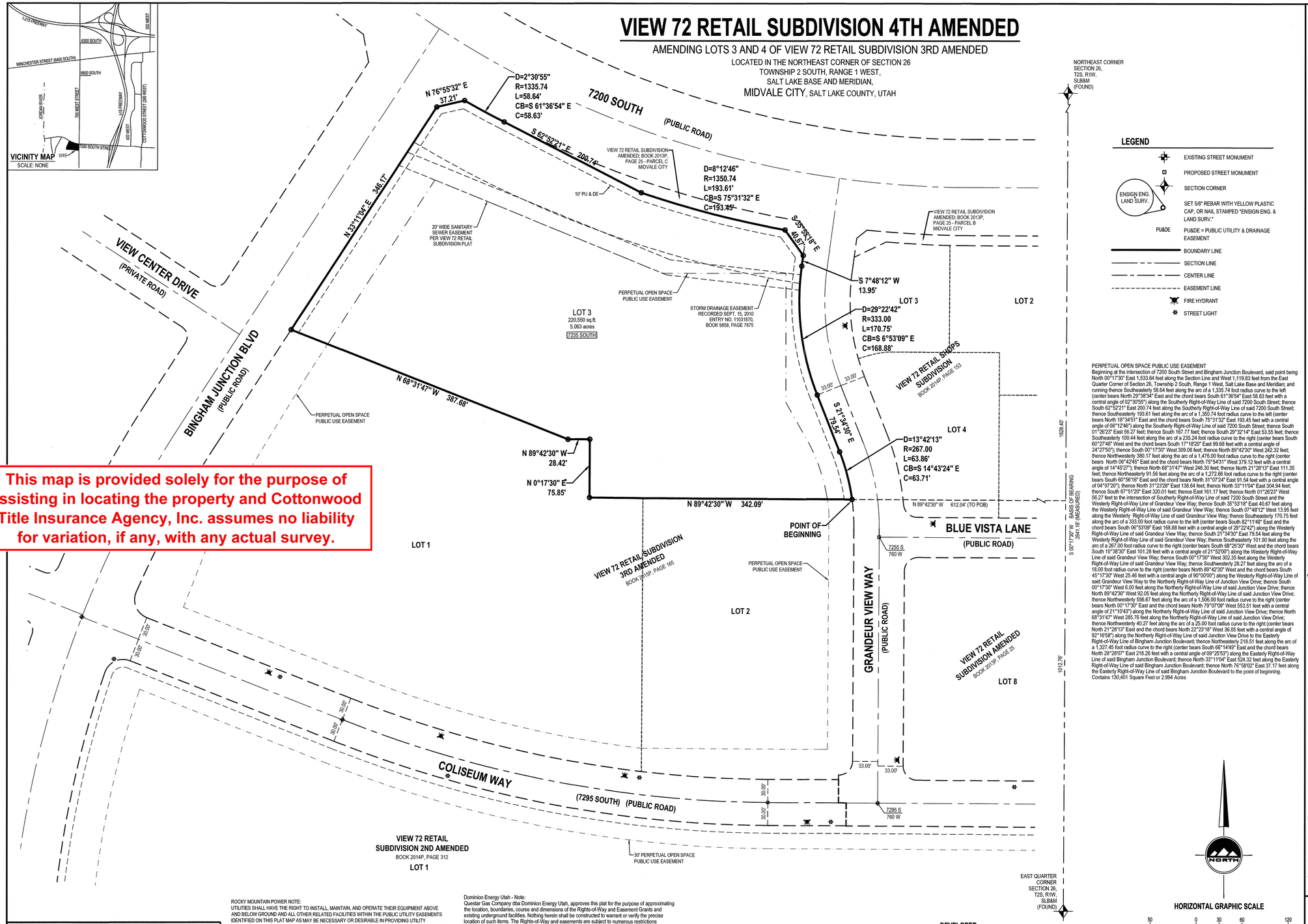
VIEW 72 RETAIL SUBDIVISION 4TH AMENDED

AMENDING LOTS 3 AND 4 OF VIEW 72 RETAIL SUBDIVISION 3RD 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



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.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

