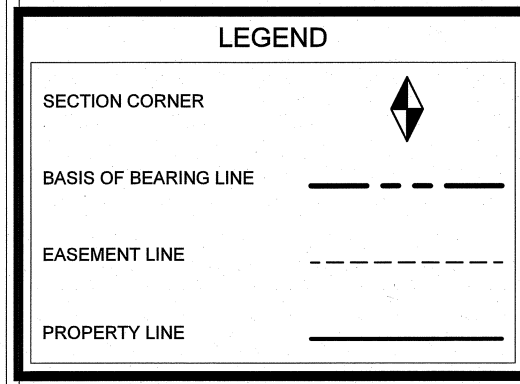
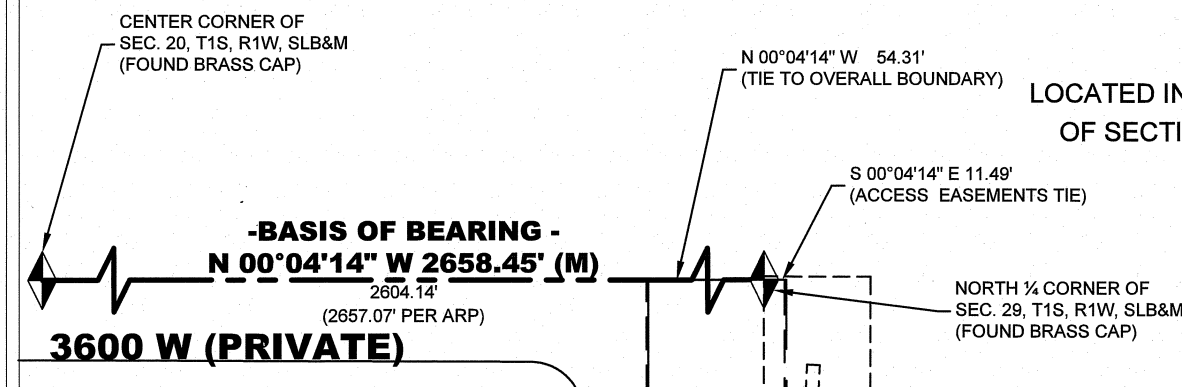
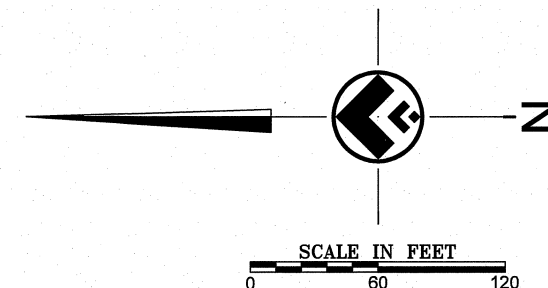


