

**WHEN RECORDED RETURN TO AND
MAIL TAX NOTICES TO:**

3703 W Parkway Boulevard
West Valley City, UT 84120

14035399 B: 11382 P: 1141 Total Pages: 14
10/27/2022 01:45 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BILL WILLIAMS
3703 W PARKWAY BLVD SALT LAKE CITY, UT 84120



WARRANTY DEED

Russell Square Brixton, LLC, Kings Cross Brixton, LLC, Next Step West Valley, LLC, Regents Park Brixton, LLC, Hammersmith Park, LLC, CC Sands, LLC, a Utah Liability Company, Howard Pence and Joan Pence, Lita Alger, Trustee of the George M Peralta Special Needs Trust, and CC Cypress, LLC, a Utah Limited Liability Company, as their interest may appear

Grantors,

City of West Valley City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

W&H Marketing and Sales Inc.

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following described tract(s) of land in West Valley City, State of Utah:

For APN/Parcel ID(s): 15-29-126-012

THE PROPOSED LOT 2, HOT ROD LANE SUBDIVISION, MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, 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, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF KEARNS CHESTERFIELD DRAINAGE CANAL, THE BOUNDARY OF WHICH IS RECORDED AS ENTRY NUMBER 2280031 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID POINT BEING SOUTH A DISTANCE OF 10.69 FEET AND WEST A DISTANCE OF 220.03 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 AND RANGE 1 WEST, WHICH BEARS NORTH 00°04'14" WEST; AND RUNNING THENCE SOUTH 30°03'58" WEST A DISTANCE OF 401.85 FEET ALONG THE WESTERLY BOUNDARY OF SAID DRAINAGE CANAL; THENCE LEAVING SAID BOUNDARY NORTH 82°57'55" WEST A DISTANCE OF 149.34 FEET; THENCE NORTH 06°53'52" EAST A DISTANCE OF 59.19 FEET; THENCE SOUTH 89°52'45" EAST A DISTANCE OF 3.99 FEET; THENCE NORTH 00°07'15" EAST A DISTANCE OF 33.59 FEET; THENCE NORTH 06°53'52" EAST A DISTANCE OF 276.09 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF PARKWAY BOULEVARD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 83°02'24" EAST A DISTANCE OF 265.57 FEET TO THE POINT OF TANGENCY OF A 2817.25 FOOT

WARRANTY DEED

(continued)

RADIUS CURVE TO THE LEFT, AND PROCEEDING ALONG SAID CURVE AN ARC LENGTH OF 41.86 FEET (CENTRAL ANGLE BEING 00°51'05" AND CHORD BEING SOUTH 83°27'57" EAST A DISTANCE OF 41.86 FEET) TO THE POINT OF BEGINNING.

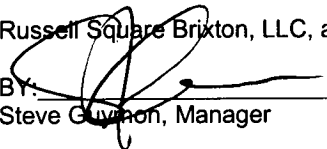
The following is shown for information purposes only:

More Commonly Known as: 3703 W Parkway Boulevard, West Valley City, UT 84120

Subject to property taxes for the year and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Russell Square Brixton, LLC, a Utah limited liability company

BY: 
Steve Guymon, Manager

Kings Cross Brixton, LLC, a Utah limited liability company

BY: 
Steve Guymon, Manager

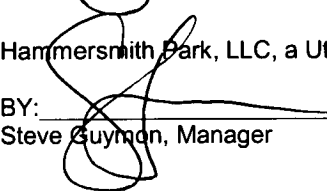
Next Step West Valley, LLC, a Utah limited liability company

BY: 
Steve Guymon, Manager

Regents Park Brixton, LLC, a Utah limited liability company

BY: 
Steve Guymon, Manager

Hammersmith Park, LLC, a Utah limited liability company

BY: 
Steve Guymon, Manager

WARRANTY DEED

(continued)

CC Sands, LLC, a Utah limited liability company

BY: _____
Jared Remington, Manager

Howard Pence

Joan Pence

The George M. Peralta Special Needs Trust

BY: _____
Lita Alger, Trustee

CC Cypress, LLC, a Utah limited liability company

BY: _____
Jared Remington, Manager

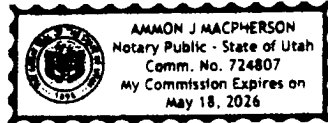
State of Utah }
 }ss.