PERPETUAL OPEN SPACE PUBLIC USE EASEMENT
Beginning at the intersection of 7200 South Street and Bingham Junction Boulevard, said point being North 00°17'30" East 1,533.64 feet along the Section Line and West 1,119.83 feet from the East Quarter Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southeasterly 58.64 feet along the arc of a 1,335.74 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 02°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 Southeasterly 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°31'32" East 193.45 feet with a central angle of 08°12'46") along the Southerly Right-of-Way Line of said 7200 South Street; thence South 01°26'23" East 56.27 feet; thence South 167.77 feet; thence South 29°32'14" East 53.55 feet; thence Southeasterly 100.44 feet along the arc of a 235.24 foot radius curve to the right (center bears South 60°27'46" West and the chord bears South 17°18'20" East 99.68 feet with a central angle of 24°27'50"); thence South 00°17'30" West 309.08 feet; thence North 89°42'30" West 242.32 feet; thence Northwesterly 380.17 feet along the arc of a 1,476.00 foot radius curve to the right (center bears North 06°42'45" East and the chord bears North 75°54'31" West 379.12 feet with a central angle of 14°45'27"); thence North 68°31'47" West 246.30 feet; thence North 21°28'13" East 111.35 feet; thence Northeasterly 91.56 feet along the arc of a 1,272.66 foot radius curve to the right (center bears South 60°56'16" East and the chord bears North 31°07'24" East 91.54 feet with a central angle of 04°07'20"); thence North 31°23'28" East 138.64 feet; thence North 33°11'04" East 304.94 feet; thence South 67°51'20" East 320.01 feet; thence East 161.17 feet; thence North 01°26'23" West 56.27 feet to the intersection of Southerly Right-of-Way Line of said 7200 South Street and 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 82°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 Southeasterly 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" East 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 to the Northerly Right-of-Way Line of Junction View Drive; thence South 00°17'30" West 6.00 feet along the Northerly Right-of-Way Line of said Junction View Drive; thence North 89°42'30" West 92.05 feet along the Northerly Right-of-Way Line of said Junction View Drive; thence Northwesterly 556.67 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 79°07'09" West 553.51 feet with a central angle of 21°10'43") along the Northerly Right-of-Way Line of said Junction View Drive; thence North 68°31'47" West 285.76 feet along the Northerly Right-of-Way Line of said Junction View Drive; thence Northwesterly 40.27 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°22'16" West 36.05 feet with a central angle of 92°16'58") along the Northerly Right-of-Way Line of said Junction View Drive to the Easterly Right-of-Way Line of Bingham Junction Boulevard; thence Northeasterly 218.51 feet along the arc of a 1,327.45 foot radius curve to the right (center bears South 66°14'40" East and the chord bears North 28°28'07" East 218.26 feet with a central angle of 09°25'53") along the Easterly Right-of-Way Line of said Bingham Junction Boulevard; thence North 33°11'04" East 524.32 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard; thence North 76°59'02" East 37.17 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard to the point of beginning.
Contains 130,401 Square Feet or 2.994 Acres

HORIZONTAL GRAPHIC SCALE
50 0 30 60 120
(IN FEET)
HORZ. 1 inch = 60 ft.

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.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

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.

