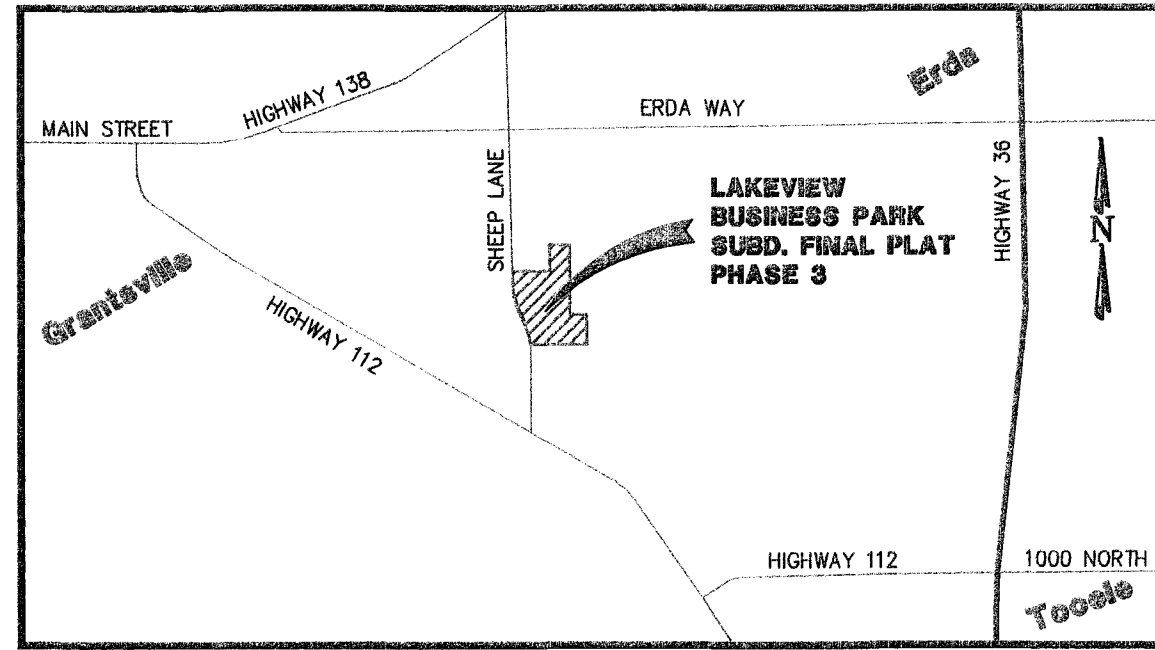


LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 3

VACATING AND AMENDING LOT 1 OF MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1
& LOT 4 OF DESERET PEAK SUBDIVISION
LOCATED IN THE NW, SW, SE OF SECTION 1 & NORTH HALF OF SECTION 12
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN
IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
Not to Scale

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, an employee of Dominion Engineering Associates, L.C., do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots, streets and easements hereafter to be known as

LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 3

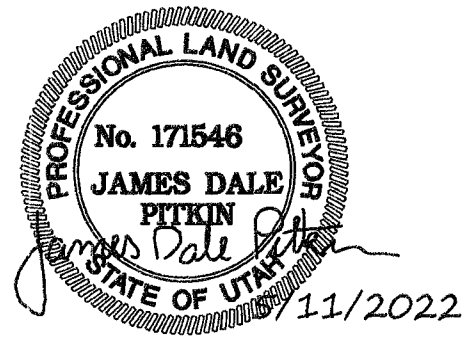
and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