County of Salt Lake }

On this 30 day of September 2022 personally appeared before me Steve Guymon, Manager of Russell Square Brixton, LLC a Utah limited liability company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Notary Public



WARRANTY DEED
(continued)

CC Sands, LLC, a Utah limited liability company

BY: _____
Jared Remington, Manager

Howard Pence

Howard Pence

Joah Pence
Joah Pence

The George M, Peralta Special Needs Trust

BY: _____
Lita Alger, Trustee

CC Cypress, LLC, a Utah limited liability company

BY: _____
Jared Remington, Manager

State of Utah }
 }ss.

County of Salt Lake }

On this _____ day of _____ personally appeared before me Steve Guymon, Manager of Russell Square Brixton, LLC a Utah limited liability company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Notary Public


WARRANTY DEED
(continued)

State of Utah }
 }ss.

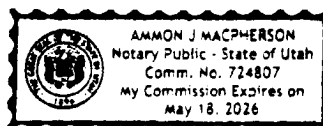
County of Salt Lake }

On this 30 day of Sept., 2022 personally appeared before me Steve Guymon, Manager of Hammersmith Park, LLC a Utah limited liability company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.



Notary Public



State of Utah }
 }ss.

County of Salt Lake }

On this _____ day of _____ personally appeared before me Jared Remington, Manager of CC Sands, LLC a Utah limited liability company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.


Witness my hand and official seal.

Notary Public

State of ~~Utah~~ Ohio , TM H.P. JP
 }ss.
County of ~~Salt Lake~~ Delaware TM H.P. JP

On this 27th day of September, 2022 personally appeared before me Howard Pence and Joan Pence, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.



Notary Public



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

State of Utah }
 }ss.

County of Salt Lake }

WARRANTY DEED
(continued)

State of Utah }
 }ss.

County of Salt Lake }

On this _____ day of _____ personally appeared before me Steve Guymon, Manager of Hammersmith Park, LLC a Utah limited liability company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

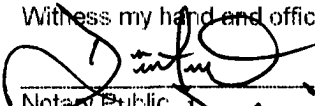
Notary Public

State of ~~Utah~~ ^{DD Florida} }
 }ss.

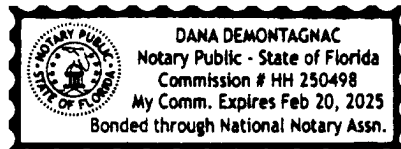
County of ~~Salt Lake~~ ^{DD Orange} }

On this 23rd day of September, 2022 personally appeared before me Jared Remington, Manager of CC Sands, LLC a Utah limited liability company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.



Notary Public **DANA DEMONTAGNAC**



State of Utah }
 }ss.

County of Salt Lake }

On this _____ day of _____ personally appeared before me Howard Pence and Joan Pence, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Notary Public

State of Utah }
 }ss.

County of Salt Lake }

WARRANTY DEED
(continued)

On this _____ day of _____ personally appeared before me Lita Alger, Trustee of the George M. Peralta Special Needs Trust, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

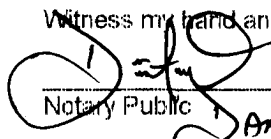
Notary Public

State of ~~Utah~~ ^{Florida} }
}ss.

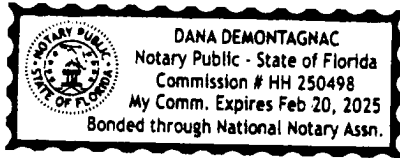
County of ~~Salt Lake~~ ^{Orange}

On this 23rd day of September 2022 personally appeared before me Jared Remington, Manager of CC Cypress, LLC a Utah limited liability company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.