DEVELOPER
GARDNER COMPANY
201 SOUTH MAIN
SALT LAKE CITY, UTAH 84101
801-456-4140

SURVEYOR'S CERTIFICATE

I, KAREN F.WHITE do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 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 4TH 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 Lots 3 and 4 of View 72 Retail Subdivision 3rd Amended, recorded July 27, 2015 as Entry No. 12099886 in Book 2015P at Page 165, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Grandeur View Way, said point also being South 00°17'30" West 1,628.40 feet along the Section Line and North 89°42'30" West 612.04 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 342.09 feet;
thence North 00°17'30" East 75.85 feet;
thence North 89°42'30" West 28.42 feet;
thence North 68°31'47" West 387.68 feet to the Easterly Right-of-Way Line of Bingham Junction Boulevard;
thence North 33°11'04" East 346.17 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard;
thence North 76°55'32" East 37.21 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 1,335.74 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 02°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 Southeasterly 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°31'32" East 193.45 feet with a central angle of 08°12'46") along the Southerly Right-of-Way Line of said 7200 South Street;
thence South 01°26'23" East 56.27 feet;
thence South 167.77 feet;
thence South 29°32'14" East 53.55 feet;
thence Southeasterly 100.44 feet along the arc of a 235.24 foot radius curve to the right (center bears South 60°27'46" West and the chord bears South 17°18'20" East 99.68 feet with a central angle of 24°27'50");
thence South 00°17'30" West 309.08 feet;
thence North 89°42'30" West 242.32 feet;
thence Northwesterly 380.17 feet along the arc of a 1,476.00 foot radius curve to the right (center bears North 06°42'45" East and the chord bears North 75°54'31" West 379.12 feet with a central angle of 14°45'27");
thence North 68°31'47" West 246.30 feet;
thence North 21°28'13" East 111.35 feet;
thence Northeasterly 91.56 feet along the arc of a 1,272.66 foot radius curve to the right (center bears South 60°56'16" East and the chord bears North 31°07'24" East 91.54 feet with a central angle of 04°07'20");
thence North 31°23'28" East 138.64 feet;
thence North 33°11'04" East 304.94 feet;
thence South 67°51'20" East 320.01 feet;
thence East 161.17 feet;
thence North 01°26'23" West 56.27 feet to the intersection of Southerly Right-of-Way Line of said 7200 South Street and 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 82°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 Southeasterly 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" East 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 to the Northerly Right-of-Way Line of Junction View Drive;
thence South 00°17'30" West 6.00 feet along the Northerly Right-of-Way Line of said Junction View Drive;
thence North 89°42'30" West 92.05 feet along the Northerly Right-of-Way Line of said Junction View Drive;
thence Northwesterly 556.67 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 79°07'09" West 553.51 feet with a central angle of 21°10'43") along the Northerly Right-of-Way Line of said Junction View Drive;
thence North 68°31'47" West 285.76 feet along the Northerly Right-of-Way Line of said Junction View Drive;
thence Northwesterly 40.27 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°22'16" West 36.05 feet with a central angle of 92°16'58") along the Northerly Right-of-Way Line of said Junction View Drive to the Easterly Right-of-Way Line of Bingham Junction Boulevard;
thence Northeasterly 218.51 feet along the arc of a 1,327.45 foot radius curve to the right (center bears South 66°14'40" East and the chord bears North 28°28'07" East 218.26 feet with a central angle of 09°25'53") along the Easterly Right-of-Way Line of said Bingham Junction Boulevard;
thence North 33°11'04" East 524.32 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard;
thence North 76°59'02" East 37.17 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard to the point of beginning.
Contains 220,550 Square Feet or 5.063 Acres and 1 Lot

Sept 5, 2019
DATE

9/5/19
LICENSED PROFESSIONAL LAND SURVEYOR No. 191326 KAREN F. WHITE STATE OF UTAH
KAREN F.WHITE
P.L.S. 191326

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 4TH AMENDED
AMENDING LOTS 3 AND 4 OF VIEW 72 RETAIL SUBDIVISION 3RD 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 11 day of September A.D., 20 19

By: Christian Gardner, Manager
Arbor Gardner Bingham Junction Office 4, L.C.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of SALT LAKE } S.S.

On the 11 day of SEPTEMBER A.D., 20 19 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 OFFICE 4 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: 10.16.20
RESIDING IN DAVIS COUNTY.
NOTARY PUBLIC

SONIA CORTEZ PEREZ
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 10/16/2020
Commission # 691238

VIEW 72 RETAIL SUBDIVISION 4TH AMENDED
AMENDING LOTS 3 AND 4 OF VIEW 72 RETAIL SUBDIVISION 3RD 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

EASEMENT APPROVAL

ROCKY MOUNTAIN POWER — DATE 9/12/19
DOMINION ENERGY UTAH — DATE 9-12-19

SHEET 1 OF 1
PROJECT NUMBER : 6477C
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/5/19

ENSIGN
SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983
WWW.ENSIGNENG.COM

CITY ENGINEERING DEPARTMENT
APPROVED THIS 12th DAY OF September 20 19 BY THE MIDVALE CITY ENGINEER
MIDVALE CITY ENGINEER

CITY PLANNING
APPROVED THIS 19th DAY OF September 20 19 BY THE MIDVALE CITY PLANNING.
CHAIR, PLANNING COMMISSION

BOARD OF HEALTH APPROVAL
APPROVED THIS 12th DAY OF September 20 19 BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPT.

APPROVAL AS TO FORM
APPROVED THIS 12th DAY OF September 20 19 BY THE MIDVALE CITY ATTORNEY.
MIDVALE CITY ATTORNEY

CITY COUNCIL APPROVAL
PRESENTED TO THE MIDVALE CITY COUNCIL THIS 9th DAY OF September, 20 19 AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: MIDVALE CITY RECORDER — MAYOR

MIDVALE CITY STAMP — INCORPORATED JULY 1, 1909 — CORPORATE SEAL

RECORDED # 13078701
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: MIDVALE CITY
DATE: 09.20.19 TIME: 9:30 BOOK: 2019 PAGE: 262
$ 52.00
FEES
DEPUTY SALT LAKE COUNTY RECORDER

21-26-276-008
21-26-276-009
21-26-21
21-26-22