SUBDIVISION BOUNDARY DESCRIPTION

A parcel of land located in the NW, SW, SE Quarters of Section 1 and the North Half of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 2, MILLER MOTORSPORTS BUSINESS PARK PUD No. 1 according to the official plat thereof recorded April 14, 2019 as Entry No. 324129 in the office of the Tooele County Recorder, said point also being on the east boundary and right-of-way of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane - SR 112 to SR 138, dated 2-APR-2019, said point also being 351.84 feet South 00°39'37" East along the Section line and 50.06 feet North 89°20'23" East from the West Quarter corner of said Section 1 (the basis of bearings is South 00°39'55" East 2646.97 feet measured between the Northwest corner and said West Quarter corner of said Section 1); and running thence along the south line of said Lot 2 North 89°40'28" East 1505.84 feet, more or less, to the Southeast corner of said Lot 2; thence along the east line of said Lot 2 North 00°19'32" West 1065.00 feet to the Northeast corner of said Lot 2 and the south line of Lakeview Business Park Subdivision Final Plat Phase 1 recorded November 3, 2020 as Entry No. 526245 in the office of the Tooele County Recorder; thence along said south line and extension thereof North 89°36'44" East 809.31 feet; thence South 00°20'59" East 1478.11 feet; thence South 00°23'16" East 1357.00 feet; thence North 89°39'53" East 650.10 feet; to a point of curvature with a 25.00 foot radius curve to the right; thence southeasterly 39.27 along the arc of said curve through a central angle of 90°00'00" (chord bears South 45°20'07" East 35.36 feet) thence South 00°20'07" East 1199.49 feet; thence South 89°39'53" West 2294.91 feet to said east boundary and right-of-way of Sheep Lane and a point on a 3050.00 foot radius non-tangent curve to the left; thence along said right-of-way the following four (4) courses: (1) northerly 957.40 along the arc of said curve through a central angle of 17°59'07" (chord bears North 15°32'55" West 953.48 feet); (2) thence North 24°32'28" West 450.88 feet to a point of curvature with a 2950.00 foot radius to the right; (3) thence northerly 1229.08 along the arc of said curve through a central angle of 23°52'17" (chord bears North 12°36'20" West 1220.21 feet); (4) thence North 00°40'11" West 470.50 feet to the POINT OF BEGINNING.

Contains 179.567 acres, more or less.