Notary Public **DANA DEMONTAGNAC**




WARRANTY DEED

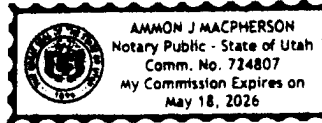
(continued)

On this 26 day of September personally appeared before me Lita Alger, Trustee of the George M. Peralta Special Needs Trust, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.



Notary Public



State of Utah }
 }ss.

County of Salt Lake }

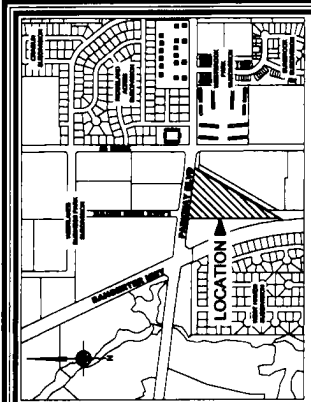
On this _____ day of _____ personally appeared before me Jared Remington, Manager of CC Cypress, LLC a Utah limited liability company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Notary Public

HOT ROD LANE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20 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

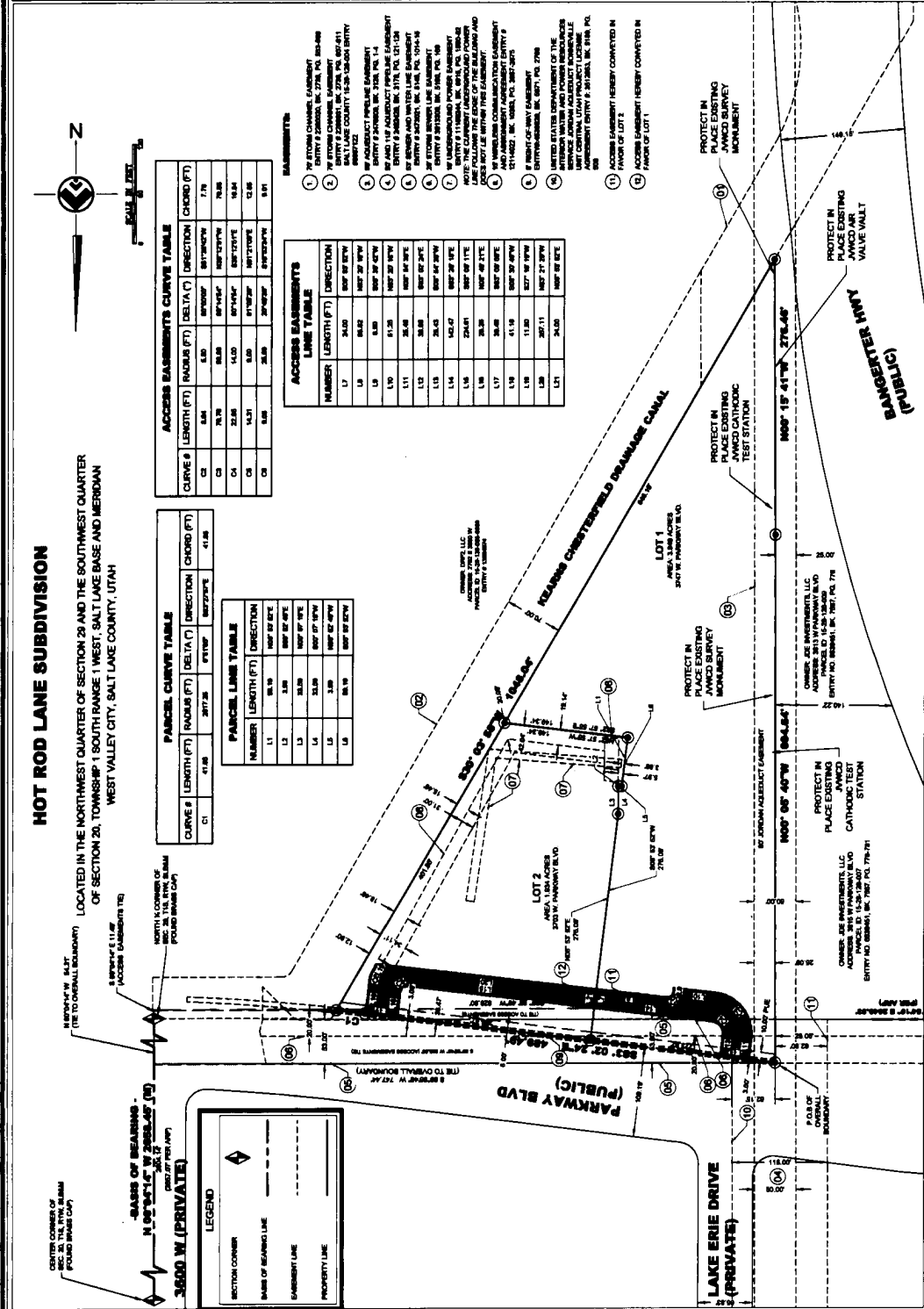


SURVEYOR'S CERTIFICATE

I, JAMES R. JOHNSON, A PROFESSIONAL ENGINEER IN THE STATE OF UTAH, HAVE BEEN HONORARILY APPOINTED BY THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS TO SURVEY AND RECORD THIS SUBDIVISION. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE BEEN ASSISTED BY THE FOLLOWING ASSISTANTS: [List of assistants]. I HAVE PERSONALLY RECORDED THIS SUBDIVISION AND HAVE BEEN ASSISTED BY THE FOLLOWING ASSISTANTS: [List of assistants]. I HAVE PERSONALLY RECORDED THIS SUBDIVISION AND HAVE BEEN ASSISTED BY THE FOLLOWING ASSISTANTS: [List of assistants].

ACCESS EASEMENTS LINE TABLE

NUMBER	LENGTH (FT)	DIRECTION
1	17	S 89° 58' 28" W
2	18	S 89° 58' 28" W
3	19	S 89° 58' 28" W
4	20	S 89° 58' 28" W
5	21	S 89° 58' 28" W
6	22	S 89° 58' 28" W
7	23	S 89° 58' 28" W
8	24	S 89° 58' 28" W
9	25	S 89° 58' 28" W
10	26	S 89° 58' 28" W
11	27	S 89° 58' 28" W
