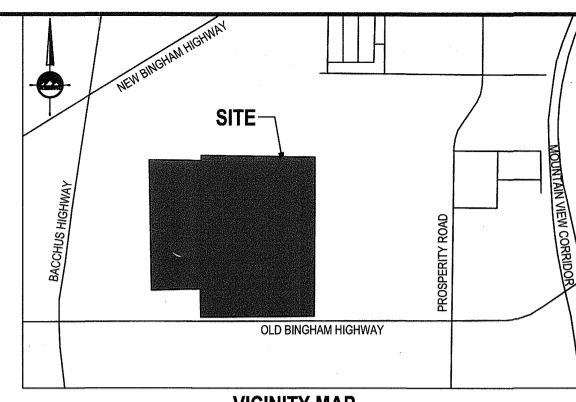
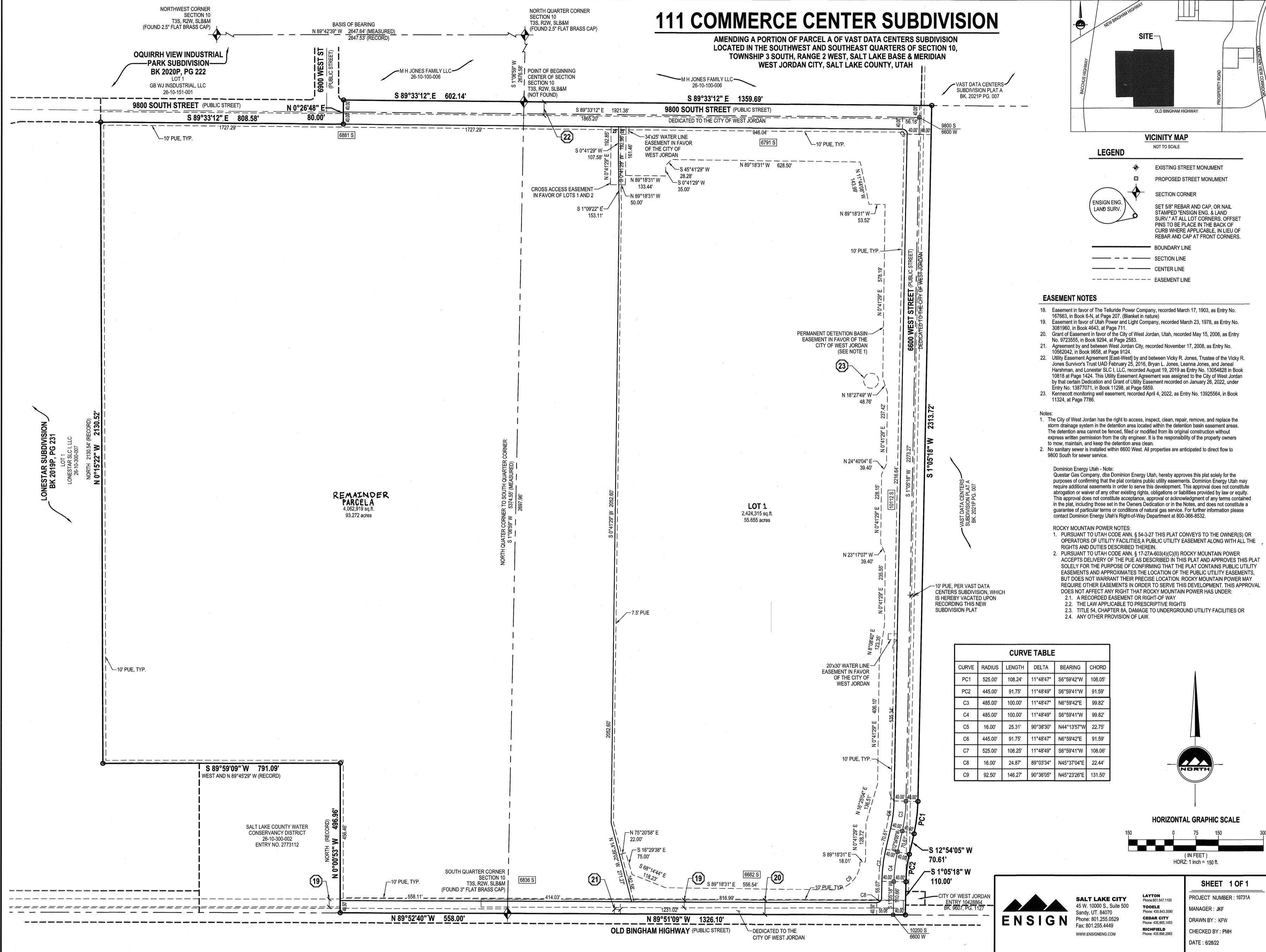


