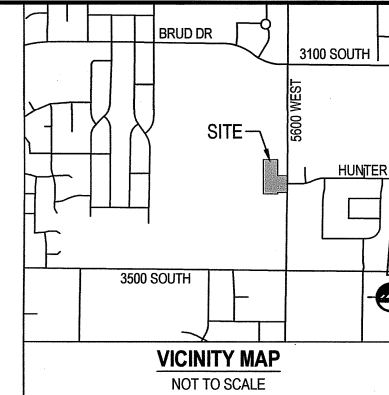


MOUNTAIN VIEW BUSINESS PLAZA LOT 3 AMENDED AND EXTENDED

AMENDING AND EXTENDING LOT 3, MOUNTAIN VIEW BUSINESS PLAZA
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 WEST VALLEY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

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.

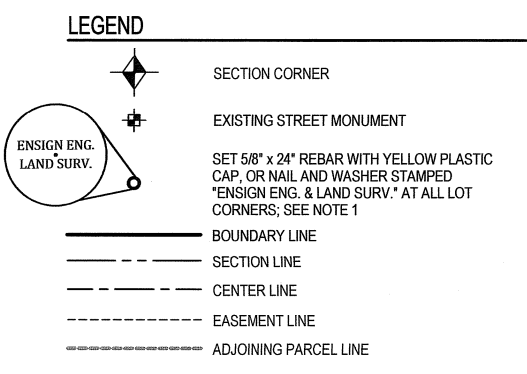
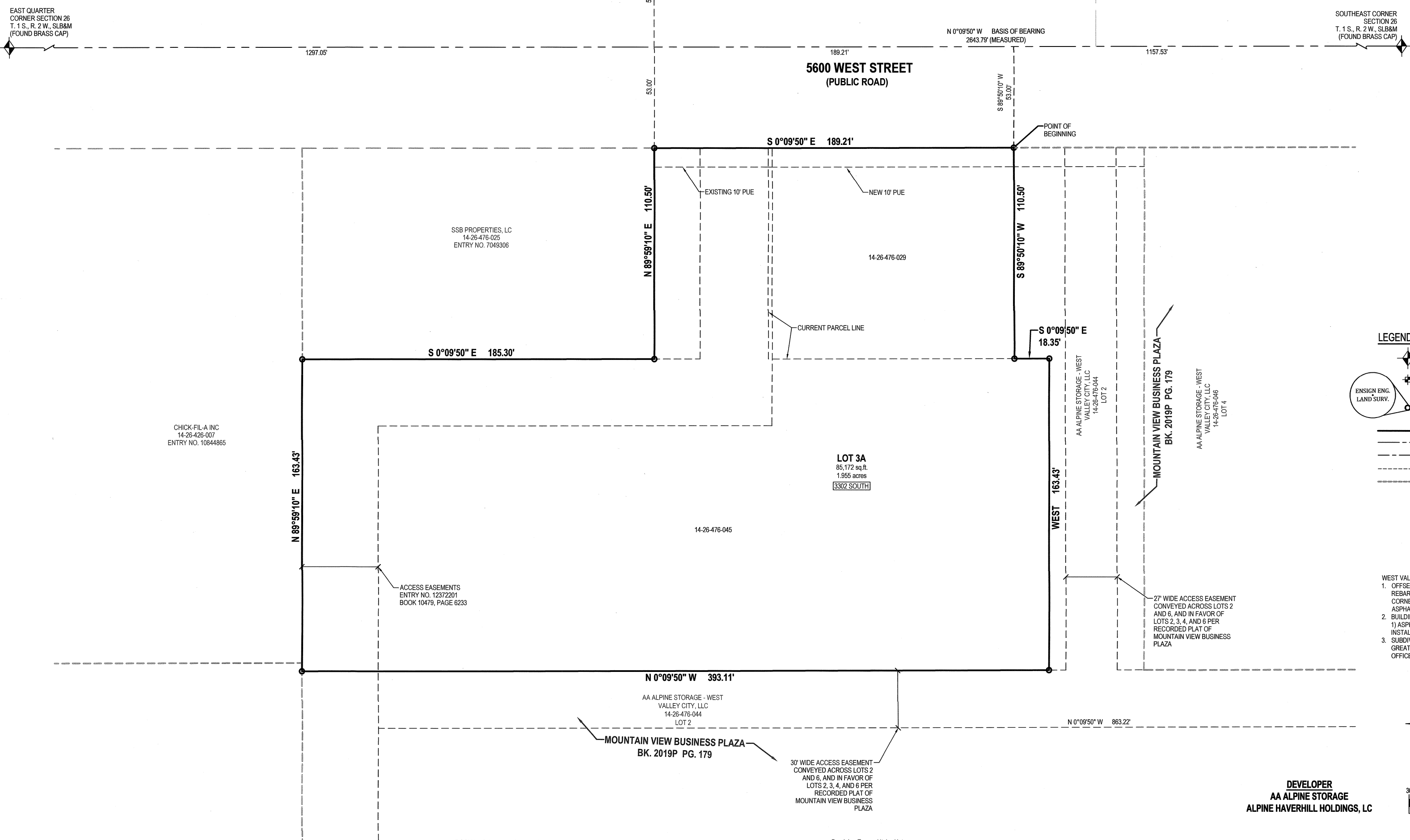