HOT ROD LANE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



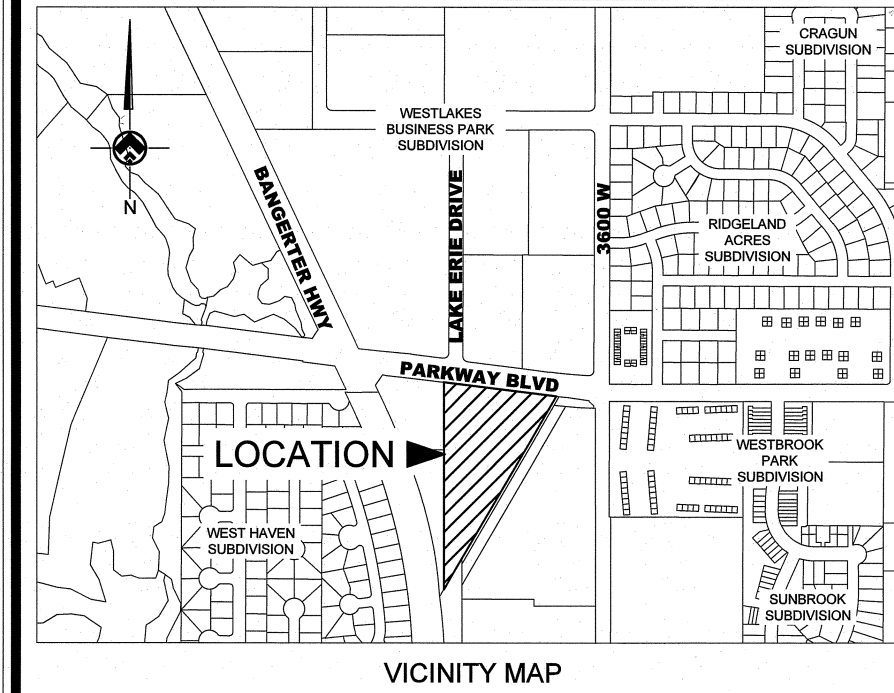
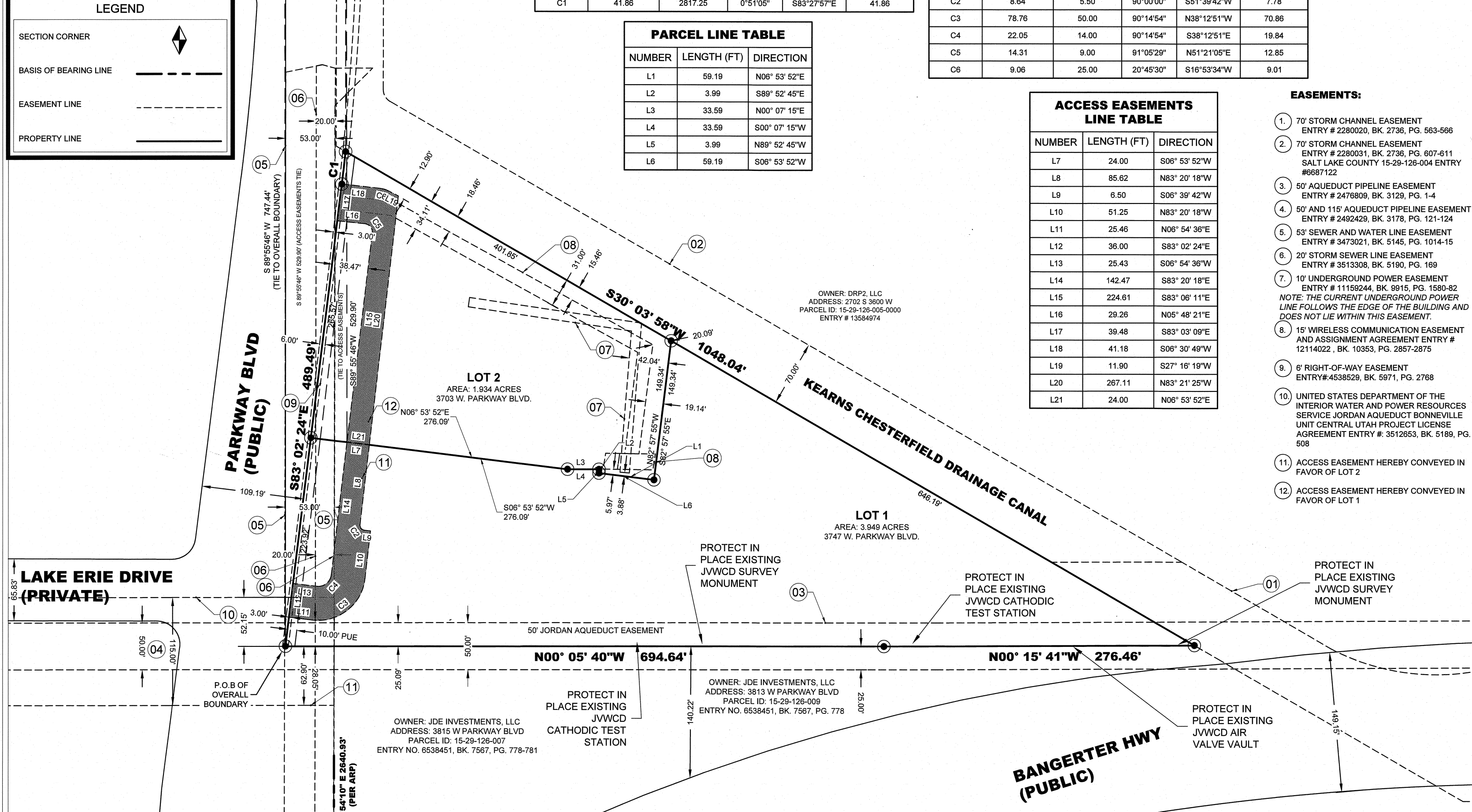
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C1	41.86	2817.25	0°51'05"	S83°27'57"E	41.86

NUMBER	LENGTH (FT)	DIRECTION
L1	59.19	N06°53'52"E
L2	3.99	S89°52'45"E
L3	33.59	N00°07'15"E
L4	33.59	S00°07'15"W
L5	3.99	N89°52'45"W
L6	59.19	S06°53'52"W

CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C2	8.64	5.50	90°00'00"	S51°39'42"W	7.78
C3	78.76	50.00	90°14'54"	N38°12'51"W	70.86
C4	22.05	14.00	90°14'54"	S38°12'51"E	19.84
C5	14.31	9.00	91°05'29"	N51°21'05"E	12.85
C6	9.06	25.00	20°45'30"	S16°53'34"W	9.01

