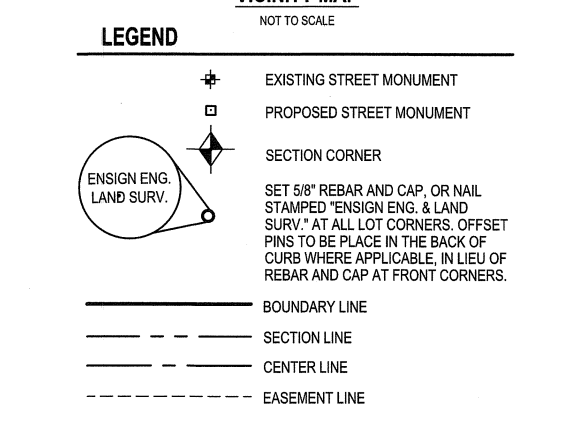
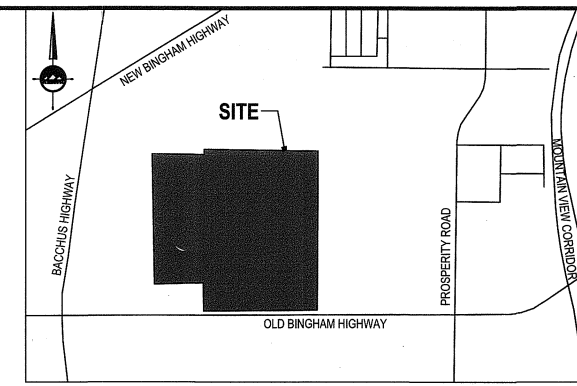
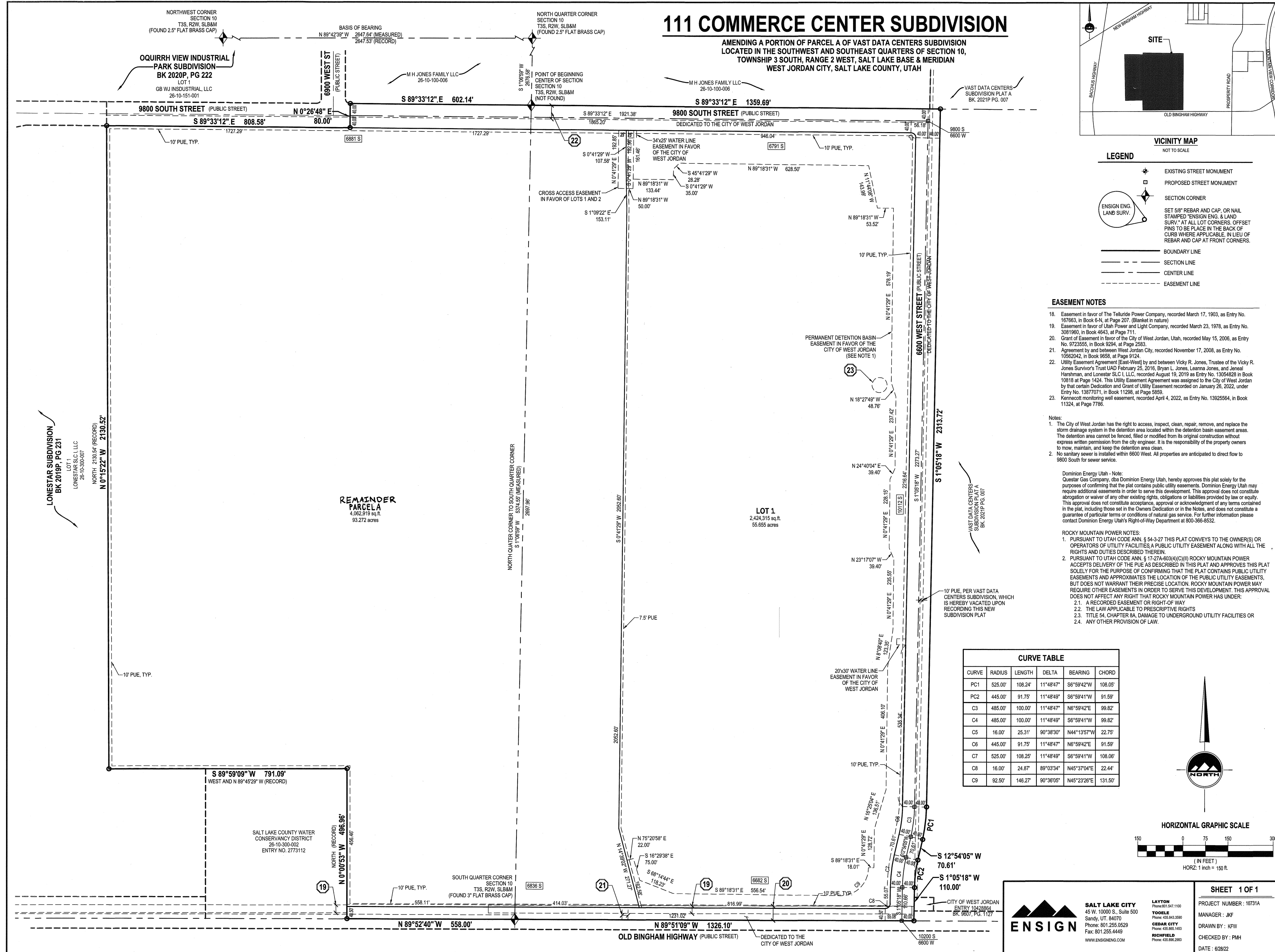


