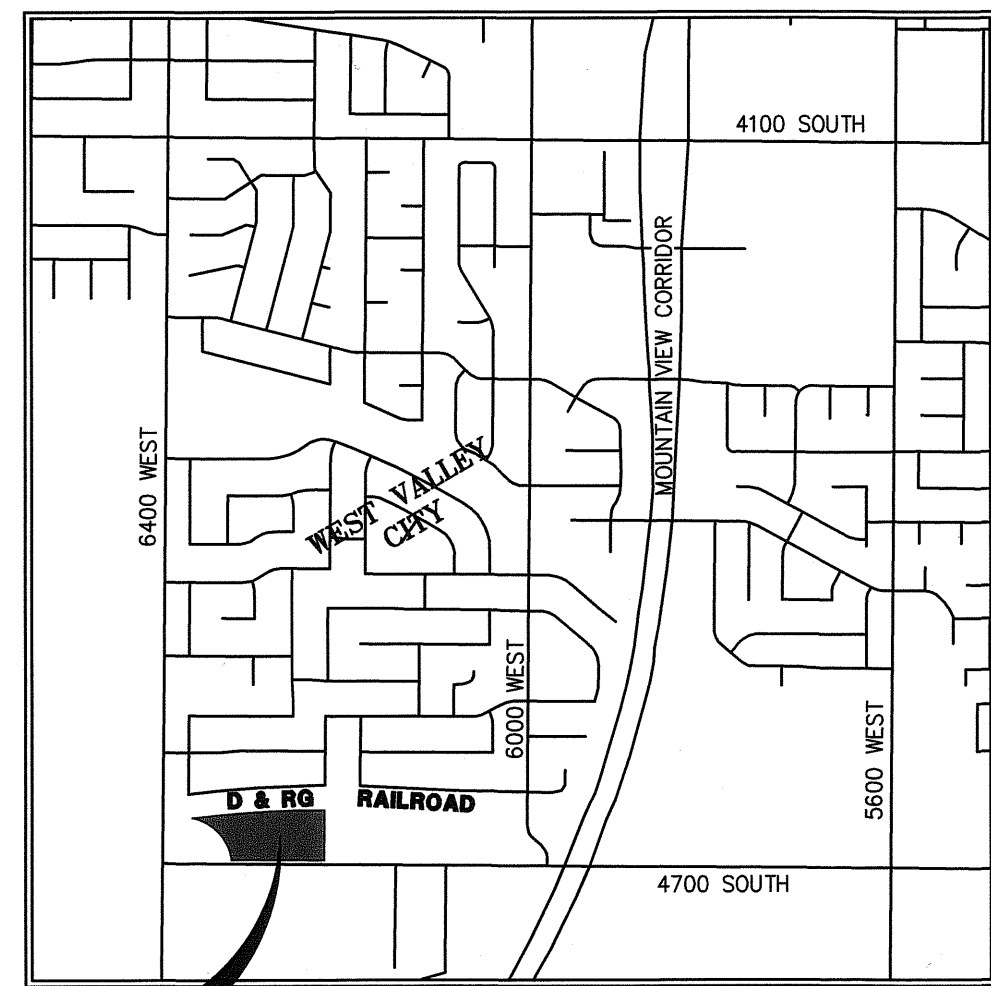
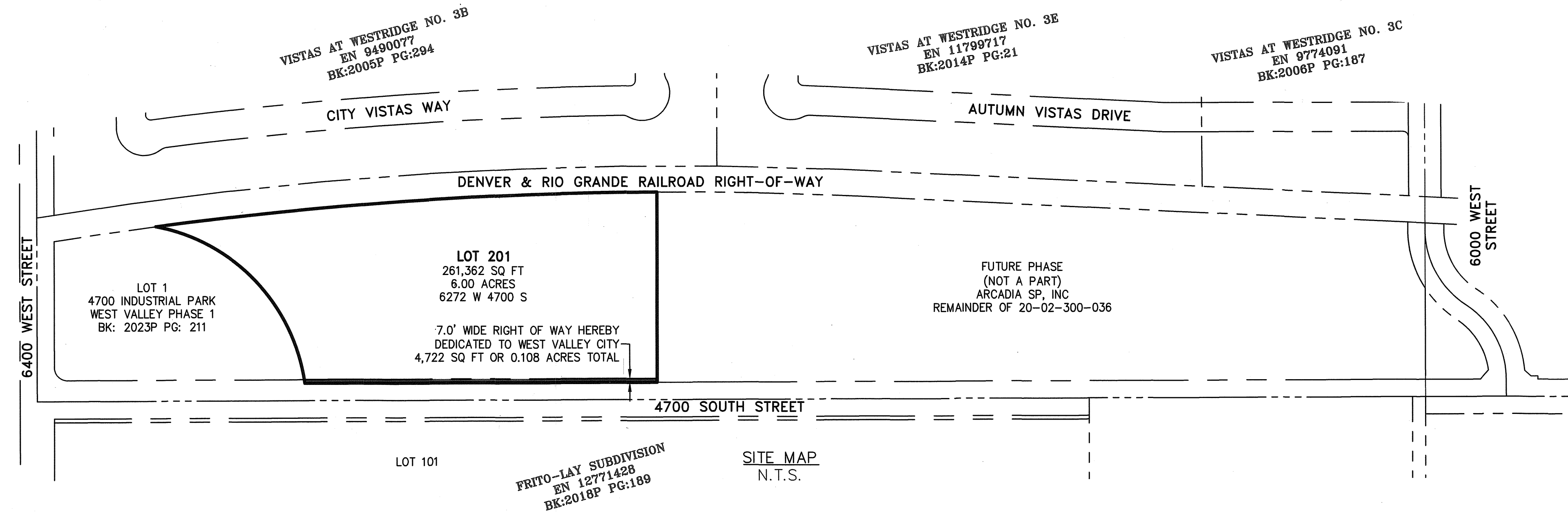