NUMBER	LENGTH (FT)	DIRECTION
L7	24.00	S06°53'52"W
L8	85.62	N83°20'18"W
L9	6.50	S06°39'42"W
L10	51.25	N83°20'18"W
L11	25.46	N06°54'38"E
L12	36.00	S83°02'24"E
L13	25.43	S06°54'38"W
L14	142.47	S83°20'18"E
L15	224.61	S83°06'11"E
L16	29.26	N05°48'21"E
L17	39.48	S83°03'09"E
L18	41.18	S06°39'49"W
L19	11.90	S27°16'19"W
L20	267.11	N83°21'25"W
L21	24.00	N06°53'52"E

- EASEMENTS:**
- 70' STORM CHANNEL EASEMENT ENTRY # 228020, BK. 2736, PG. 563-566
 - 70' STORM CHANNEL EASEMENT ENTRY # 228031, BK. 2736, PG. 607-611 SALT LAKE COUNTY 15-29-126-004 ENTRY #6887122
 - 50' AQUEDUCT PIPELINE EASEMENT ENTRY # 2478809, BK. 3129, PG. 1-4
 - 50' AND 115' AQUEDUCT PIPELINE EASEMENT ENTRY # 2492429, BK. 3178, PG. 121-124
 - 53' SEWER AND WATER LINE EASEMENT ENTRY # 3473021, BK. 5145, PG. 1014-15
 - 20' STORM SEWER LINE EASEMENT ENTRY # 3513308, BK. 5190, PG. 169
 - 10' UNDERGROUND POWER EASEMENT ENTRY # 11159244, BK. 9915, PG. 1580-82 NOTE: THE CURRENT UNDERGROUND POWER LINE FOLLOWS THE EDGE OF THE BUILDING AND DOES NOT LIE WITHIN THIS EASEMENT.
 - 15' WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT ENTRY # 12114022, BK. 10353, PG. 2857-2875
 - 8' RIGHT-OF-WAY EASEMENT ENTRY# 4535285, BK. 5971, PG. 2768
 - UNITED STATES DEPARTMENT OF THE INTERIOR WATER AND POWER RESOURCES SERVICE JORDAN AQUEDUCT BONNEVILLE UNIT CENTRAL UTAH PROJECT LICENSE AGREEMENT ENTRY #. 3512653, BK. 5189, PG. 508
 - ACCESS EASEMENT HEREBY CONVEYED IN FAVOR OF LOT 2
 - ACCESS EASEMENT HEREBY CONVEYED IN FAVOR OF LOT 1



SURVEYOR'S CERTIFICATE

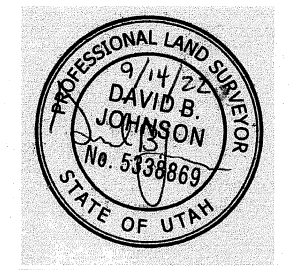
I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND DO HOLD LICENSE NO. 5338869 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS AS SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS HOT ROD LANE SUBDIVISION. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AND MEETS FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

LEGAL DESCRIPTION:
A PARCEL OF LAND (ENTRY# 12934580 BK. 10753 PG. 718-719) LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, AND IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE PARKWAY BOULEVARD (2700 SOUTH) RIGHT OF WAY ESTABLISHED BY THAT STREET DEDICATION PLAT RECORDED AS ENTRY #4443924, SAID POINT ALSO BEING ON THE CENTERLINE OF A JORDAN AQUEDUCT 50.00-FOOT EASEMENT, SAID POINT BEING NORTH 00°04'14" WEST A DISTANCE OF 54.31 FEET ALONG THE SOUTH CENTER SECTION LINE AND SOUTH 89°55'49" WEST A DISTANCE OF 747.44 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 29, THE BASIS OF BEARING BEING THE SOUTH CENTER SECTION LINE OF SECTION 20 OF SAID TOWNSHIP 1 SOUTH, RANGE 1 WEST, WHICH BEARS NORTH 00°04'14" WEST (THE BASIS OF BEARING PER DEED BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, WHICH BEARS NORTH 89°54'41" WEST);

