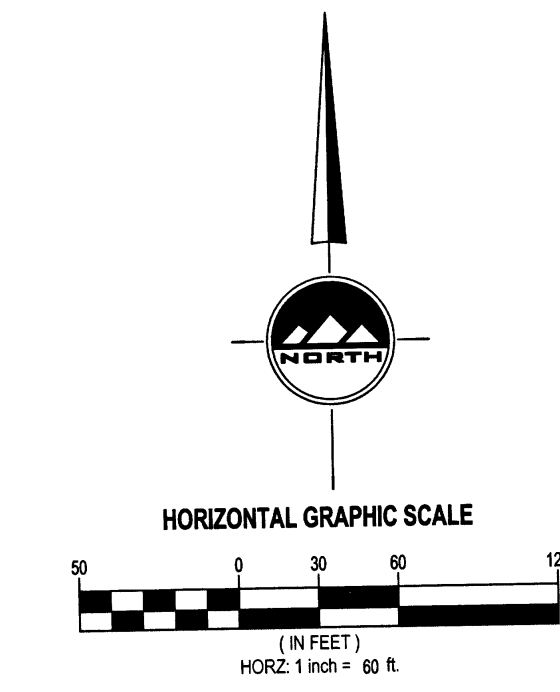


### LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- EASEMENT
- FIRE HYDRANT
- STREET LIGHT

### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	333.00	43.03	7°24'16"	S4°06'04"W	43.00
C2	333.00	127.71	21°58'20"	S10°35'17"E	126.93
C3	267.00	63.86	13°42'13"	N14°43'24"W	63.71
C4	267.00	38.04	8°09'48"	N3°47'24"W	38.01
C5	1506.00	165.33	6°17'24"	S86°33'46"E	165.29
C6	1506.00	391.34	14°53'18"	S75°58'27"E	390.24



### LENDER'S CONSENT

KNOWN ALL MEN BY THESE PRESENTS: That we, the undersigned lender on the above described tract of land hereby acknowledges that said land is to be subdivided into lots and streets to be hereafter known as VIEW 72 RETAIL SUBDIVISION 3RD AMENDED, as set forth on this plat, and the undersigned lender does hereby consent to and approve said dedication, as set forth in this plat, for the purposes and uses therein stated.

Dated this 15th day of July, A.D. 2015.

By: Mike Duhagan  
Its: Vice President

### LENDERS ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake J.S.S.  
On the 15th day of July, A.D. 2015, Mike Duhagan personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Vice President of Wells Fargo N.A. and that the above instrument was duly acknowledged and said Plat was authorized for recordation and was signed in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: MAY 24, 2017

Jessica Perez RESIDING IN SALT LAKE COUNTY, UTAH  
NOTARY PUBLIC

### EASEMENT APPROVAL

Memie Chason 7-16-15  
Bill 7-16-15  
Benny 7-16-15  
Questar Gas 7-16-15  
COMCAST

### SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 19128, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, 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 VIEW 72 RETAIL SUBDIVISION 3RD AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

All of Parcel A of View 72 Retail Subdivision 2nd Amended, being more particularly described as follows:  
Beginning at the intersection of the Westerly Right-of-Way Line of Grandeur View Way and the Southerly Right-of-Way Line of Coliseum Way, said point also being South 00°17'30" West 1,922.55 feet along the Section Line and North 89°42'30" West 627.34 feet from the Northeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running  
thence North 89°42'30" West 92.05 feet;  
thence Northwesterly 556.57 feet along the arc of a 1,506.00 foot radius curve to the right (center bears North 00°17'30" East and the chord bears North 70°10'00" West 553.51 feet with a central angle of 21°10'43");  
thence North 68°31'47" West 285.76 feet;  
thence Northwesterly 40.26 feet along the arc of a 25.00 foot radius curve to the right (center bears North 21°28'13" East and the chord bears North 22°23'24" West 36.05 feet with a central angle of 52°16'47") to the Easterly Right-of-Way Line of Bingham Junction Boulevard;  
thence Northeasterly 218.51 feet along the arc of a 1,327.00 foot radius curve to the right (center bears South 66°15'00" East and the chord bears North 28°28'01" East 218.26 feet with a central angle of 59°26'04");  
thence North 33°11'04" East 524.26 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard to the Southerly Right-of-Way Line of 7200 South Street;  
thence Southeasterly 58.64 feet along the arc of a 1,355.74 foot radius curve to the left (center bears North 29°38'34" East and the chord bears South 61°36'54" East 58.63 feet with a central angle of 62°30'55") along the Southerly Right-of-Way Line of said 7200 South Street;  
thence South 62°52'21" East 200.74 feet along the Southerly Right-of-Way Line of said 7200 South Street;  
thence Southwesterly 193.61 feet along the arc of a 1,350.74 foot radius curve to the left (center bears North 18°34'51" East and the chord bears South 75°31'52" East 193.45 feet with a central angle of 68°12'40") along the Southerly Right-of-Way Line of said 7200 South Street to the Westerly Right-of-Way Line of Grandeur View Way;  
thence South 35°53'18" East 40.67 feet along the Westerly Right-of-Way Line of said Grandeur View Way;  
thence South 07°48'12" West 13.95 feet along the Westerly Right-of-Way Line of said Grandeur View Way;  
thence Southeasterly 170.75 feet along the arc of a 333.00 foot radius curve to the left (center bears South 62°11'48" East and the chord bears South 06°53'09" East 168.88 feet with a central angle of 29°22'42") along the Westerly Right-of-Way Line of said Grandeur View Way;  
thence South 21°34'30" East 79.54 feet along the Westerly Right-of-Way Line of said Grandeur View Way;  
thence Southwesterly 101.90 feet along the arc of a 267.00 foot radius curve to the right (center bears South 68°25'30" West and the chord bears South 10°38'30" West 101.28 feet with a central angle of 21°52'00") along the Westerly Right-of-Way Line of said Grandeur View Way;  
thence South 00°17'30" West 302.35 feet along the Westerly Right-of-Way Line of said Grandeur View Way;  
thence Southwesterly 28.27 feet along the arc of a 18.00 foot radius curve to the right (center bears North 89°42'30" West and the chord bears South 45°17'30" West 25.46 feet with a central angle of 90°00'00") along the Westerly Right-of-Way Line of said Grandeur View Way;  
thence South 00°17'30" West 6.00 feet along the Westerly Right-of-Way Line of said Grandeur View Way to the point of beginning.