12	28	S 89° 58' 28" W
13	29	S 89° 58' 28" W
14	30	S 89° 58' 28" W
15	31	S 89° 58' 28" W
16	32	S 89° 58' 28" W
17	33	S 89° 58' 28" W
18	34	S 89° 58' 28" W
19	35	S 89° 58' 28" W
20	36	S 89° 58' 28" W
21	37	S 89° 58' 28" W
22	38	S 89° 58' 28" W
23	39	S 89° 58' 28" W
24	40	S 89° 58' 28" W
25	41	S 89° 58' 28" W
26	42	S 89° 58' 28" W
27	43	S 89° 58' 28" W
28	44	S 89° 58' 28" W
29	45	S 89° 58' 28" W
30	46	S 89° 58' 28" W
31	47	S 89° 58' 28" W
32	48	S 89° 58' 28" W
33	49	S 89° 58' 28" W
34	50	S 89° 58' 28" W
35	51	S 89° 58' 28" W
36	52	S 89° 58' 28" W
37	53	S 89° 58' 28" W
38	54	S 89° 58' 28" W
39	55	S 89° 58' 28" W
40	56	S 89° 58' 28" W
41	57	S 89° 58' 28" W
42	58	S 89° 58' 28" W
43	59	S 89° 58' 28" W
44	60	S 89° 58' 28" W
45	61	S 89° 58' 28" W
46	62	S 89° 58' 28" W
47	63	S 89° 58' 28" W
48	64	S 89° 58' 28" W
49	65	S 89° 58' 28" W
50	66	S 89° 58' 28" W
51	67	S 89° 58' 28" W
52	68	S 89° 58' 28" W
53	69	S 89° 58' 28" W
54	70	S 89° 58' 28" W
55	71	S 89° 58' 28" W
56	72	S 89° 58' 28" W
57	73	S 89° 58' 28" W
58	74	S 89° 58' 28" W
59	75	S 89° 58' 28" W
60	76	S 89° 58' 28" W
61	77	S 89° 58' 28" W
62	78	S 89° 58' 28" W
63	79	S 89° 58' 28" W
64	80	S 89° 58' 28" W
65	81	S 89° 58' 28" W
66	82	S 89° 58' 28" W
67	83	S 89° 58' 28" W
68	84	S 89° 58' 28" W
69	85	S 89° 58' 28" W
70	86	S 89° 58' 28" W
71	87	S 89° 58' 28" W
72	88	S 89° 58' 28" W
73	89	S 89° 58' 28" W
74	90	S 89° 58' 28" W
75	91	S 89° 58' 28" W
76	92	S 89° 58' 28" W
77	93	S 89° 58' 28" W
78	94	S 89° 58' 28" W
79	95	S 89° 58' 28" W
80	96	S 89° 58' 28" W
81	97	S 89° 58' 28" W
82	98	S 89° 58' 28" W
83	99	S 89° 58' 28" W
84	100	S 89° 58' 28" W