AND RUNNING THENCE SOUTH 83°02'24" EAST A DISTANCE OF 489.49 FEET ALONG THE SAID SOUTH LINE OF PARKWAY BOULEVARD, PROCEEDING TO THE POINT OF TANGENCY OF A 2817.25 FOOT RADIUS CURVE TO THE LEFT, AND PROCEEDING ALONG SAID CURVE AN ARC LENGTH OF 41.86 FEET (CENTRAL ANGLE BEING 0°51'05" AND CHORD BEING SOUTH 83°27'57" EAST A DISTANCE OF 41.86 FEET) TO THE WESTERLY BOUNDARY OF THE KEARNS CHESTERFIELD DRAINAGE CANAL, THE BOUNDARY OF WHICH IS RECORDED AS ENTRY NUMBER 2280031 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND ALSO RECORDED IN A QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 6887122; AND RUNNING THENCE SOUTH 30°03'58" WEST A DISTANCE OF 1048.04 FEET ALONG THE WESTERLY BOUNDARY OF SAID CANAL, THENCE LEAVING SAID BOUNDARY NORTH 00°15'41" WEST A DISTANCE OF 276.46 FEET, THE BOUNDARY OF WHICH IS RECORDED AS ENTRY NUMBER 6538451, BK. 7567, PG. 778; AND RUNNING THENCE NORTH 00°05'40" WEST A DISTANCE OF 694.64 FEET, THE BOUNDARY OF WHICH IS RECORDED AS ENTRY NUMBER 6538451, BK. 7567, PG. 778-781, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 256,239.13 SQUARE FEET OR 5.8824 ACRES, MORE OR LESS, 2 LOTS.
DATE: 2022-09-14
DAVID BRIAN JOHNSON
LICENSE NO. 5338869



JVWCD NOTES: JVWCD INSPECTOR TO BE ON-SITE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE EASEMENT, 48 HOURS NOTIFICATION REQUIRED. CONTACT JR CRACROFT AT (801)-865-8189.

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: VP-105 01 OF 04
PROJECT NO: 21-062	DATE: 09/14/2022	SCALE: 1"=60'	NO. 07 FINAL 09/14/2022

OWNER INFORMATION:
NEXT STEP WAREHOUSE
SHIVAM SHAH
831 PIONEER ROAD
STE. 100
(813) 298-8240

ENGINEER/SURVEYOR INFORMATION:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:
HOT ROD LANE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 5th DAY OF Oct. A.D. 2022
DATE: 10-18-22

CITY ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE: 10-18-22
WEST VALLEY CITY ENGINEER

PLANNING COMMISSION
APPROVED THIS 17th DAY OF Oct. A.D. 2022.
BY THE WEST VALLEY CITY PLANNING COMMISSION
CHAIRMAN: WEST VALLEY CITY PLANNING COMMISSION

ENGINEERING DEPARTMENT
APPROVED THIS 10th DAY OF October A.D. 2022
GRANGER-HUNTER IMPROVEMENT DISTRICT

APPROVAL AS TO FORM
APPROVED THIS 14th DAY OF Oct. A.D. 2022
WEST VALLEY CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 11th DAY OF Oct. A.D. 2022. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY MANAGER

SALT LAKE COUNTY RECORDER
RECORDED NO. 14034816
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE: 10/26/2022 TIME: 11:17 AM BOOK: 20228 PAGE: 265
DEPUTY SALT LAKE COUNTY RECORDER