SURVEYOR'S CERTIFICATE
 I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; and have subdivided said tract of land into an amended lot, together with easements, hereafter to be known as **MOUNTAIN VIEW BUSINESS PLAZA LOT 3 AMENDED AND EXTENDED** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

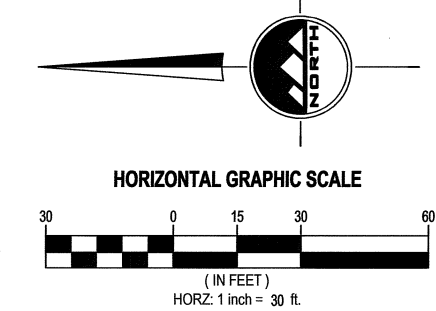
BOUNDARY DESCRIPTION
 All of Lot 3, Mountain View Business Plaza recorded June 06, 2019 as Entry No. 13004124 in Book 2019P at Page 179 and an entire tract disclosed in that Warranty Deed recorded on February 1, 2023 as Entry No. 14067820, in the Office of the Salt Lake County Recorder. Being more particularly described as follows:
 Beginning at a point on the Westerly Right-of-Way line of 5600 West, said point being the Northeast corner of Lot 2, of said Mountain View Business Plaza, said point also being North 00°09'50" West 1157.53 feet along the section line and South 89°59'10" West 53.00 feet from the Southeast Corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
 thence along the boundary line of said Lot 2 the following four (4) courses:
 (1) South 89°59'10" West 110.50 feet;
 (2) South 00°09'50" East 18.35 feet;
 (3) West 163.43 feet;
 (4) North 00°09'50" West 353.11 feet to the Northwest corner of said Lot 3;
 thence along the boundary line of said Lot 3 the following four (4) courses:
 (1) North 89°59'10" East 163.43 feet;
 (2) South 00°09'50" East 185.30 feet;
 (3) North 89°59'10" East 110.50 feet;
 (4) South 00°09'50" East 189.21 feet to the point of beginning.
 Contains 85,172 Square Feet or 1.955 Acres.

DATE **JUNE 13, 2023**
 PATRICK M. HARRIS
 P.L.S. 286882

 STATE OF UTAH
 PROFESSIONAL LAND SURVEYOR
 No. 286882
 PATRICK M. HARRIS



WEST VALLEY CITY PLAT NOTES
 1. OFFSET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" x 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY. LOT CORNERS LOCATED IN ASPHALT TO BE MONUMENTED WITH PIN AND WASHER.
 2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL ASPHALT PAVING IS INSTALLED, AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.
 3. SUBDIVISION BOUNDARY ESTABLISHED WITH RECORD OF SURVEY BY GREAT BASIN ENGINEERING - SOUTH, FILED AS S2005-09-0580 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.



