

LOT 307 TOOELE CITY COMMERCIAL PARK PHASE III

TOOELE CITY COMMERCIAL PARK PHASE 4

VACATING AND AMENDING LOT 306 OF THE TOOELE COMMERCIAL PARK, PHASE 3 TOGETHER WITH ADDITIONAL ACRES LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

ROCKY MOUNTAIN POWER COMPANY
 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE AT NO TIME THAT ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
 APPROVED THIS 10th DAY OF Aug. A.D. 2007
 ROCKY MOUNTAIN POWER CO. BY *M. M. M. M.*
 TITLE - ESTIMATOR

QUESTAR GAS COMPANY
 QUESTAR APPROVED THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532
 APPROVED THIS 13th DAY OF August, A.D. 2007
 QUESTAR GAS COMPANY BY *William H. ...*
 TITLE - RECORD MANAGER

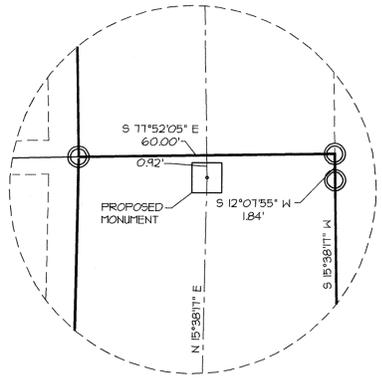
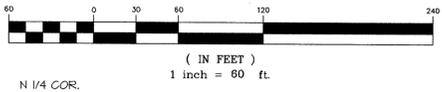
SURVEYOR'S NARRATIVE
 I, Dusty L. Bishop, do hereby state that I am a Registered Professional Land Surveyor, and that I hold license no. 4938120, as prescribed by the laws of the State of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to provide boundary information for a subdivision amendment, and to define the boundary on the ground. This amendment is redefining Lot 306 Tooele Commercial Park Phase 3 and including additional acreage and will be known as Tooele Commercial Park Phase 4. The basis of bearing is the line between the found monuments at the West Quarter Corner and Northwest Corner of Section 32, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 0°05'28" West 2646.50 feet.