4700 INDUSTRIAL PARK WEST VALLEY - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



SUBJECT PROPERTY
VICINITY MAP
N.T.S.



LOT 101
PRITO-LAY SUBDIVISION
EN 12771428
BK:2018P PG:189
SITE MAP
N.T.S.

LEGEND

	SUBJECT PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINES
	SECTION LINES
	RIGHT OF WAY LINES

WEST VALLEY CITY PLAT NOTES:

- OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB ON LINE AND 5/8" X 24" REBAR WITH CAP MARKED "DOMINION ENGINEERING" TO BE PLACED AT ALL OTHER CORNERS PRIOR TO ANY OCCUPANCY.
- LOT 201 HEREBY GRANTS AND CONVEYS A PERPETUAL FIRE PROTECTION EASEMENT IN FAVOR OF THE EASTERLY ADJOINING PARCEL FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, INSPECTING, REPAIRING AND REPLACING UNDERGROUND WATER BASED FIRE PROTECTION FACILITIES OVER, ACROSS, AND THROUGH SAID LOT.
- LOT 201 IS BENEFITED BY AND SUBJECT TO THE CONDITIONS OF THAT CERTAIN PRIVATE UTILITY EASEMENT, RECORDED DECEMBER 3, 2024 AS ENTRY NO. 14320656 IN BOOK 11536 AT PAGE 4914.

SURVEYOR'S CERTIFICATE

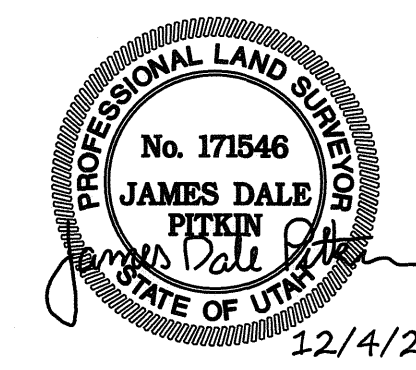
I, James Dale Pitkin, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 171546, in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act; I further certify that by the authority of the owners I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified all measurements shown, and have subdivided said property into lots and streets, together with easements, hereafter to be known as

4700 INDUSTRIAL PARK WEST VALLEY - PHASE 2

and that the same has been surveyed and monuments have been placed on the ground as shown.

Date: December 4, 2024

James D. Pitkin, PLS.
License No. 171546



BOUNDARY DESCRIPTION

A parcel of land being part of an entire tract described in that certain Warranty Deed recorded as Entry No. 14084475 in Book 11407 at Page 5955 in the Office of the Salt Lake County Recorder, located in the Southwest Quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of 4700 South Street, located 1472.50 feet South 89°50'20" West along the Section line and 33.00 feet North from the South Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing being South 89°50'20" West 2659.42 feet between the South Quarter Corner and Southwest Corner of said Section 2), and running thence along said northerly right-of-way line South 89°50'20" West 674.13 feet to the centerline of an existing rail spur disclosed in that certain Grant of Easement recorded as Entry No. 5983840 in Book 7069 at Page 2179 and the easterly boundary of 4700 Industrial Park West Valley Phase 1, recorded October 30, 2023 as Entry No. 14168971 in Book 2023P at Page 211, being a point on a 355.00 foot radius non-tangent curve to the left; thence along said existing rail spur centerline and plat northwesterly 441.46 feet along the arc of said curve through a central angle of 71°15'02" (chord bears North 43°36'57" West 413.56 feet) to the southerly line of a 50.00 foot wide Denver & Rio Grande Railroad right-of-way as disclosed in that certain Quit Claim Deed recorded as Entry No. 1140871 in Book 467 at Page 382, being on a point on a 7595.00 foot radius non-tangent curve to the right; thence along said southerly line easterly 962.24 feet along the arc of said curve through a central angle of 07°15'32" (chord bears North 86°08'04" East 961.59 feet); thence South 362.34 feet to the POINT OF BEGINNING.