OWNER'S DEDICATION AND CONSENT TO RECORD

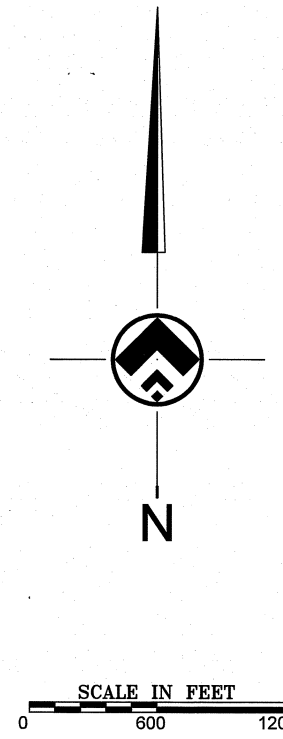
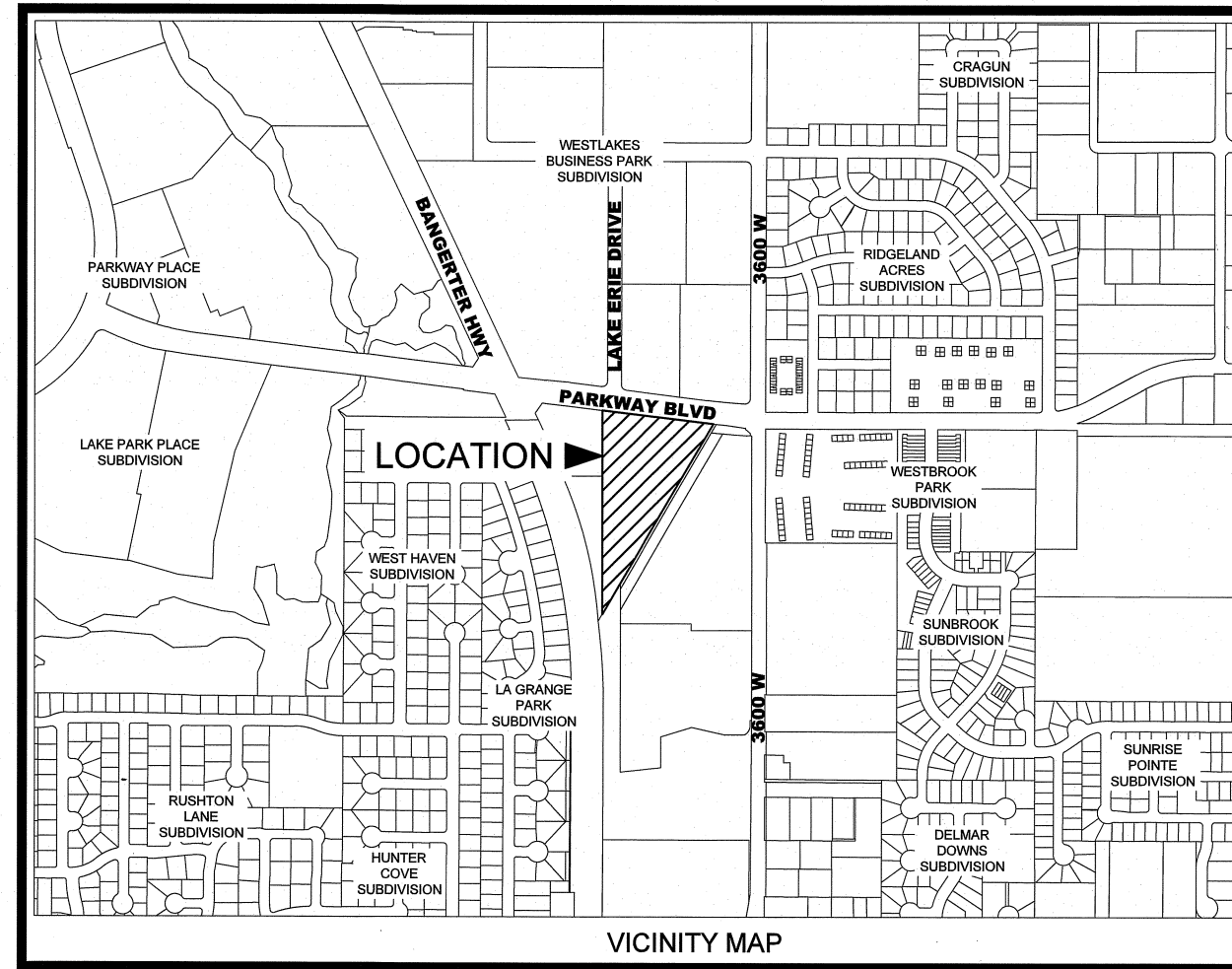
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

HOT ROD LANE SUBDIVISION

DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

HOT ROD LANE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept. 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE MANAGER OF RUSSELL SQUARE BRIXTON LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT AND THAT HE EXECUTED THE SAME.
 SHIVAM SHAH manager
 RUSSELL SQUARE BRIXTON, LLC, A LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL NAME

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept. 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE MANAGER OF NEXT STEP WEST VALLEY LLC A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT AND THAT HE EXECUTED THE SAME.
 SHIVAM SHAH manager
 NEXT STEP WEST VALLEY, LLC, A LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL NAME

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept. 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE MANAGER OF HAMMERSMITH PARK BRIXTON LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT AND THAT HE EXECUTED THE SAME.
 SHIVAM SHAH manager
 HAMMERSMITH PARK BRIXTON, LLC, A LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL NAME

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE)
 ON THIS 21 DAY OF Sept. 2022, PERSONALLY APPEARED BEFORE ME LITA ALGER WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE TRUSTEE OF THE GEORGE M. PERALTA SPECIAL NEEDS TRUST FOR EDWARD M. PERALTA, DATED AUGUST 19, 2004 AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID TRUST BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID LITA ALGER ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.
 IN WITNESS WHEREOF, THE GRANTOR(S) HAS EXECUTED THIS SUBDIVISION PLAT THIS

21 DAY OF September 2022
 LITA ALGER - TRUSTEE
 LITA ALGER (TRUSTEE)
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL NAME

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept. 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE MANAGER OF REGENTS PARK BRIXTON LLC A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT AND THAT HE EXECUTED THE SAME.
 SHIVAM SHAH manager
 REGENTS PARK BRIXTON, LLC, A LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL NAME