# 111 COMMERCE CENTER SUBDIVISION

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



**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP OR NAIL STAMPED ENGLISH ENG. & LAND SURV. AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

- EASEMENT NOTES**
- Easement in favor of The Telluride Power Company, recorded March 17, 1903, as Entry No. 167663, in Book 6-N, at Page 207. (Blanket in nature)
  - Easement in favor of Utah Power and Light Company, recorded March 23, 1978, as Entry No. 208190, in Book 4643, at Page 711.
  - Grant of Easement in favor of the City of West Jordan, Utah, recorded May 15, 2006, as Entry No. 9723555, in Book 9234, at Page 2583.
  - Agreement by and between West Jordan City, recorded November 17, 2008, as Entry No. 1050242, in Book 9658, at Page 9124.
  - Utility Easement Agreement (East-West) by and between Vicki R. Jones, Trustee of the Vicki R. Jones Survivor's Trust UAD February 25, 2016, Bryan L. Jones, Leanna Jones, and Jeneal Harshman, and Lonestar S.L.C., LLC, recorded August 19, 2019 as Entry No. 13054023 in Book 10818 at Page 1424. This Utility Easement Agreement was assigned to the City of West Jordan by that certain Dedication and Grant of Utility Easement recorded on January 26, 2022, under Entry No. 13870711, in Book 11296, at Page 5659.
  - Connect monitoring well easement, recorded April 4, 2022, as Entry No. 13925564, in Book 11324, at Page 7786.

**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 fenced, filled or modified from its original construction without express written permission from the city engineer. It is the responsibility of the property owners to mow, maintain, and keep the detention area clean.
- No sanitary sewer is installed within 6600 West. All properties are anticipated to direct flow to 9800 South for sewer service.

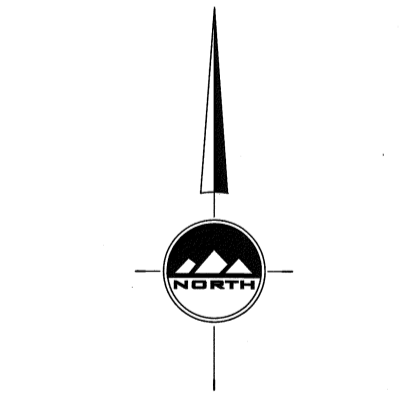
Dominion Energy Utah - Note:  
 Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not 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 in 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 800-368-8532.

**ROCKY MOUNTAIN POWER NOTES:**

- PURSUANT TO UTAH CODE ANN. § 54-23 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(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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, BUT 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 54, CHAPTER 8A, 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	108.05'
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°38'30"	N44°13'57"W	22.75'
C6	445.00'	91.75'	11°48'47"	N8°59'42"E	91.59'
C7	525.00'	108.25'	11°48'49"	S8°59'41"W	108.06'
C8	16.00'	24.87'	89°03'34"	N45°37'04"E	22.44'
C9	92.50'	146.27'	90°36'05"	N45°23'28"E	131.50'



**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. **28682** 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 17-23-7 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 is a true 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 width 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 1,359.69 feet along the East-West Quarter Section line;

thence South 01°05'18" West 2,313.72 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 06°59'42" West 108.05 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°05'55" East and the chord bears South 06°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. 13525332 Book 2021P at Page 7 in the Office of the Salt Lake County Recorder;

thence South 01°05'18" West 110.00 feet along said westerly boundary line and its extension to the South Section line;

thence North 89°19'19" West 1,325.10 feet along said South Section line to the South Quarter Corner of said Section 10;

thence North 89°52'40" 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 4066 at Page 225 in the Office of the Salt Lake County Recorder;

thence North 00°45'29" East per plat;

thence South 89°59'08" 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°45'29" East per plat);

thence North 00°15'22" West 2,130.52 feet along the East boundary line to the Northeast Corner of Lot 1 of said subdivision (North 2,130.54 feet per plat);

thence South 89°33'12" East 806.58 feet;

thence North 00°28'48" East 80.00 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 6,926,498 Square Feet or 159.011 Acres and **1 Lot and 1 Parcel**