Contains 6.108 acres, more or less.
1 Lot

OWNERS 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 divided into a lot and street, together with easements as set forth to be hereafter known as

4700 INDUSTRIAL PARK WEST VALLEY - PHASE 2

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owner hereby conveys to any and all public utility companies a perpetual, nonexclusive 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 as shown and/or noted on this plat to the parties indicated and for the purposes shown and/or noted hereon.

Arcadia SP, Inc.

Print Name: KEN MILNE

Title: MANAGER

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF SALT LAKE } :ss

On this 5th day of December, 2024 personally appeared before me Ken Milne, 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 Arcadia SP, Inc. and that said document was signed by him/her on behalf of said Corporation by authority of its Bylaws, or Resolution of its Board of Directors, and that he/she acknowledged to me that said Corporation executed the same.

Commission Number: 737712

Commission Expires: July 8, 2028

Print Name: Sandra Reiber

A Notary Public Commissioned in Utah

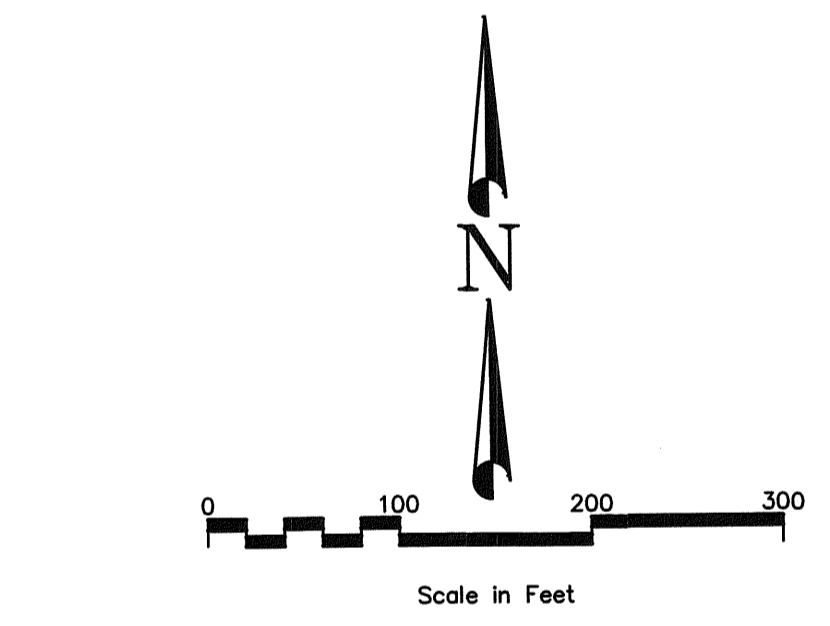
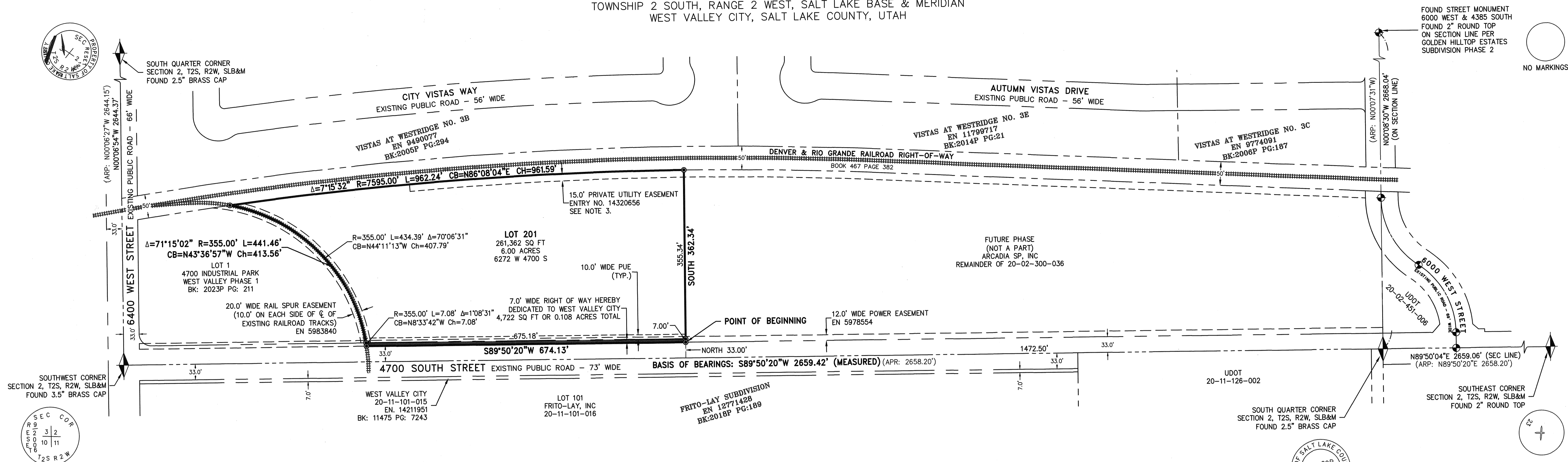
OWNER/DEVELOPER ARCADIA SP, INC. PO BOX 710 DRAPER, UT 84020	PREPARED BY: DOMINION Engineering Associates, L.C. 6884 South Green Street Murray, Utah 84125 801-713-3000	4700 INDUSTRIAL PARK WEST VALLEY PHASE 2 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH
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SALT LAKE COUNTY SURVEYOR RECORD OF SURVEY FILE NO. S2022-03-0172. COUNTY SURVEYOR REVIEWER DATE: <u>12/19/2024</u>	WEST VALLEY CITY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D. 20____ COMMISSION CHAIR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS <u>9th</u> DAY OF <u>December</u> A.D. 20 <u>24</u> SALT LAKE COUNTY HEALTH DEPT.	GRANGER-HUNTER IMPROVEMENT DISTRICT APPROVED THIS <u>5th</u> DAY OF <u>December</u> A.D. 20 <u>24</u> ENGINEERING DEPARTMENT	ENGINEER'S APPROVAL I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE: <u>12-12-24</u> WEST VALLEY CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>11th</u> DAY OF <u>December</u> A.D. 20 <u>24</u> WEST VALLEY CITY ATTORNEY	SALT LAKE COUNTY RECORDER RECORDED AS ENTRY No. <u>14320915</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Arcadia SP, Inc.</u> DATE <u>12/19/2024</u> TIME <u>9:30am</u> BOOK <u>2024P</u> PAGE <u>273</u> FEE \$ <u>102.00</u> DEPUTY SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>2</u> SHEETS
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Path: P:\KEN MILNE 4700 S WVC 3742\SURVEY\DRAWINGS\4700 S WVC PLAT Phase 2.dwg | plot date: December 04, 2024 | plotted by: bryan