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept. 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE MANAGER OF RUSSELL SQUARE BRIXTON LLC A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT AND THAT HE EXECUTED THE SAME.
 SHIVAM SHAH manager
 RUSSELL SQUARE BRIXTON, LLC, A LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL NAME

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept. 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE MANAGER OF KINGS CROSS BRIXTON LLC A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT AND THAT HE EXECUTED THE SAME.
 SHIVAM SHAH manager
 KINGS CROSS BRIXTON, LLC, A LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL NAME

CORPORATE OWNER ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept. 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE OWNERS OF THE ASSOCIATED CORPORATIONS AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID CORPORATIONS BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND OWNERS ACKNOWLEDGED TO ME THAT SAID CORPORATIONS EXECUTED THE SAME.
 W&H MARKETING & SALES INC., A UTAH CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL NAME

NOTES:

- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-13-504 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED BY CMT ENGINEERING LABORATORIES. JOB NO. 17871 FEBRUARY 03, 2022
- GROUNDWATER WAS ENCOUNTERED AT DEPTHS OF 7.5 - 10FT. ELEVATION OF LOWEST ELEVATIONS OF LOWEST FLOOR SLABS TO BE A MINIMUM OF 3.0 FEET ABOVE HIGH WATER TABLE IF ENCOUNTERED.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.
- OFFSET PINS SHALL BE PLACED IN THE TOP BACK OF CURB AND 5/8" X 24" REBAR WITH CAP MARKED "JOHNSON 8338899" SHALL BE PLACED AT ALL OTHER CORNERS PRIOR TO ANY OCCUPANCY FOR EACH LOT.

DOMINION ENERGY NOTE:

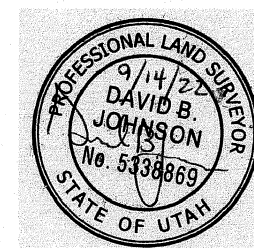
- DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES 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 DOMINION ENERGY RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. SS 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHT AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. SS 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVED THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, 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 OF RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

ZONING NOTE:

THIS SUBDIVISION IS ZONED M (MANUFACTURING).



DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	VP-106 02 OF 04
PROJECT NO:	DATE:	SCALE:	
21-062	09/14/2022	1"=600'	
			NO. 07 FINAL 09/14/2022
			REVISION DATE

OWNER INFORMATION:
 NEXT STEP WAREHOUSE
 SHIVAM SHAH
 831 PIONEER ROAD
 STE. 100
 (813) 298-8240

ENGINEER/SURVEYOR INFORMATION:

JOHNSON ENGINEERING
 4438 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineeringinc.com
 Phone: 801-767-4569

SHEET INFORMATION:

HOT ROD LANE SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED NO. _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

C:\Users\Jared\OneDrive\Johnson Engineering, Inc. - Documents\Projects\Active Projects\21062 West Valley Triangle\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Subdivision Plat.dwg

HOT ROD LANE SUBDIVISION

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

HOT ROD LANE SUBDIVISION

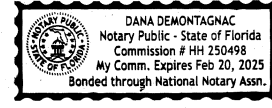
DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF Florida
 COUNTY OF Orange