ENGINEER'S SURVEYOR INFORMATION

JOHNSON ENGINEERING
 400 SOUTH MAIN STREET, SUITE 100, WEST VALLEY CITY, UTAH 84119
 www.johnsonengineering.com
 Phone: 801-967-4585

CITY COUNCIL
 APPROVED THIS 17th DAY OF OCTOBER, A.D. 2022
 BY THE WEST VALLEY CITY PLANNING COMMISSION

PLANNING COMMISSION
 APPROVED THIS 17th DAY OF OCTOBER, A.D. 2022
 BY THE WEST VALLEY CITY PLANNING COMMISSION

ENGINEERING DEPARTMENT
 APPROVED THIS 17th DAY OF OCTOBER, A.D. 2022
 BY THE WEST VALLEY CITY ENGINEERING DEPARTMENT

APPROVAL AS TO FORM
 APPROVED THIS 17th DAY OF OCTOBER, A.D. 2022
 BY THE WEST VALLEY CITY ATTORNEY

OWNER INFORMATION:

NEXT STEP WAREHOUSE
 SHIVAM SHAH
 831 PIONEER ROAD
 STE. 100
 (813) 288-8240

ENGINEERING INFORMATION:

DESIGNED BY: DBU
 DRAWN BY: DBU
 PROJECT NO: 21-062
 DATE: 09/14/2022
 SCALE: 1"=80'

REVISIONS:
 07 FINAL 09/14/2022
 08 REVISION

OTHER INFORMATION:

VP-105 01 of 04

ROSS FILE # 2932-10-0718

DATE: 09/14/2022

SCALE: 1"=80'

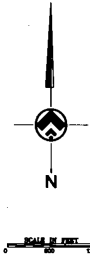
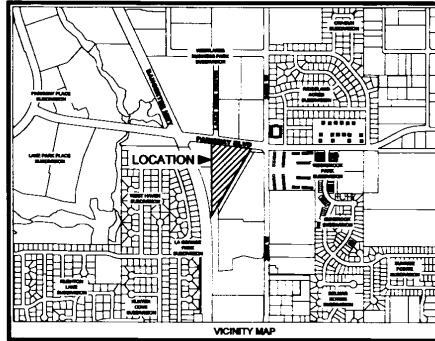
PLANNING COMMISSION
 APPROVED THIS 17th DAY OF OCTOBER, A.D. 2022
 BY THE WEST VALLEY CITY PLANNING COMMISSION

ENGINEERING DEPARTMENT
 APPROVED THIS 17th DAY OF OCTOBER, A.D. 2022
 BY THE WEST VALLEY CITY ENGINEERING DEPARTMENT

APPROVAL AS TO FORM
 APPROVED THIS 17th DAY OF OCTOBER, A.D. 2022
 BY THE WEST VALLEY CITY ATTORNEY

HOT ROD LANE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 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