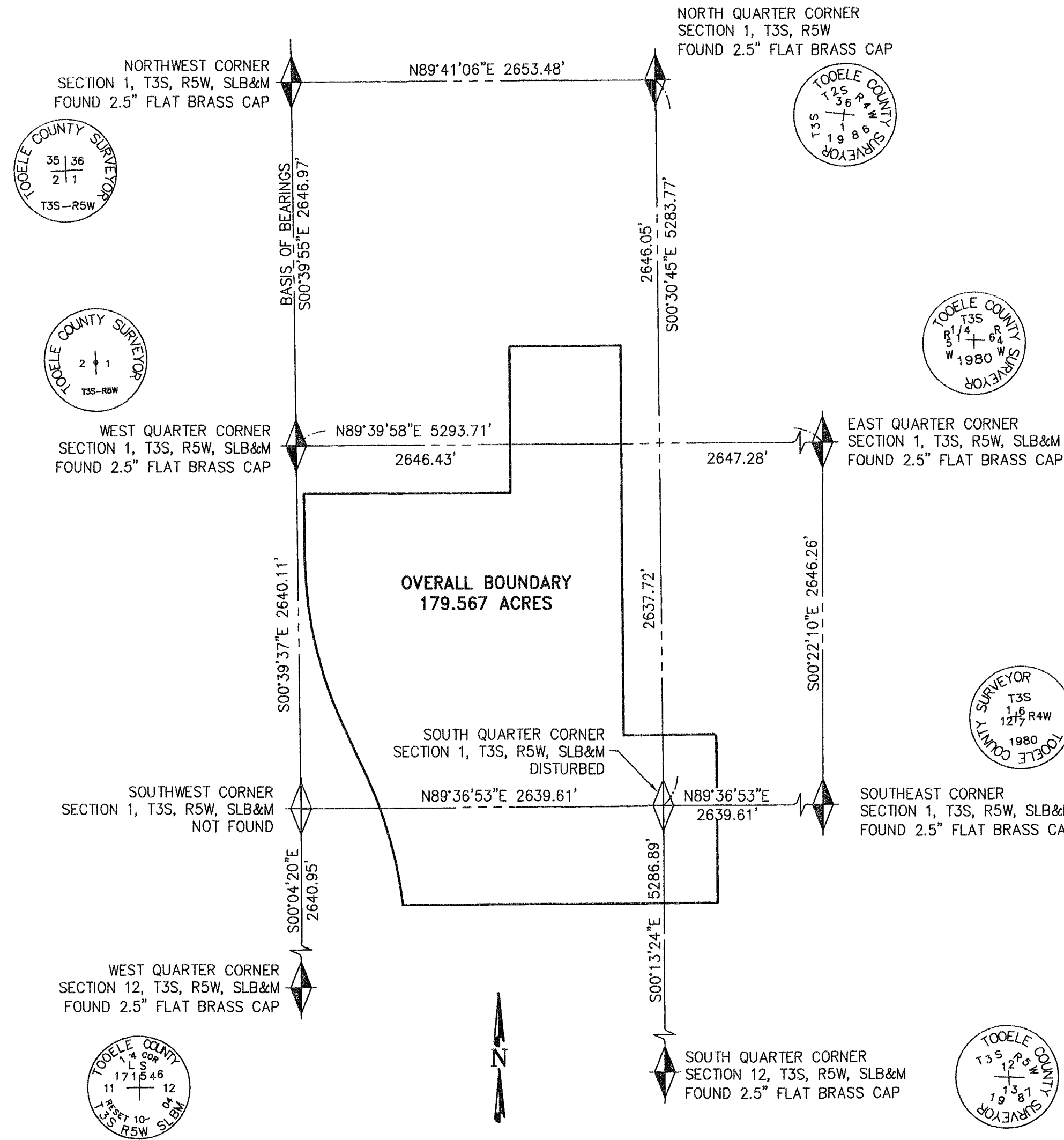
Date: May 11, 2022

James D. Pitkin, PLS
License No. 171546

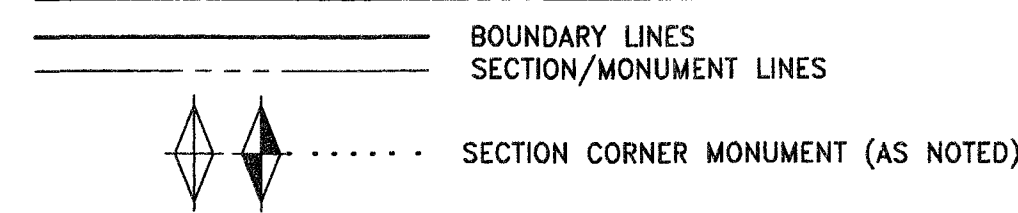
REFERENCE:
RECORD OF SURVEY NO. 2019-0003

Corners will be marked with a 5/8" rebar and cap marked "Dominion Engineering" at the time of recording unless noted otherwise.

SECTION BREAKDOWN Not to Scale



LEGEND



NOTES:

- Lot 1, MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1, recorded April 14, 2019 as Entry No. 324129 in the office of the Tooele County Recorder, and associated easements are to be vacated upon the recording of this plat.
- Lot 4, DESERET PEAK SUBDIVISION, recorded October 4, 2001 as Entry No. 170055 in the office of the Tooele County Recorder, and associated easements are to be vacated upon the recording of this plat.

<p>TOOELE COUNTY TREASURER</p> <p>I HEREBY CERTIFY THAT TAXES DUE AND OWING HAVE BEEN PAID IN FULL THIS <u>11th</u> DAY OF <u>May</u>, 20<u>22</u> FOR PARCEL NO. <u>171546</u></p> <p><i>James D. Pitkin</i> TOOELE COUNTY TREASURER</p>	<p>TOOELE COUNTY SURVEYOR</p> <p>APPROVED THIS <u>11th</u> DAY OF <u>May</u>, 20<u>22</u> BY THE TOOELE COUNTY SURVEY DIRECTOR.</p> <p><i>James D. Pitkin</i> TOOELE COUNTY SURVEY DIRECTOR</p>
--	--