111 COMMERCE CENTER SUBDIVISION

AMENDING A PORTION OF PARCEL A OF VAST DATA CENTERS SUBDIVISION LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST JORDAN CITY, SALT LAKE COUNTY, UTAH



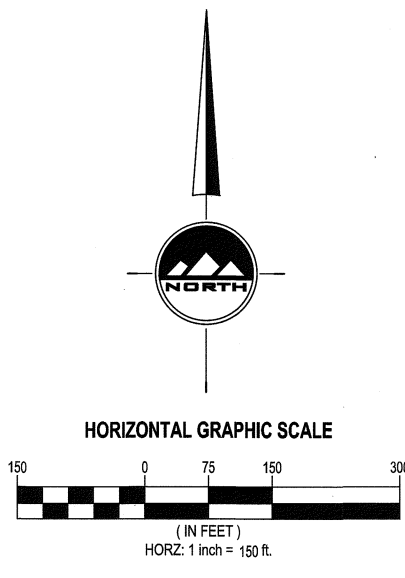
- ### EASEMENT NOTES
- Easement in favor of The Telluride Power Company, recorded March 17, 1903, as Entry No. 187863 in Book 64, at Page 207. (Standard in nature)
 - Easement in favor of Utah Power and Light Company, recorded March 23, 1978, as Entry No. 301960, in Book 464, at Page 711.
 - Grant of Easement in favor of the City of West Jordan, Utah, recorded May 15, 2006, as Entry No. 972555, in Book 9294, at Page 253.
 - Agreement by and between West Jordan City, recorded November 17, 2008, as Entry No. 1056242, in Book 968, at Page 8124.
 - Utility Easement Agreement (East-West) by and between Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust (VJRST), LLC, recorded August 19, 2019 as Entry No. 13554622 in Book 10818 at Page 454. The Utility Easement Agreement was assigned to the City of West Jordan by certain Decedent and Grant of Utility Easement recorded on January 26, 2022, under Entry No. 13877071, in Book 11268, at Page 8655.
 - Kennecott monitoring well easement, recorded April 4, 2022, as Entry No. 13925564, in Book 11264, at Page 798.

- ### NOTES
- The City of West Jordan has the right to access, inspect, clean, repair, remove, and replace the storm drainage system in the detention area located within the detention basin easement areas. The detention area cannot be altered, filled or modified from its original construction without express written permission from the city engineer. It is the responsibility of the property owners to maintain, and keep the detention area clear.
 - No sanitary sewer is installed within 600 West. All properties are anticipated to direct flow to 9000 South for sewer service.
- Domion Energy Utah - Note
Domion Gas Company, dba Domion Energy Utah, hereby approves this plat subject to the purposes of confirming that the plat contains public utility easements. Domion Energy Utah may require additional easements in order to serve this development. This approval does not constitute a guarantee or warranty 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 in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas or other utility services. For further information please contact Domion Energy Utah's Right-of-Way Department at 800-366-6522.