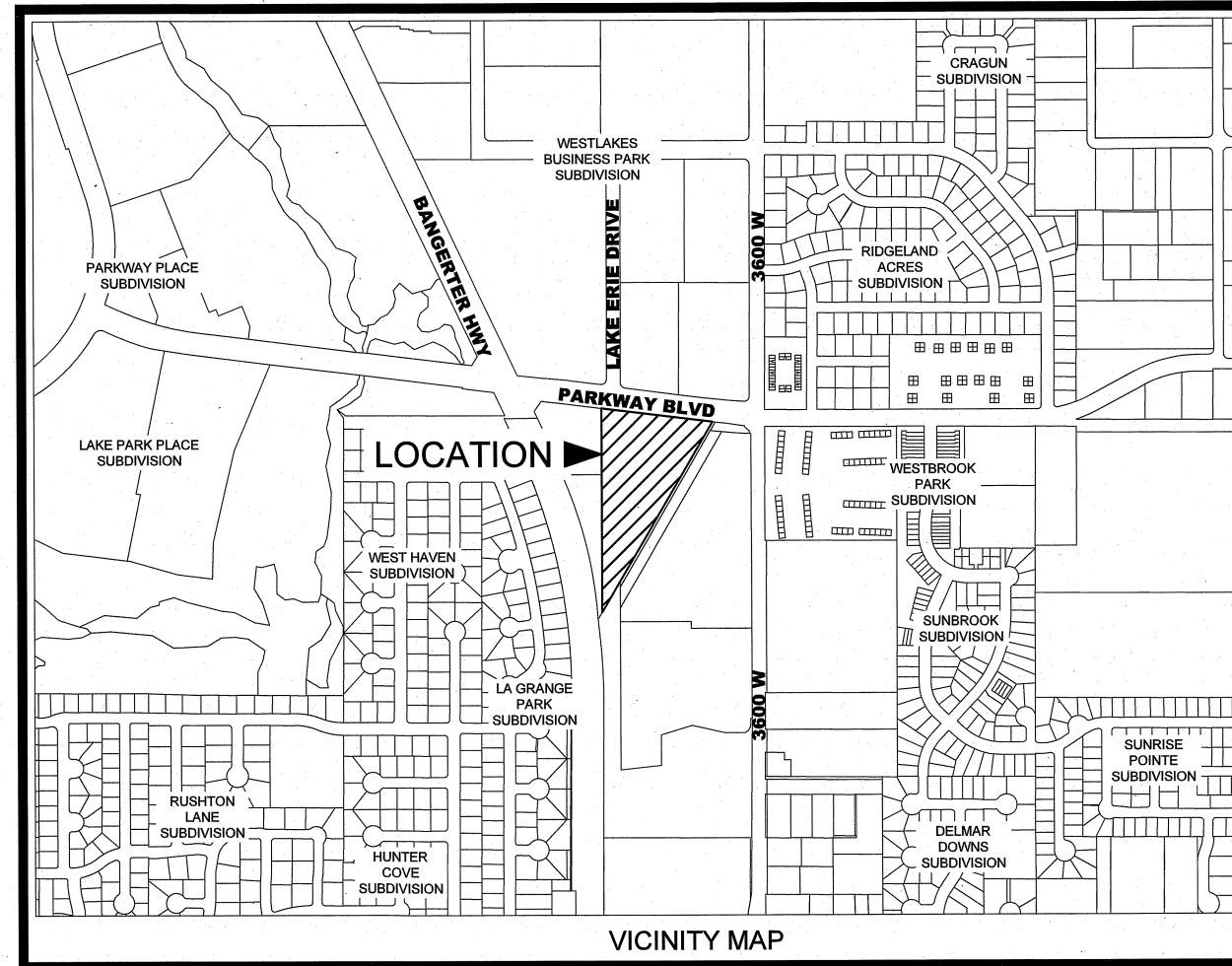
ON THIS 22nd DAY OF September, 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF CC SANDS LLC A FLORIDA LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT AND THAT HE EXECUTED THE SAME.

[Signature]
 NAME: Jared Renington
 TITLE: Manager



WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
 NOTARY PUBLIC FULL NAME

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

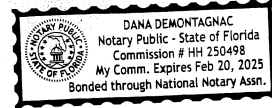


LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF Florida
 COUNTY OF Orange

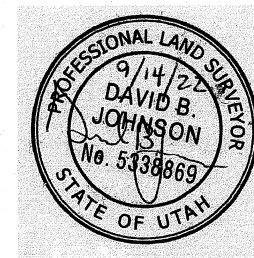
ON THIS 22nd DAY OF September, 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF CC CYPRESS LLC A FLORIDA LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT AND THAT HE EXECUTED THE SAME.

[Signature]
 NAME: Jared Renington
 TITLE: Manager



WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
 NOTARY PUBLIC FULL NAME

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DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: VP-108 04 OF 04
PROJECT NO: 21-062	DATE: 09/14/2022		
SCALE: 1"=600'	07	FINAL	09/14/2022
	NO.	REVISION	DATE

OWNER INFORMATION:
 NEXT STEP WAREHOUSE
 SHIVAM SHAH
 831 PIONEER ROAD
 STE. 100
 (813) 298-8240

ENGINEER/SURVEYOR INFORMATION:

JOHNSON ENGINEERING
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineeringinc.com
 Phone: 801-787-4569

SHEET INFORMATION:	
HOT ROD LANE SUBDIVISION	
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH	
SALT LAKE COUNTY RECORDER	
RECORDED NO. _____	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____	FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

HOT ROD LANE SUBDIVISION

DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

OWNER ACKNOWLEDGEMENT

STATE OF Ohio
 COUNTY OF Delaware

ON THIS 22 DAY OF September, 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE OWNERS AND SIGNED THE FOREGOING OWNERS DEDICATION FOR THE PURPOSES THEREIN MENTIONED.