LEGEND

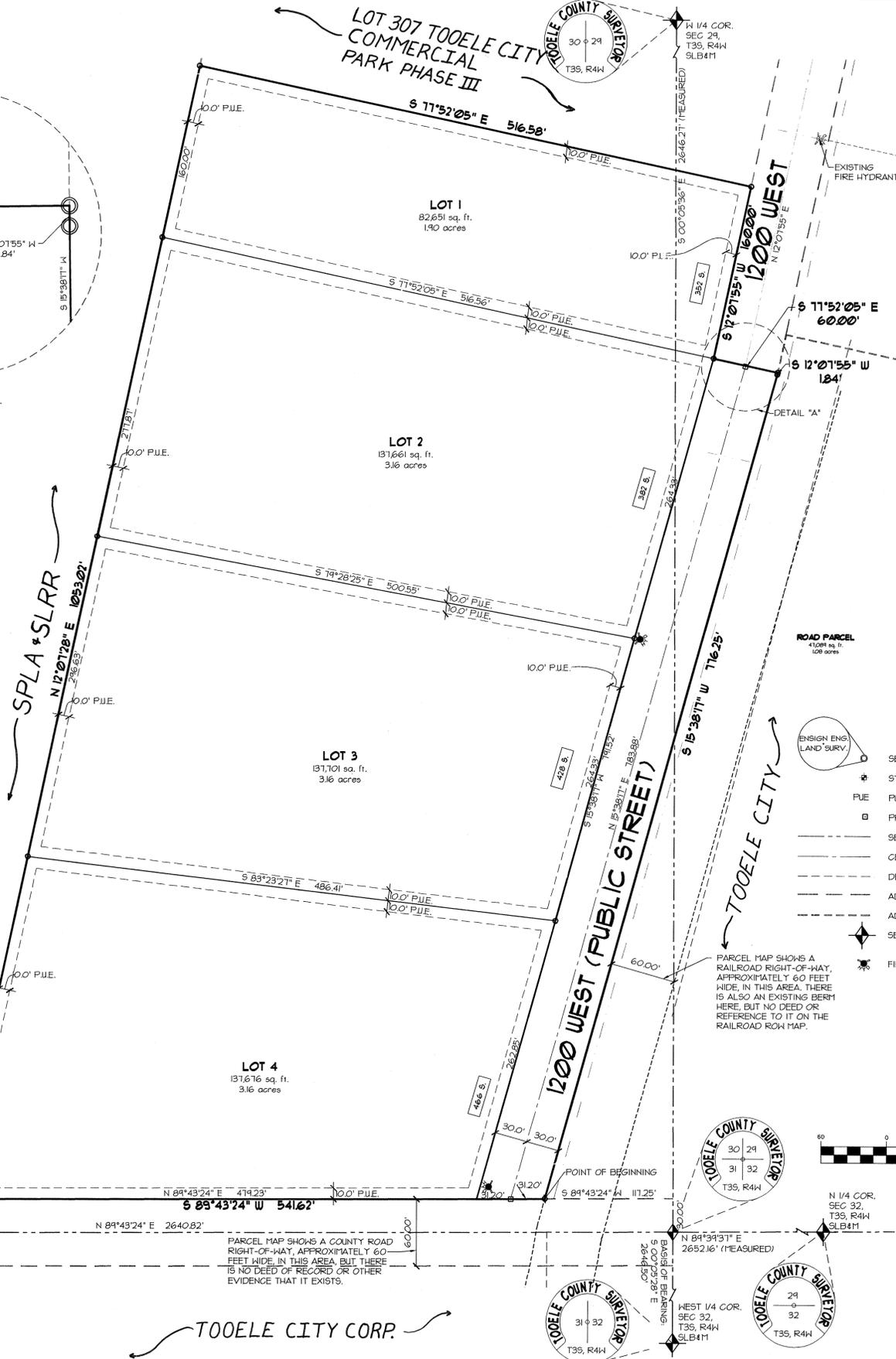
- SET 24" #5 REBAR AND CAP
- STREET MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED STREET MONUMENT
- SECTION LINE
- CENTER LINE
- DEED LINE
- ADJACENT ROW
- ADJACENT PROPERTY LINE
- SECTION CORNER
- FIRE HYDRANT

NOTE: ALL LOTS WILL BE REQUIRED TO PROVIDE THEIR OWN ON SITE DETENTION.

GRAPHIC SCALE



DETAIL "A" NOT TO SCALE



TOOELE CITY CORP.

SURVEYOR'S CERTIFICATE
 I, Dusty L. Bishop, do hereby certify that I am a Licensed Professional Surveyor and that I hold certificate No. 4938120 as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, streets, and easements and that the same as shown on this plat, hereafter to be known as TOOELE CITY COMMERCIAL PARK PHASE 4. I further certify that the same has been correctly surveyed and staked on the ground meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 A parcel of land, situate in the Southeast Quarter of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at a point North 0°16'36" West 30.00 feet along the section line, and South 89°43'24" West 117.25 feet, from the Southeast Corner of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
 thence South 89°43'24" West 541.62 feet 30 feet north of and parallel with the section line to the east line of a railroad right-of-way line;
 thence North 12°01'28" East 1053.02 feet along said right-of-way line to the Southwest Corner of Tooele City Commercial Park Phase 3;
 thence South 11°52'05" East 516.58 feet along and beyond the south line of said commercial subdivision to the west line of 1200 West Street;
 thence South 12°01'55" West 160.00 feet along the west line of said 1200 West Street;
 thence South 11°52'05" East 600.00 feet to the east line of said street;
 thence South 12°01'55" West 184 feet along evidence of an existing abandon railroad right-of-way line;
 thence South 15°38'17" West 116.25 feet along said right-of-way to the Point of Beginning.

