

GLH INDUSTRIAL PARK SUBDIVISION - PHASE 1
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 12 & THE SOUTHWEST QUARTER OF
 SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
 SPANISH FORK CITY, UTAH COUNTY, UTAH
 OCTOBER 2023

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey of the property described on this plat in accordance with 17-23-17 and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **GLH INDUSTRIAL PARK SUBDIVISION - PHASE 1** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 11th day of October, 2023.

BOUNDARY DESCRIPTION

An entire tract being all or part of those four (4) parcels of land described as "Parcel 5", "Parcel 6", "Parcel 8", and "Parcel 9" in that Special Warranty Deed recorded June 14, 2022 as Entry No. 70562:2022 in the Office of the Utah County Recorder. Said parcel of land is located in the Northwest Quarter of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at an existing fence and southerly boundary line of said "Parcel 6", which is 169.80 feet N. 00°25'12" W. along the Section line and 1128.28 feet East from the West Quarter Corner of said Section 12, thence North 1,139.32 feet, thence East 78.16 feet, thence North 105.64 feet, thence East 154.48 feet, thence North 20.50 feet to a point of non-tangency with a 24.50 - foot radius curve to the right, concave northeasterly (Radius point bears North); thence Northwesterly 38.48 feet along the arc of said curve, through a central angle of 89°59'58" (Chord bears N. 45°00'01" W. 34.65 feet); thence North 185.93 feet, thence East 61.49 feet, thence North 745.25 feet, thence N. 47°32'12" W. 79.32 feet, thence N. 42°27'48" E. 92.09 feet, thence N. 47°32'12" W. 105.62 feet to a point of tangency with a 159.50 - foot radius curve to the left, concave southerly; thence Westerly 119.87 feet along the arc of said curve, through a central angle of 43°03'32" (Chord bears N. 69°03'58" W. 117.07 feet); thence N. 00°35'44" W. 77.00 feet to a point of non-tangency with a 236.50 - foot radius curve to the right, concave southerly (Radius point bears S. 00°35'44" E.); thence Easterly 177.73 feet along the arc of said curve, through a central angle of 43°03'32" (Chord bears S. 69°03'58" E. 173.58 feet); thence S. 47°32'12" E. 1,004.05 feet to and along the northeasterly boundary line of said "Parcel 9", hence continuing along said "Parcel 9" the following three (3) courses: 1) North 24.98 feet; 2) S. 46°01'23" E. 10.80 feet; 3) S. 01°11'13" E. 1,818.39 feet to a southeasterly corner of said "Parcel 6"; thence along the southerly boundary line of said "Parcel 6" being an existing fence the following three (3) courses: 1) N. 89°29'57" W. 130.00 feet; 2) N. 89°43'19" W. 357.16 feet; 3) N. 89°32'19" W. 514.64 feet to the **Point of Beginning**.

The above-described entire tract contains 1,909,207 sq. ft. in area or 43.829 acres, more or less.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into **lots, streets and easements to be hereafter known as:**

GLH INDUSTRIAL PARK SUBDIVISION - PHASE 1

and does 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 owners also hereby conveys to Spanish Fork City and 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.

GLH Industrial, LLC,
 a Utah limited liability company,

By: Paul W. Ritchie
 Its: Manager

ENT 46499:2024 MAP 19272
ANDREA ALLEN
 UTAH COUNTY RECORDER
 2024 JUL 12 02:36 PM FEE 150.00 BY KR
 RECORDED FOR SPANISH FORK CITY

In witness whereof, I have hereunto set my hand
 this 25 day of October, 2023.

CORPORATE NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
 County of Utah)

On this 25 day of October, in the year 2023 before me, Stephanie Acton, a Notary Public, personally appeared Paul W. Ritchie, Manager of GLH Industrial, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing owner's dedication and consent regarding the **GLH INDUSTRIAL PARK SUBDIVISION - PHASE 1** and was signed by him on behalf of said GLH Industrial, LLC and acknowledged that he executed the same.