DEVELOPER
 AA ALPINE STORAGE
 ALPINE HAVERHILL HOLDINGS, LC

ENSIGN
 SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT, 84070
 Phone: 801.255.0229
 Fax: 801.255.4448
 WWW.ENSIGNENGINERS.COM

ROCKY MOUNTAIN POWER NOTES:
 1. 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.
 2. PURSUANT TO UTAH CODE ANN. § 17-2A-603(4)(C)(I) 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:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

Domion Energy Utah - Note:
 Questar Gas Company dba Domion 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 construed 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). Domion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domion 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 Domion Energy Utah's Right-of-Way Department at 801-368-8532.

OWNER'S DEDICATION AND CONSENT TO RECORD
 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 into an amended lot, together with easements, hereafter known as
MOUNTAIN VIEW BUSINESS PLAZA LOT 3 AMENDED AND EXTENDED
 do hereby convey to any and all public utility companies a perpetual 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 easements shown on this plat to the parties indicated and for the purpose shown hereon.
 In witness whereof I/we have hereunto set our hand (s) this 4th day of August, A.D. 2023.
 By: Aaron B. Frazier, MANAGER AA ALPINE STORAGE WEST VALLEY CITY, UT
 By: Aaron B. Frazier, MANAGER ALPINE HAVERHILL HOLDINGS LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH
 County of Salt Lake Utah
 On the 4th day of August, A.D. 2023, personally appeared before me
Aaron B. Frazier, the signer of the foregoing instrument, who duly acknowledged to me that
 he/she is a Manager of AA Alpine Storage West Valley City, UT, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf.
 MY COMMISSION EXPIRES: 09/06/2024
 NOTARY PUBLIC Wanda W. RESIDING IN Alpine, UT COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH
 County of Salt Lake Utah
 On the 4th day of August, A.D. 2023, personally appeared before me
Aaron B. Frazier, the signer of the foregoing instrument, who duly acknowledged to me that
 he/she is a Manager of Alpine Haverhill Holdings LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf.
 MY COMMISSION EXPIRES: 09/06/2024
 NOTARY PUBLIC Wanda W. RESIDING IN Alpine, UT COUNTY.

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| SALT LAKE COUNTY SURVEYOR RECORD OF SURVEY FILE NO.: S-2023-04-0420 S-2005-09-4580 <u>Amelia Lister</u> 3-25-24 SALT LAKE COUNTY SURVEYOR REVIEWER DATE | WEST VALLEY PLANNING COMMISSION APPROVAL APPROVED THIS <u>23</u> DAY OF <u>Aug</u> , 20 <u>23</u> . BY THE WEST VALLEY CITY PLANNING COMMISSION. <u>Bear Joller</u> CHAIR, WEST VALLEY CITY PLANNING COMMISSION | SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL APPROVED THIS <u>17th</u> DAY OF <u>August</u> , 20 <u>23</u> . BY THE SALT LAKE COUNTY HEALTH DEPARTMENT. <u>Rick Jellison</u> SALT LAKE COUNTY HEALTH DEPARTMENT | GRANGER HUNTER IMPROVEMENT DISTRICT APPROVED THIS <u>19th</u> DAY OF <u>AUGUST</u> , 20 <u>23</u> . BY THE GRANGER HUNTER IMPROVEMENT DISTRICT. <u>Eric Peff</u> DISTRICT ENGINEER ENG DEPT. | CITY ENGINEER APPROVAL I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>Wanda W.</u> 3-25-24 WEST VALLEY CITY ENGINEER DATE | CITY ATTORNEY'S APPROVAL APPROVED THIS <u>1st</u> DAY OF <u>September</u> , 20 <u>23</u> . BY THE WEST VALLEY CITY ATTORNEY. <u>Wanda W.</u> WEST VALLEY CITY ATTORNEY | WEST VALLEY CITY COUNCIL APPROVED THIS <u>23</u> DAY OF <u>August</u> , 20 <u>23</u> . BY THE WEST VALLEY CITY COUNCIL. <u>Richard R.</u> <u>Wanda W.</u> ATTEST: CITY RECORDER CITY MANAGER | SALT LAKE COUNTY RECORDER RECORDED # <u>14120077</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>West Valley City</u> DATE: <u>3/25/2024</u> TIME: <u>7:23 AM</u> BOOK: <u>10244</u> PAGE: <u>072</u> <u>\$51.00</u> FEES <u>Helen Kelly</u> DEPUTY SALT LAKE COUNTY RECORDER |
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