July 27, 2007
 Date
 Dusty L. Bishop
 License No. 4938120



OWNER'S DEDICATION
 Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyors Certificate hereon and shown on this Plat, And have caused the same to be subdivided into lots, streets, and easements to be hereafter known as:
 TOOELE CITY COMMERCIAL PARK PHASE 4
 And do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public. In witness hereof we have here unto set our hands this 15 day of August, 2007 A.D.

Nathan A. Brockbank Managing member
 TITAN HOLDING LLC
 NATHAN A. BROCKBANK
 DAVID R. ODOMINHAZ
Robert Hawley, C.E.C.
 C.E.C. BANK
Deborah Jennings
 EB'S Properties, L.L.C., Deborah Jennings, Member

ACKNOWLEDGMENT
 STATE OF UTAH) S.S.
 County of Utah)
 On the 15th day of August, A.D. 2007, personally appeared before me the signers of the foregoing Dedication who duly acknowledge to me that they did execute the same.
 My Commission Expires 2/10/10
Mathie K. Johnson
 NOTARY PUBLIC

ACKNOWLEDGMENT
 STATE OF UTAH) S.S.
 County of Utah)
 On the ___ day of ___ A.D. ___, personally appeared before me the signers of the foregoing Dedication who duly acknowledge to me that they did execute the same.
 My Commission Expires _____
 NOTARY PUBLIC

COUNTY SURVEYOR
 APPROVED THIS 15 DAY OF August, A.D. 2007 BY THE TOOELE COUNTY SURVEYOR.
 ROS Map No. 07-0088
Matthew Clark
 TOOELE COUNTY SURVEYOR

COUNTY HEALTH DEPT.
 APPROVED THIS 16th DAY OF August, A.D. 2007 BY THE TOOELE COUNTY HEALTH DEPARTMENT.
William R. ...
 TOOELE COUNTY HEALTH DEPARTMENT

COUNTY TREASURER
 APPROVED THIS 10 DAY OF Aug. A.D. 2007 BY THE TOOELE COUNTY TREASURER.
Valerie Lee
 TOOELE COUNTY TREASURER

SALT LAKE CITY
 90 E. Fort Union Blvd
 Suite 100
 Midvale UT 84047
 Phone: 801.255.0529
 Fax: 801.255.4449

TOOELE
 7 South Main Street
 Suite 201
 Tooele UT 84074
 Phone: 435.843.3590
 Fax: 435.578.0108

PLEASANT GROVE
 1346 West State Road
 Pleasant Grove UT 84062
 Phone: 801.796.8145
 Fax: 801.796.8147
 WWW.ENSIGNUTAH.COM



<p>OWNER/DEVELOPER TITAN DEVELOPMENT CO. 6084 SOUTH 900 EAST SUITE 202 SALT LAKE CITY, UTAH 84124 NATHAN BROCKBANK PHONE: 268-8070 FAX: 268-8004</p>	<p>CITY ATTORNEY APPROVED AS TO FORM ON THIS 23 DAY OF August, A.D. 2007. <i>Robert ...</i> TOOELE CITY ATTORNEY</p>	<p>CITY ENGINEER APPROVED AS TO FORM ON THIS 10th DAY OF September, A.D. 2007. <i>Paul ...</i> TOOELE CITY ENGINEER</p>	<p>COMMUNITY DEVELOPMENT APPROVED AS TO FORM ON THIS 10th DAY OF Sept. A.D. 2007. <i>Ray ...</i> TOOELE CITY COMMUNITY DEVELOPMENT</p>	<p>PLANNING COMMISSION APPROVED THIS 22nd DAY OF August, A.D. 2007 BY THE TOOELE CITY PLANNING COMMISSION. <i>...</i> CHAIRMAN TOOELE CITY PLANNING COM.</p>	<p>CITY COUNCIL APPROVED THIS 5th DAY OF September, A.D. 2007 BY THE TOOELE CITY COUNCIL. <i>...</i> ATTEST: CITY RECORDER</p>	<p>TOOELE COUNTY RECORDER NO. 300524 STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF Titan Development Co DATE: 16 Jan 2008 TIME: 2:34 PM FEE: \$36.00 <i>Marlene Thomas</i> TOOELE COUNTY RECORDER</p>
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