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 CHASE THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER SHOWN 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 METALLIC LINES, 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 RECITED AND FOR THE PURPOSES HEREIN MENTIONED.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept, 2022, I, Shivam Shah, PERSONALLY APPEARED BEFORE ME THE OWNER LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY BROWN APPROPRIATE, DO SAY THAT THEY ARE THE MANAGER OF NEXT STEP WAREHOUSE 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 WAREHOUSE LLC, A LIMITED LIABILITY COMPANY
 WITNESSED BY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL TIME

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept, 2022, I, Shivam Shah, PERSONALLY APPEARED BEFORE ME THE OWNER LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY BROWN APPROPRIATE, DO SAY THAT THEY ARE THE MANAGER OF NEXT STEP WAREHOUSE 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 WAREHOUSE LLC, A LIMITED LIABILITY COMPANY
 WITNESSED BY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL TIME

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept, 2022, I, Shivam Shah, PERSONALLY APPEARED BEFORE ME THE OWNER LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY BROWN APPROPRIATE, DO SAY THAT THEY ARE THE MANAGER OF NEXT STEP WAREHOUSE 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 WAREHOUSE LLC, A LIMITED LIABILITY COMPANY
 WITNESSED BY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL TIME

TRUST ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF SALT LAKE)
 ON THIS 21 DAY OF Sept, 2022, I, Shivam Shah, PERSONALLY APPEARED BEFORE ME LITA ALBERT WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY BROWN APPROPRIATE, DO SAY THAT THEY ARE THE TRUSTEE OF THE GRANTOR'S PERMANENT SPECIAL TRUST FOR SHIVAM S. SHAH, DATED AUGUST 18, 2016 AND THAT SAID DOCUMENT WAS DULY FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF SALT LAKE, UTAH AND THAT SAID TRUST IS IN FULL FORCE AND EFFECT AND THAT SAID TRUSTEE HAS EXECUTED THE FOREGOING AGREEMENT AND THAT HE EXECUTED THE SAME.
 IN WITNESS WHEREOF, THE GRANTOR HAS EXECUTED THIS SUBDIVISION PLAT THIS
 21 DAY OF September 2022
Shivam Shah
 TRUSTEE
 WITNESSED BY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL TIME

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept, 2022, I, Shivam Shah, PERSONALLY APPEARED BEFORE ME THE OWNER LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY BROWN APPROPRIATE, DO SAY THAT THEY ARE THE MANAGER OF NEXT STEP WAREHOUSE 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 WAREHOUSE LLC, A LIMITED LIABILITY COMPANY
 WITNESSED BY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL TIME

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept, 2022, I, Shivam Shah, PERSONALLY APPEARED BEFORE ME THE OWNER LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY BROWN APPROPRIATE, DO SAY THAT THEY ARE THE MANAGER OF NEXT STEP WAREHOUSE 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 WAREHOUSE LLC, A LIMITED LIABILITY COMPANY
 WITNESSED BY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL TIME

CORPORATE OWNER ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF SALT LAKE COUNTY)
 ON THIS 19 DAY OF Sept, 2022, I, Shivam Shah, PERSONALLY APPEARED BEFORE ME THE OWNER LISTED BELOW, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY BROWN APPROPRIATE, DO SAY THAT THEY ARE THE MANAGER OF NEXT STEP WAREHOUSE 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 WAREHOUSE LLC, A LIMITED LIABILITY COMPANY
 WITNESSED BY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC FULL TIME