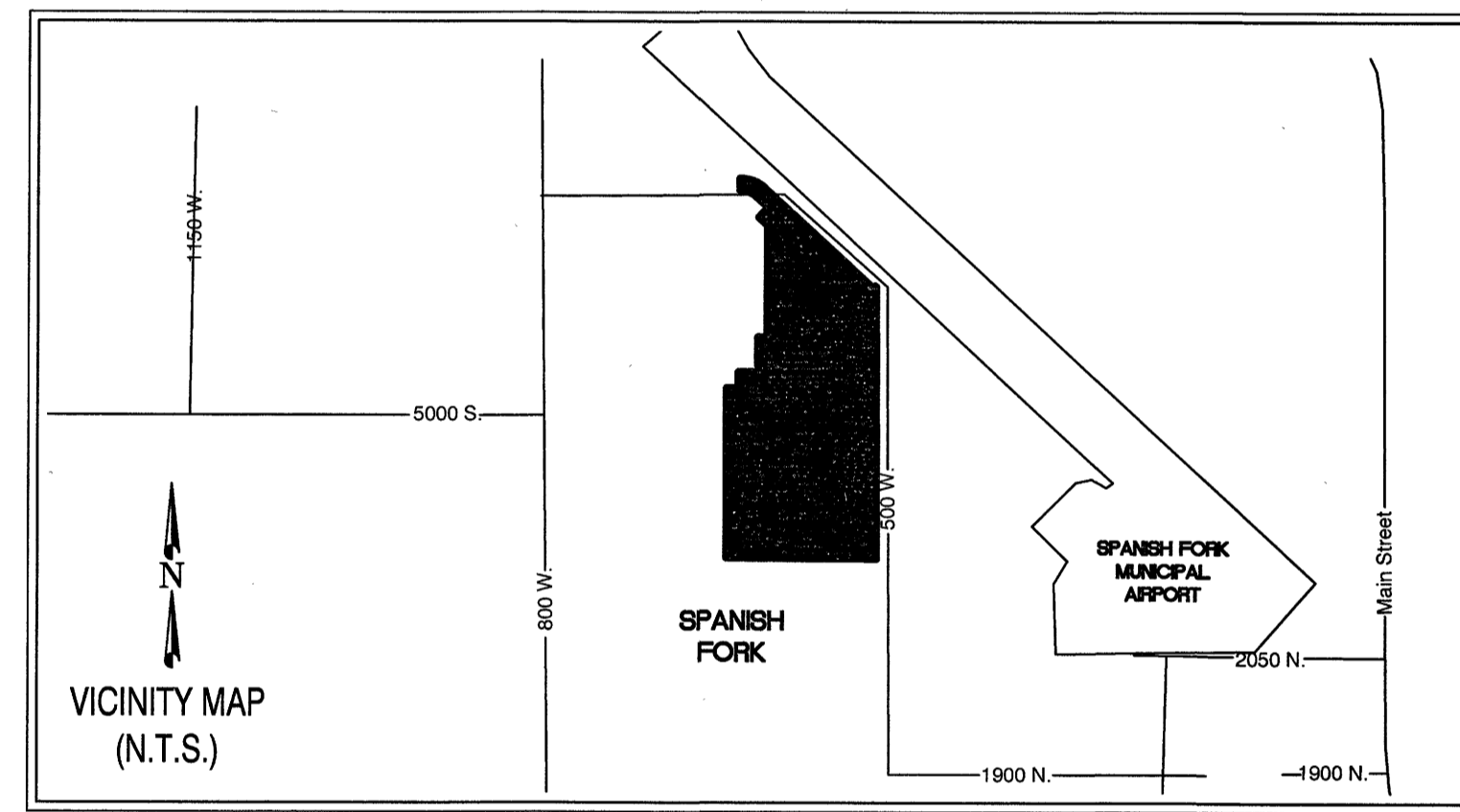
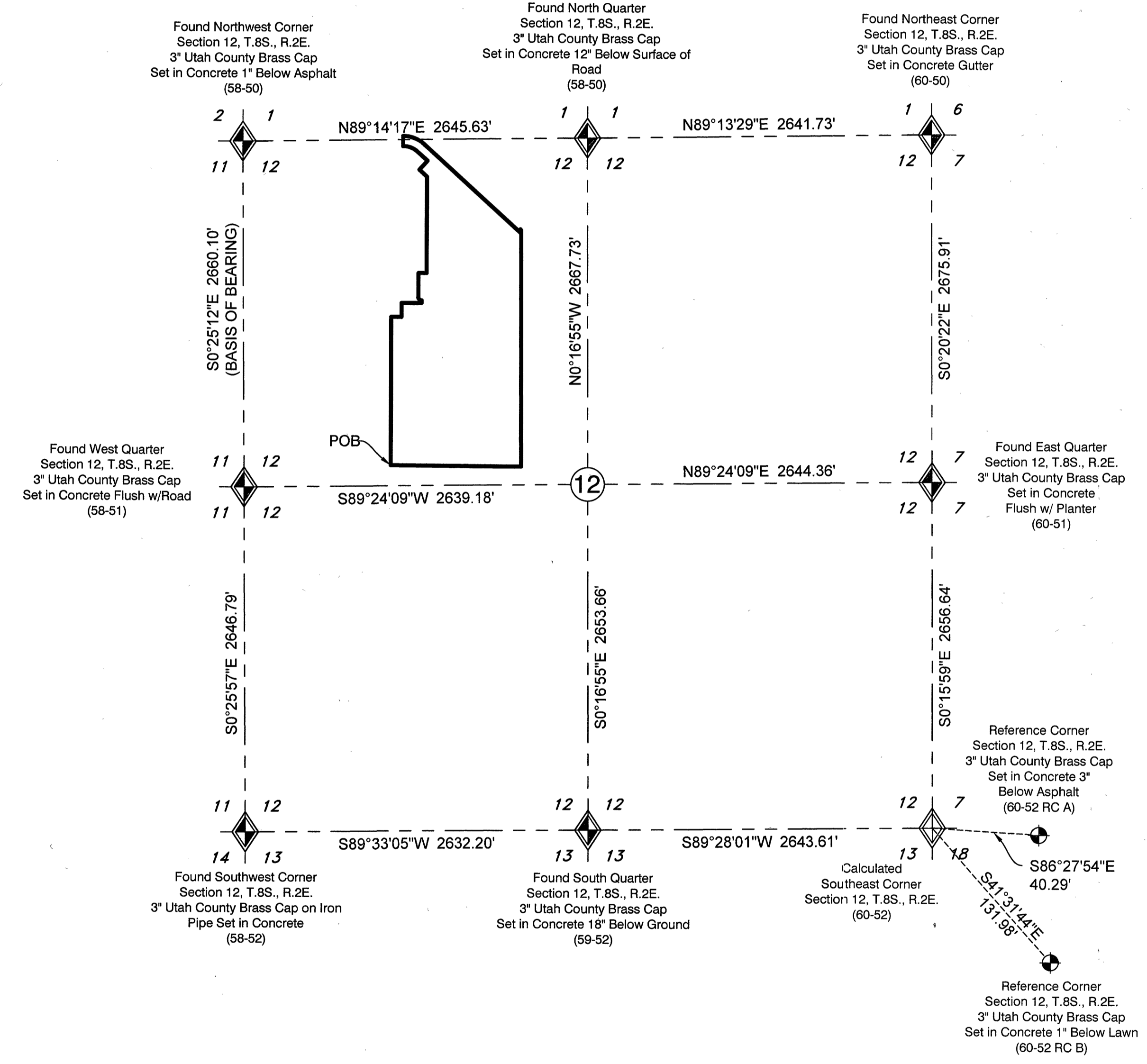
Commission Number 718020
 My Commission Expires 4/1/2025