4700 INDUSTRIAL PARK WEST VALLEY - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



LEGEND

	SUBJECT PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINES
	SECTION LINES
	RIGHT OF WAY LINES
	CENTER LINE
	EASEMENT LINE (LINETYPE VARIES)
	SET R&C MARKED "DOMINION ENG" (OR AS NOTED)
	FOUND STREET AND CORNER MONUMENTS (AS NOTED)
	SECTION CORNER MONUMENTS FOUND
	(S89°50'20"W 2658.20')
	EXISTING RAILROAD TRACKS

WEST VALLEY CITY PLAT NOTES:

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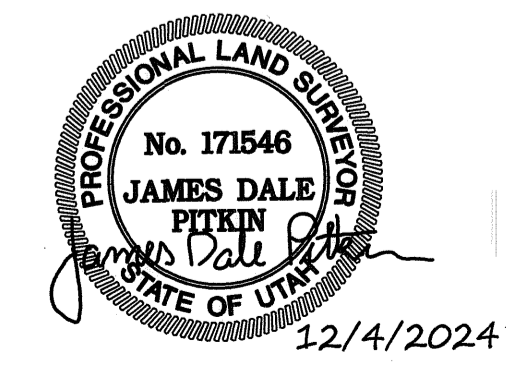
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Contains 6.108 acres, more or less.
1 Lot

Path: P:\VEN MILLER 4700 S WVC 3742 SURVEY\DRAWINGS\4700 S WVC PLAT Phase 2.dwg | plot date: December 04, 2024 | plotted by: bryan

PREPARED BY:

Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000



4700 INDUSTRIAL PARK WEST VALLEY PHASE 2	
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH	
SALT LAKE COUNTY RECORDER RECORDED AS ENTRY No. <u>14320656</u>	NUMBER _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Arcadia SP INC</u>	ACCOUNT _____
DATE <u>12/19/2024</u> TIME <u>9:30am</u> BOOK <u>2024P</u> PAGE <u>273</u>	SHEET <u>2</u>
FEE \$ <u>102.00</u>	OF <u>2</u> SHEETS
DEPUTY SALT LAKE COUNTY RECORDER	