- NOTES:**
- A BULK REPORT IN ACCORDANCE WITH SECTION 7-13-8(4) OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PROVIDED BY CITY ENGINEERING LABORATORIES, JOB NO. 1781 PERMITS 10232
 - ENCUMBRANCES WERE ENCOUNTERED AT DEPTHS OF 7.5, 10FT, 15FOOT OF LOWEST SUBDIVISION OF LOWEST FLOOR SLABS TO BE A MINIMUM OF 18 FEET ABOVE HIGH WATER TABLE IF ENCOUNTERED
 - SETBACKS PERMITS SHALL NOT BE USED FOR ANY STRUCTURE UNITS, UNLESS PERMITS ARE INSTALLED, AND TO PERMITS ARE INSTALLED, APPROVED & COVERED
 - CONVEY DEEDS SHALL BE PLACED IN THE TOP BACK OF CURB AND NOT 2 FT FROM WITH CURB WARDEN TO BE PLACED AT ALL OTHER CORNERS PRIOR TO ANY OCCUPANCY FOR EACH LOT.
- CONVEY DEEDS:**
- CONVEY DEEDS APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONVEYING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. CONVEY DEEDS DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR AGREEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET BY THE OWNER, DESIGNER AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR OF ANY SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DESIGN ENGINEER, BUREAU OF CITY ENGINEERING, 1710-800-8882.
- ROCKY MOUNTAIN POWER EASEMENT:**
- PURSUANT TO UTAH CODE ANN. §§ 84-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHT AND OUTLET DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. §§ 17-27-10(1) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE EASEL AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONVEYING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROVES 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 THE EASEL CONVEYED. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS HEREIN.
- 2.1 A RECORDED EASEMENT OF RIGHT OF-WAY**
- THE LAW APPLICABLE TO PRESERVATIVE RIGHTS
 - TITLE AL, CHAPTER 88, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW
- ENGINEER'S NOTES:**
- THIS SUBDIVISION IS ZONED R-1 MANUFACTURING.



DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
DBJ	DBJ	DBJ	09/14/2022
PROJECT NO:	VP-106 02 OF 04		
DATE:	07	FINAL	09/14/2022
SCALE:	1"=60'	NO	REVISION

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

ENGINEER/SURVEYOR INFORMATION:

JOHNSON ENGINEERING
 4028 SOUTH 1050 EAST - SALT LAKE CITY, UTAH 84143
 www.johnson-engineering.com
 Phone: 801-767-4080

SHEET INFORMATION:

HOT ROD LANE SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 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 RECORDER'S OFFICE
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FILE # _____ SALT LAKE COUNTY RECORDER

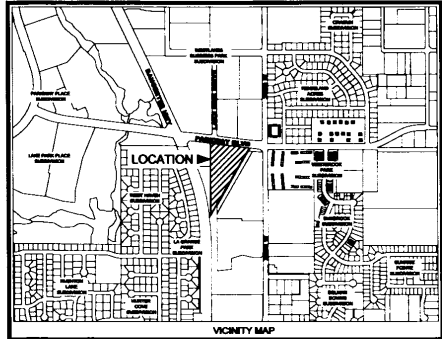
HOT ROD LANE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 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

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 CHUSE THE SAME TO BE BLENDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER SHOWN 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 PLAN 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 PLAN TO THE PARTIES HERETO AND FOR THE PURPOSES HEREIN.

OWNER ACKNOWLEDGEMENT
 STATE OF Utah
 COUNTY OF Wasatch
 ON THIS 22 DAY OF September 2022, PERSONALLY APPEARED BEFORE ME THE OWNERS LISTED BELOW, WHOSE IDENTIFY IS PERSONALLY KNOWN TO ME OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY RECORDED, DID ALL THAT THEY ARE THE OWNERS AND SIGNED THE FOREGOING OWNERS DEDICATION FOR THE PURPOSES THEREIN MENTIONED.
Howard Ponce
 HOWARD PONCE
John Ponce
 JOHN PONCE
 WITNESSE BY HAND AND OFFICIAL SEAL
Red Maloney
 NOTARY PUBLIC FULL NAME



SHEET INFORMATION:
HOT ROD LANE SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 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



OWNER BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: VP-107 03 OF 04
PROJECT NO: 21-082	DATE: 09/14/2022	SCALE: 1"=600'	NO. REVISION DATE
	07 FINAL 09/14/2022		

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

ENGINEER/SURVEYOR INFORMATION:

JOHNSON ENGINEERING
 408 SOUTH 900 EAST • SALT LAKE CITY, UTAH 84143
 WWW.JOHNSONENGINEERING.COM
 PHONE: 801-767-4599

SALT LAKE COUNTY RECORDER
 RECORDED NO. _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ BOOK _____ PAGE _____
 FILE NO. _____ DEPUTY SALT LAKE COUNTY RECORDER