Signature: Stephanie Acton

Print Name: Stephanie Acton
 A Notary Public Commissioned in Utah

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LOCATED IN THE NORTHWEST QUARTER OF SECTION 12 &
 THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN
 SPANISH FORK CITY, UTAH COUNTY, UTAH



PLAT NOTES:

- Offset pins to be set in top back of curb and 5/8"x24" rebar and cap stamped "CIR" to be set at all other lot and boundary. All drinking water and pressurized irrigation lines up to and including the meter, all sanitary sewer mains, all electric meters and all electric and SFCN communication service lines up to the mast on overhead installations and both top of the meter base for underground installations are dedicated to Spanish Fork City.

#19292 1013

SHEET
 1
 3

OWNER:
 GLH Industrial, LLC
 1245 East Brickyard Road, Suite 70
 Salt Lake City, Utah 84106

DEVELOPER:
 Ritchie Group LLC
 1245 Brickyard Rd # 70,
 Salt Lake City, UT 84106

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
 Phone: (435) 503-7641

CITY ATTORNEY APPROVAL

I, Vaughan R. Pickell hereby certify that I have reviewed this entire document and approve it as to form, on this 15th day of November, A.D. 2023.

Vaughan R. Pickell
 Spanish Fork City Attorney

SURVEYOR'S SEAL BRIAN F. MITCHELL No. 5707871	NOTARY PUBLIC SEAL STEPHANIE ACTON	CITY ENGINEER SEAL SPANISH FORK	COUNTY RECORDER SEAL SPANISH FORK
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COMMUNITY DEVELOPMENT DIRECTOR

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this 15 day of November, A.D. 2023.

[Signature]
 Community Development Manager

CITY ENGINEER APPROVAL

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this 15 day of Nov, A.D. 2023.

[Signature]
 Spanish Fork City Engineer

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of the Spanish Fork City, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This 20 day of September, A.D. 2023

[Signature] City Manager [Signature] City Recorder (See Seal Above)

UTAH COUNTY RECORDER

Recorded # _____
 State of Utah, County of Utah, Recorded and filed at the request of _____

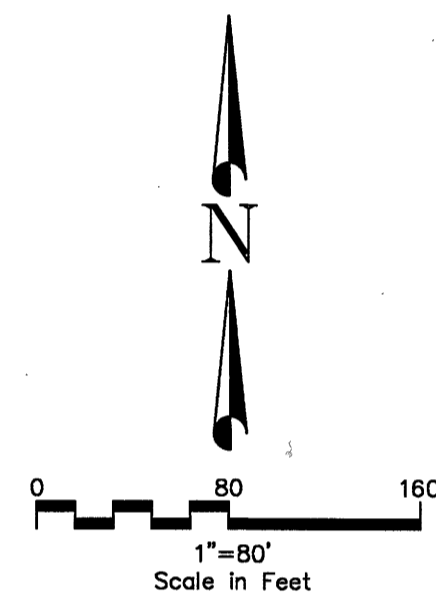
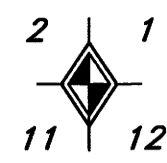
Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Utah County Recorder

6-SEC 17-23 R2E T8S 1013

SEE SHEET 3

Found Northwest Corner
Section 12, T.8S., R.2E.
3" Utah County Brass Cap
Set in Concrete 1" Below Asphalt
(58-50)