- ### ROCKY MOUNTAIN POWER NOTES
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. § 17-27A-603(A)(10) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS. IT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 64, CHAPTER 64, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	525.00'	108.24'	11°48'47"	S8°59'42"W	108.09'
PC2	445.00'	91.75'	11°48'49"	S8°59'41"W	91.59'
C3	485.00'	100.00'	11°48'47"	N8°59'42"E	99.82'
C4	485.00'	100.00'	11°48'49"	S8°59'41"W	99.82'
C5	16.00'	25.31'	90°30'30"	N44°13'57"W	22.75'
CE	445.00'	91.75'	11°48'47"	N8°59'42"E	91.59'
CT	525.00'	108.25'	11°48'49"	S8°59'41"W	108.09'
CR	16.00'	24.87'	89°03'34"	N45°37'04"E	22.44'
CB	92.50'	146.27'	90°30'05"	N45°23'29"E	131.50'



ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0629
Fax: 801.255.4449
WWW.ENSIGNING.COM

LAYTON
PROJECT NO. 1071A
MANAGER: JBF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 9/29/22

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **28882** 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 Sections 17-25-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that all lots meet frontage and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest and Southeast Quarters of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Center of Section 10, said point is South 01°06'59" West 2,676.58 feet along the North-South quarter section line from the North Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

Thence South 89°33'12" East 1,339.69 feet along the East-West Quarter Section line;

Thence South 01°06'59" West 2,132.72 feet;

Thence Southwesterly 108.24 feet along the arc of a 525.00 foot radius curve to the right (center bears North 88°54'41" West and the chord bears South 00°59'42" West 108.09 feet with a central angle of 11°48'47");

Thence South 12°54'05" West 70.61 feet;

Thence Southwesterly 91.75 feet along the arc of a 445.00 foot radius curve to the left (center bears South 77°05'50" East and the chord bears South 00°59'41" West 91.59 feet with a central angle of 11°48'49") to a point on the westerly boundary line of VAST DATA CENTERS SUBDIVISION, recorded as Entry No. 13925532 in Book 2021P at Page 7 in the Office of the Salt Lake County Recorder;

Thence North 11°02'18" West 115.00 feet along said westerly boundary line and its extension to the South Section Line;

Thence North 89°51'00" West 1,326.50 feet along said South Section line to the South Quarter Corner of said Section 10;

Thence North 89°52'00" West 558.00 feet along said South Section line to the east line of property described in that certain Warranty Deed recorded December 30, 1975 as Entry No. 2773112 in Book 4096 at Page 225 in the Office of the Salt Lake County Recorder;

Thence North 07°02'02" West 458.96 feet along said east line (North per deed);

Thence South 89°59'00" West 791.09 feet along the north line of said deed (West per deed) and to and along the East boundary line of LONESTAR SUBDIVISION, recorded as Entry No. 13054830 in Book 2019P at Page 231 in the Office of the Salt Lake County Recorder (South 89°45'22" East per plat);

Thence North 07°15'22" West 2,130.52 feet along the East boundary line to the Northeast Corner of Lot 1 of said subdivision (North 2,130.52 feet per plat);

Thence North 89°33'12" East 808.58 feet;

Thence North 07°02'02" East 801.00 feet to a point on the East-West quarter section line of said Section 10;

Thence South 89°33'12" East 602.14 feet along said quarter section line to the point of beginning.

Contains 6,826,486 Square Feet or 159,011 Acres and **1 Lot and 1 Parcel**

PATRICK M. HARRIS
P.L.S. 28882

JUNE 30, 2022
DATE

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, heretofore known as the

111 COMMERCE CENTER SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street, and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I have hereunto set my hand (s) this 30 day of June A.D. 20 22

VAST SLC Campus, LLC
By: *Shane L. Boyce*
Manager

Vista 7 West Jordan, LC
By: *Shane L. Boyce*
Manager

Vista 4 West Jordan, LC
By: *Shane L. Boyce*
Manager

Vista 8 West Jordan, LC
By: *Shane L. Boyce*
Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
County of Salt Lake) S.S.

On this 30th day of June A.D. 20 22, Jacob L. Bruce personally appeared before me, the undersigned notary public in and for the County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that he/she is the Manager of Vista 4 West Jordan, LC, Vista 7 West Jordan, LC and Vista 8 West Jordan, LC, limited liability companies and that he/she/they signed the owner's dedication and warranty for and in behalf of said limited liability companies for the purposes herein mentioned and acknowledged to me that said limited liability companies were existing at the time.