**OWNER'S DEDICATION**

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

## 111 COMMERCE CENTER SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as 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/we have hereunto set our hand (s) this 30 day of June A.D. 2022

VAST SLC Campus, LLC  
 By: *Jacob L. Boyer*  
 Its: *VP Real Estate Construction*

Vista 4 West Jordan, LLC  
 By: *Jacob L. Boyer*  
 Its: *VP Real Estate Construction*

Vista 8 West Jordan, LLC  
 By: *Jacob L. Boyer*  
 Its: *VP Real Estate Construction*

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

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

On the 30th day of June A.D. 2022, Jacob L. Boyer personally appeared before me, the undersigned notary public, in and for said 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 Construction of VISTA 4 WEST JORDAN, LLC, VISTA 7 WEST JORDAN, LLC and VISTA 8 WEST JORDAN, LLC and that he/she is the authorized signatory for and in behalf of said limited liability companies for the purposes therein mentioned and acknowledged to me that said limited liability companies executed the same.

MY COMMISSION EXPIRES: 12/31/2025  
 NAME: Alyce Braxton NOTARY PUBLIC  
 NO. 192233 RESIDING IN DAVIS COUNTY

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

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

On the 30th day of July A.D. 2022, Chandler Swenson personally appeared before me, the undersigned notary public, in and for said 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 Construction of VAST SLC CAMPUS, LLC, a limited liability company and that he/she/they 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 limited liability companies executed the same.

MY COMMISSION EXPIRES: 12/31/2025  
 NAME: Beverly Holt NOTARY PUBLIC  
 NO. 722639 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 perpetual easements 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 other easements or request of any public entity, the costs and expenses incurred therefor will be borne by the owner requesting 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-divisor or to purchasers of lots from the sub-divisor 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 1st day of July, 2022.

Rocky Mountain Power, a d/b/a of PacifiCorp, an Oregon corporation  
 By: *Justin K. Smith*  
 Its: *ESTIMATOR*

STATE OF UTAH  
 COUNTY OF SALT LAKE

On this 1st day of July, 2022, personally appeared before me, Jessica K. Ledbetter, who being by me duly sworn, did say that she is the signer of the within instrument on behalf of Rocky Mountain Power, a d/b/a of PacifiCorp, an Oregon corporation, and that the within and foregoing Agreement was signed on behalf of Rocky Mountain Power by actual authority.

Notary Public  
 Residing in Salt Lake County

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 Residing in Salt Lake County

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 Residing in Salt Lake County

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 COUNTY OF SALT LAKE

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Notary Public  
 Residing in Salt Lake County

**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

RECORDED # 13992583

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
 REQUEST OF: West Jordan City  
 DATE: 7/29/22 TIME: 10:14 AM BOOK 2022P PAGE: 178  
654.00 FEES MA DEPUTY SALT LAKE COUNTY RECORDER

**DEVELOPER**

**EASEMENT APPROVAL**  
 DATE: 6-30-22  
 DATE: 6-30-22  
 DATE: 6/30/2022

**Salt Lake County Health Dept. BOARD OF HEALTH APPROVAL**  
 APPROVED THIS 1 DAY OF July, 2022  
 BY THE BOARD OF HEALTH

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS    DAY OF   , 20    
 BY THE 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.  
   27 July 2022  
 CITY OF WEST JORDAN ENGINEER

**CITY ATTORNEY**  
 APPROVED THIS 27th DAY OF July, 2022  
 BY THE CITY OF WEST JORDAN ATTORNEY

**CERTIFICATION OF FINAL CITY APPROVAL**  
 I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 28 DAY OF July, A.D. 2022  
 ATTEST:    CITY OF WEST JORDAN RECORDER CITY OF WEST JORDAN MAYOR

**RECORD SURVEY DATA**  
 CENTURION  
 ROS NO.:   

**SALT LAKE CITY**  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529  
 Fax: 801.255.4449  
 WWW.ENSIGNENG.COM

**LAYTON**  
 Phone: 801.541.1100

**TOOLE**  
 Phone: 801.393.3990

**CEDAR CITY**  
 Phone: 801.565.1600

**RICHLAND**  
 Phone: 435.898.2883

**SHEET 1 OF 1**  
 PROJECT NUMBER: 10731A  
 MANAGER: JKF  
 DRAWN BY: KFW  
 CHECKED BY: PMH  
 DATE: 6/28/22

**CITY OF WEST JORDAN**  
 Seal

26-10-32, 41, 42