Howard Pence
 HOWARD PENCE

Joan Pence
 JOAN PENCE

WITNESS MY HAND AND OFFICIAL SEAL

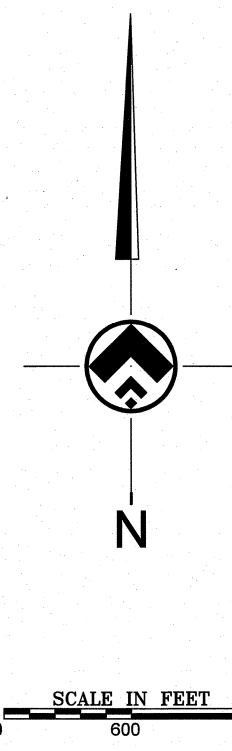
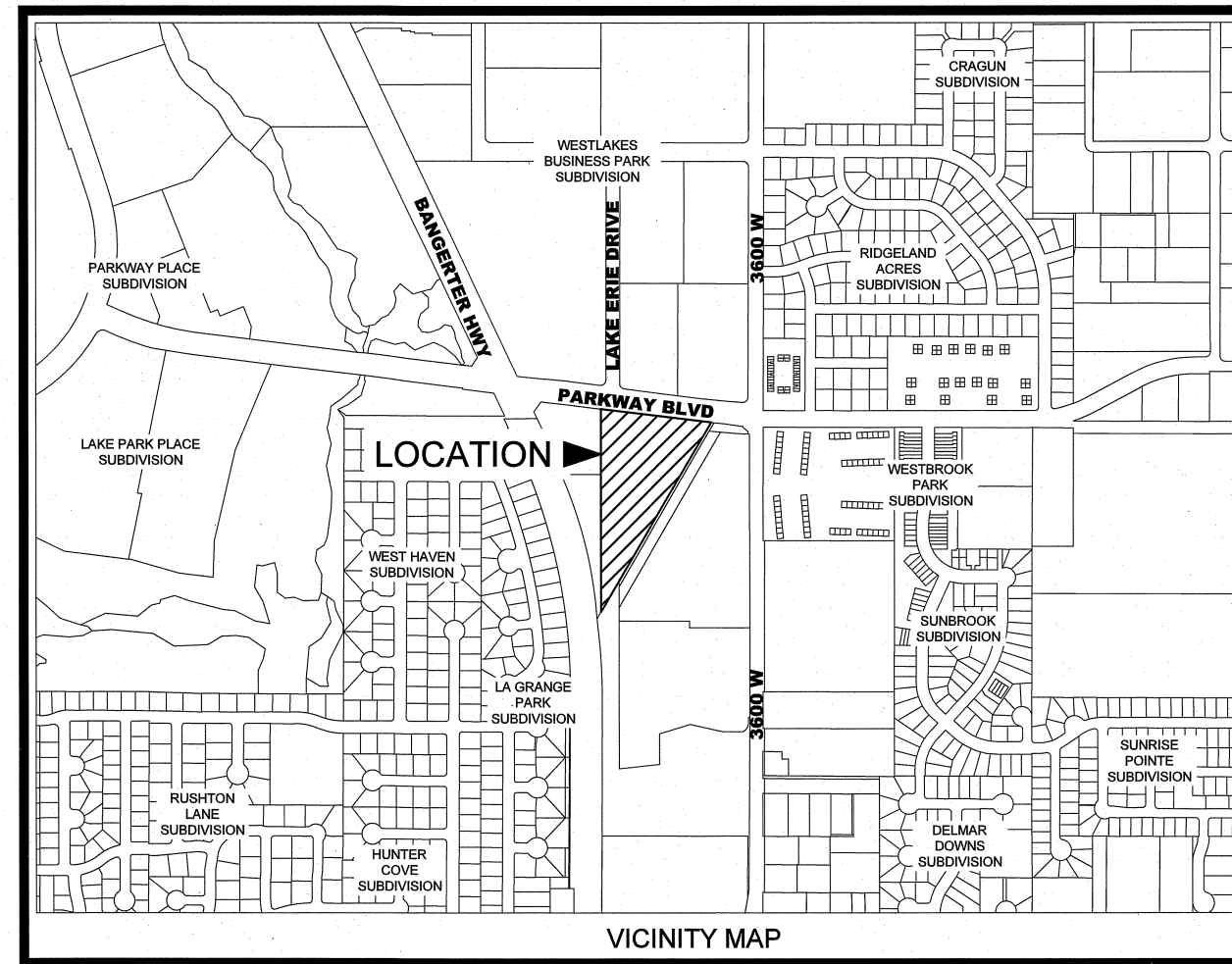
Ted Mullycey
 NOTARY PUBLIC FULL NAME



TED MULLUCEY
 Notary Public, State of Ohio
 Delaware County
 My Commission Expires
 January 21, 2024

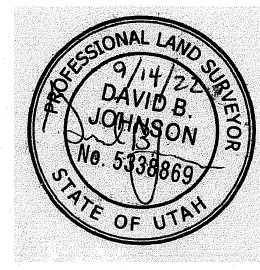
HOT ROD LANE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



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