MY COMMISSION EXPIRES: 11/01/2025
NAME: Amy E. Bynum
NO. 119253
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC: Amy E. Bynum
RESIDING IN: Davis COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
County of Salt Lake) S.S.

On this 30th day of July A.D. 20 22, Chandler Swenson personally appeared before me, the undersigned notary public in and for the County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that he/she is the VP of Real Estate Const. of VAST SLC Campus, LLC, a limited liability company and that he/she/they signed the owner's dedication and warranty for and in behalf of said limited liability companies for the purposes herein mentioned and acknowledged to me that said limited liability companies were existing at the time.

MY COMMISSION EXPIRES: 11/01/2025
NAME: Bevally Bell
NO. 119253
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC: Bevally Bell
RESIDING IN: Salt Lake COUNTY

CONSENT TO DEDICATE AND SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that Rocky Mountain Power, the undersigned owner of parcel(s) intended for electrical transmission and distribution facilities, which easements traverse the property herein subdivided, hereby dedicates and subordinates its easements to roads, rights-of-way or other public uses described in the subdivision plat, provided that if it becomes necessary to relocate the electric facilities presently in place or upon said easements at the instance or request of any public entity, the costs and expenses incurred thereby will be borne by the entity requiring or requesting the same. It is specifically understood and agreed that Rocky Mountain Power will comply with all reasonable requirements of the City regarding cutting, trenching and other work performed within the public streets and does not subordinate its interest in said easements to the sub-divider or to purchasers of lots from the sub-divider or to any other person or entity.

IN WITNESS WHEREOF, Rocky Mountain Power has caused its name to be hereunto affixed by its duly authorized officer, this 19 day of July, 2022.

Rocky Mountain Power, a d/b/a of PacifiCorp, an Oregon corporation
By: *Jim C. Estimator*
Title: Estimator

STATE OF UTAH
COUNTY OF SALT LAKE

On this 19th day of July, 2022, personally appeared before me, Jessica K. Ledwith, who being by me duly sworn, did say (he/she is the signor of the within instrument on behalf of Rocky Mountain Power, a d/b/a of PacifiCorp, an Oregon corporation, and that he/she/they signed the within instrument and that he/she/they signed on behalf of Rocky Mountain Power by actual authority.

My Commission Expires: 11/01/2025
Name: Bevally Bell
Notary Public: Bevally Bell
Residing in Salt Lake County

DEVELOPER	EASEMENT APPROVAL <i>Shane L. Boyce</i> DATE: <u>6-30-22</u>	Salt Lake County Health Dept. BOARD OF HEALTH APPROVAL APPROVED THIS <u>1</u> DAY OF <u>July</u> , 20 <u>22</u> BY THE BOARD OF HEALTH <i>Denise</i> SALT LAKE COUNTY HEALTH DEPARTMENT	PLANNING COMMISSION APPROVAL APPROVED THIS <u> </u> DAY OF <u> </u> , 20 <u> </u> BY THE CITY OF WEST JORDAN PLANNING COMMISSION <i>Janice</i> CHIEF, CITY OF WEST JORDAN PLANNING COMMISSION	CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED. <i>Mike</i> CITY OF WEST JORDAN ENGINEER DATE: <u>27 July 2022</u>	CITY ATTORNEY APPROVED THIS <u>27th</u> DAY OF <u>July</u> , 20 <u>22</u> BY THE CITY OF WEST JORDAN ATTORNEY <i>Anna</i> CITY OF WEST JORDAN ATTORNEY (Asst.)	CERTIFICATION OF FINAL CITY APPROVAL I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS <u>28</u> DAY OF <u>July</u> , A.D. 20 <u>22</u> <i>Shane L. Boyce</i> ATTY: CITY OF WEST JORDAN RECORDER CITY OF WEST JORDAN MAYOR	RECORDED # <u>13992583</u>
	RECORD SURVEY DATA DATE: <u>6-30-22</u> DATE: <u>6/30/2022</u>						STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>West Jordan City</u> DATE: <u>7/29/22</u> TIME: <u>10:14 AM</u> BOOK: <u>2022P</u> PAGE: <u>178</u> FEES: <u>54.00</u> DEPUTY SALT LAKE COUNTY RECORDER

2C-10-32; 41; 42