S. 00°25'12" E. 2660.10' (BASIS OF BEARING)

Parcel 4
GLH INDUSTRIAL LLC
24:044:0004

Parcel 2
GLH INDUSTRIAL LLC
24:044:0001

GLH INDUSTRIAL LLC
24:043:0032

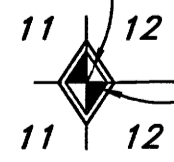
GLH INDUSTRIAL LLC
24:043:0033

GLH INDUSTRIAL LLC
24:043:0034

MARY ANN FORD (ET AL)
24:043:0008

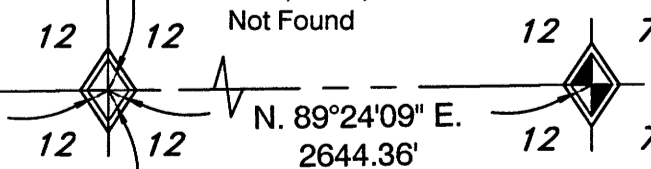
GLH INDUSTRIAL LLC
24:043:0007

Found West Quarter
Section 12, T.8S., R.2E.
3" Utah County Brass Cap
Set in Concrete Flush w/Road
(58-51)



Found South Quarter
Section 12, T.8S., R.2E.
3" Utah County Brass Cap
Set in Concrete 18" Below Ground
(59-52)

Calculated Center of
Section 112, T.8S., R.2E.
Not Found



Found East Quarter
Section 12, T.8S., R.2E.
3" Utah County Brass Cap
Set in Concrete
Flush w/ Planter
(60-51)

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

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LOCATED IN THE NORTHWEST QUARTER OF SECTION 12 &
THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Road Right of Way
- Easement Line
- Area Hereby Dedicated to Spanish Fork City
- Access Easement
- Access & Utility Easement
- Adjacent Parcel
- Set Rebar and Cap stamped "CIR"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.48	24.50	89°59'58"	N45° 00' 01"W	34.65
C2	119.87	159.50	43°03'32"	N69° 03' 58"W	117.07
C3	177.73	236.50	43°03'32"	S69° 03' 58"E	173.58
C4	148.80	198.00	43°03'32"	N69° 03' 58"W	145.32
C5	66.47	198.00	19°14'10"	N37° 55' 07"W	66.16
C6	132.54	159.50	47°36'45"	N23° 43' 50"W	128.76