Contains 564,922 Square Feet or 12.969 Acres

July 15, 2015  
KAREN F. WHITE  
P.L.S. 19128

### OWNER'S DEDICATION

Known all men by these presents that the undersigned are the owners of the above described tract of land, having caused same to be divided into lots and roads together with easements as set forth, hereafter to be known as the

## VIEW 72 RETAIL SUBDIVISION 3RD AMENDED

### AMENDING PARCEL A OF VIEW 72 RETAIL SUBDIVISION 2ND AMENDED

The undersigned owners hereby dedicate to Midvale City all those parts or portions of said tract of land on said plat designated hereon as public roads, the same to be used as public thoroughfares. The undersigned owners also hereby convey to any and all public and private utility companies providing service to the hereon described tract of land a perpetual, non-exclusive easement over the public and private roads and public utility easements shown on this plat, the same to be used for drainage and installation, maintenance and operation of public and private utility service lines and facilities. The undersigned owners also hereby convey to the public a perpetual easement for open space use over the Perpetual Open Space Public Use Easements shown on this plat, the same to be used for the public's enjoyment of linear trails and amenities as required by the Development Agreement for the Junction at Midvale Project.

In witness whereof I/we have hereunto set our hand (s) this 15th day of July, A.D. 2015.

Arbor Gardner  
By: Arbor Gardner, Manager  
Arbor Gardner Bingham Junction Holding, L.C.

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake J.S.S.  
On the 15th day of July, A.D. 2015, Christian Gardner personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Arbor Gardner Bingham Junction Holding, L.C. a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 10-13-2015 COMM # 649247

Christiana Miller RESIDING IN SALT LAKE COUNTY, UTAH  
NOTARY PUBLIC

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake J.S.S.  
On the 15th day of July, A.D. 2015, Mike Duhagan personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Vice President of Wells Fargo N.A. and that the above instrument was duly acknowledged and said Plat was authorized for recordation and was signed in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: MAY 24, 2017

Jessica Perez RESIDING IN SALT LAKE COUNTY, UTAH  
NOTARY PUBLIC

## VIEW 72 RETAIL SUBDIVISION 3RD AMENDED

### AMENDING PARCEL A OF VIEW 72 RETAIL SUBDIVISION 2ND AMENDED

LOCATED IN THE NORTHEAST CORNER OF SECTION 26  
TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN,  
MIDVALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12099886

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: ARBOR GARDNER BINGHAM JUNCTION  
DATE: 7-21-15 TIME: 2:31 PM BOOK 2015 P PAGE 165  
084.00  
FEE: Deputy  
SALT LAKE COUNTY RECORDER

QUESTAR NOTE: QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-388-8532.

ROCKY MOUNTAIN POWER NOTE: UTILITIES 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. 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 P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

NOTE: PERPETUAL OPEN SPACE PUBLIC USE EASEMENT - THESE OPEN SPACE EASEMENTS ARE FOR THE USE OF THE PUBLIC AS REQUIRED BY THE DEVELOPMENT AGREEMENT FOR THE JUNCTION AT MIDVALE PROJECT AND THE MIDVALE ZONING ORDINANCE.

### SURVEY RECORDING DATA

DATE: \_\_\_\_\_  
DRAWING No. \_\_\_\_\_

### SHEET 1 OF 1

PROJECT NUMBER: 6477  
MANAGER: JKF  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 7/15/15

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
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Fax: 801.255.4449  
www.ensigneng.com

LAYTON Phone: 801.941.1100  
TOOLE Phone: 435.943.3596  
CEDAR CITY Phone: 435.985.1453  
RICHFIELD Phone: 435.956.2983

### CITY ENGINEERING DEPARTMENT

APPROVED THIS 17th DAY OF July, 2015, BY THE MIDVALE CITY ENGINEER  
Kurt Rindig  
MIDVALE CITY ENGINEER

### CITY PLANNING

APPROVED THIS 22nd DAY OF July, 2015, BY THE MIDVALE CITY PLANNING  
Brian Halkin  
CHAIR, PLANNING COMMISSION

### BOARD OF HEALTH APPROVAL

APPROVED THIS 17 DAY OF July, 2015, BY THE BOARD OF HEALTH  
On  
SALT LAKE COUNTY HEALTH DEPT.

### APPROVAL AS TO FORM

APPROVED THIS 20 DAY OF July, 2015, BY THE MIDVALE CITY ATTORNEY  
Chad Woolley  
MIDVALE CITY ATTORNEY

### CITY COUNCIL APPROVAL

PRESENTED TO THE MIDVALE CITY COUNCIL THIS 22nd DAY OF July, 2015, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.  
Shelly Reed  
ATTEST: MIDVALE CITY RECORDER

21-26-21, 22  
21-26-216-006