#19292 2013

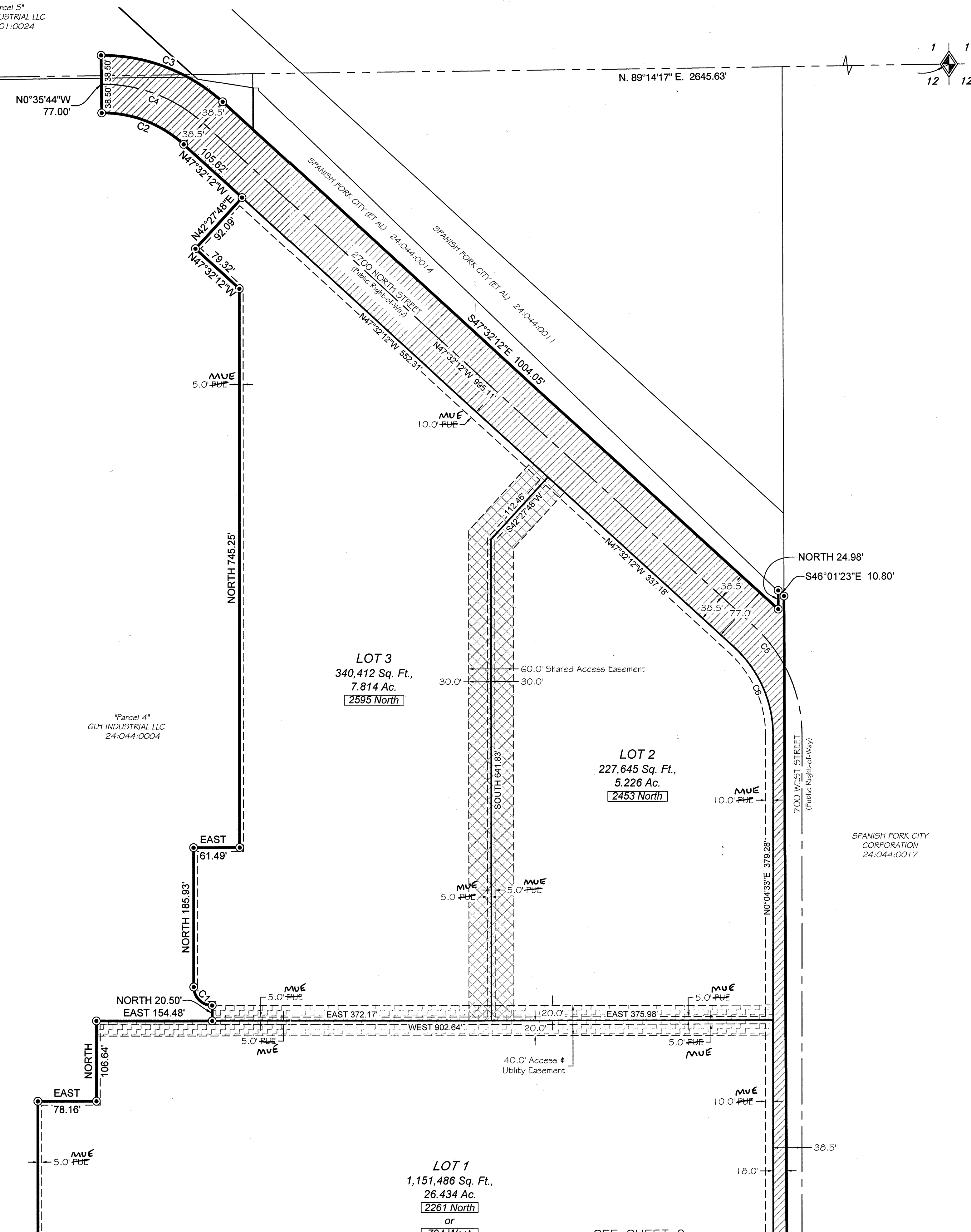
ENT 4649912024 MAP# 1929
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 12 02:36 PM FEE 156.00 BY
RECORDED FOR SPANISH FORK CITY

SHEET
2
3

Found Northwest Corner
Section 12, T.8S., R.2E.
3" Utah County Brass Cap
Set in Concrete 1" Below Asphalt
(58-50)

Found North Quarter
Section 12, T.8S., R.2E.
3" Utah County Brass Cap
Set in Concrete 12" Below Surface of Road
(58-50)

S. 00°25'12" E. 2660.10' (BASIS OF BEARING)



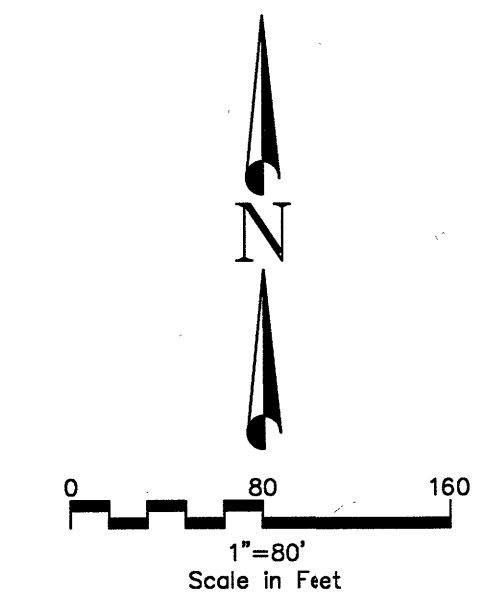
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ENT 46499-2024 MAP# 19292
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 JUL 12 02:58 PM FEE \$55.00 BY ER
RECORDED FOR SPANISH FORK CITY



PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
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Phone: (435) 503-7641

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SPANISH FORK CITY, UTAH COUNTY, UTAH

SEE SHEET 2

SHEET
3
3

#19292 3013