DEVELOPER
RG LAKEVIEW LLC
2265 E. MURRAY HOLLADAY RD.
HOLLADAY, UT 84117

<p>SHEET 1 OF 2 PROJECT NO. <u>3476</u> MANAGER <u>JDP</u> DRAWN BY <u>BJE</u> CHECKED BY <u>JDP</u> DATE <u>4/5/2022</u></p>	<p>PREPARED BY:</p> <p>Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000</p>	<p>CITY FIRE DEPARTMENT APPROVAL</p> <p>APPROVED THIS <u>12th</u> DAY OF <u>May</u>, 20<u>22</u> BY THE GRANTSVILLE CITY FIRE DEPARTMENT.</p> <p><i>James D. Pitkin</i> GRANTSVILLE CITY FIRE CHIEF</p>	<p>GRANTSVILLE CITY PUBLIC WORKS APPROVAL</p> <p>APPROVED THIS <u>23rd</u> DAY OF <u>May</u>, 20<u>22</u> BY THE GRANTSVILLE CITY PUBLIC WORKS.</p> <p><i>James D. Pitkin</i> GRANTSVILLE PUBLIC WORKS DIRECTOR</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS <u>19th</u> DAY OF <u>May</u>, 20<u>22</u> BY THE GRANTSVILLE CITY PLANNING COMMISSION.</p> <p><i>James D. Pitkin</i> CHAIR: GRANTSVILLE PLANNING COMMISSION</p>	<p>GRANTSVILLE CITY ENGINEER</p> <p>APPROVED AS TO FORM THIS <u>10th</u> DAY OF <u>May</u>, 20<u>22</u></p> <p><i>James D. Pitkin</i> GRANTSVILLE CITY ENGINEER OR DESIGNER</p>	<p>CITY MAYOR APPROVAL</p> <p>APPROVED THIS <u>3rd</u> DAY OF <u>June</u>, 20<u>22</u> BY THE GRANTSVILLE CITY MAYOR.</p> <p><i>James D. Pitkin</i> GRANTSVILLE CITY MAYOR</p>	<p>GRANTSVILLE CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS <u>25th</u> DAY OF <u>May</u>, 20<u>22</u>.</p> <p><i>James D. Pitkin</i> GRANTSVILLE CITY ATTORNEY</p>	<p>TOOELE COUNTY RECORDER</p> <p>RECORDED No. <u>574107</u> STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF <u>Jordan Lewis</u></p> <p>DATE <u>01/12/2022</u> TIME <u>3:37pm</u> FEES \$ <u>110.00</u> <i>Rulisha Ulin</i> TOOELE COUNTY RECORDER</p>
---	---	--	--	--	--	---	---	---

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the heron described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as

LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 3

The undersigned owners hereby dedicate to Grantsville City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owners also hereby convey to any and all public and private utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof, I have hereunto set my/our hand this 13 day of May, 2022

RG Lakeview, LLC, a Utah limited liability company

By: _____

Anthon Stauffer
Manager

In witness whereof, I have hereunto set my/our hand this 12th day of May, 2022

Boyer 136 Grantsville Land, L.C., a Utah limited liability company, by its Manager, THE BOYER COMPANY, L.C.

By: _____

BRIAN GRONAUER
(signer)

MANAGER
(title)

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF SALT LAKE } : SS

On this 13th day of May, in the year

20 22, before me, Beverly Bott, a notary public, personally

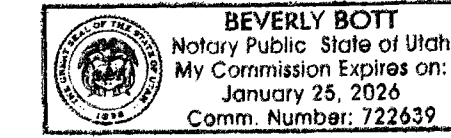
appeared Anthon Stauffer, the Manager of RG Lakeview, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication and Consent regarding the Lakeview Business Park Final Plat Phase 1 and was signed by him/her/them on behalf of said Northpoint Development and acknowledged that he/she/they executed the same.

Commission Number 722639

My Commission Expires 1/25/2026

Beverly Bott
Beverly Bott

Printed Name
A Notary Public Commissioned in Utah



ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Salt Lake } : SS

On this 13 day of May, in the year

20 22, before me, Avry Byington, a notary public, personally

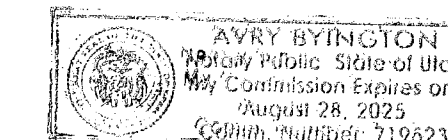
appeared Brian Gronauer, the Manager of BOYER 136 GRANTSVILLE LAND, L.C. proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication and Consent regarding the Lakeview Business Park Final Plat Phase 1 and was signed by him/her/them on behalf of said Northpoint Development and acknowledged that he/she/they executed the same.

Commission Number 719523

My Commission Expires 8/28/2025

Avry Byington
Avry Byington

Printed Name
A Notary Public Commissioned in Utah



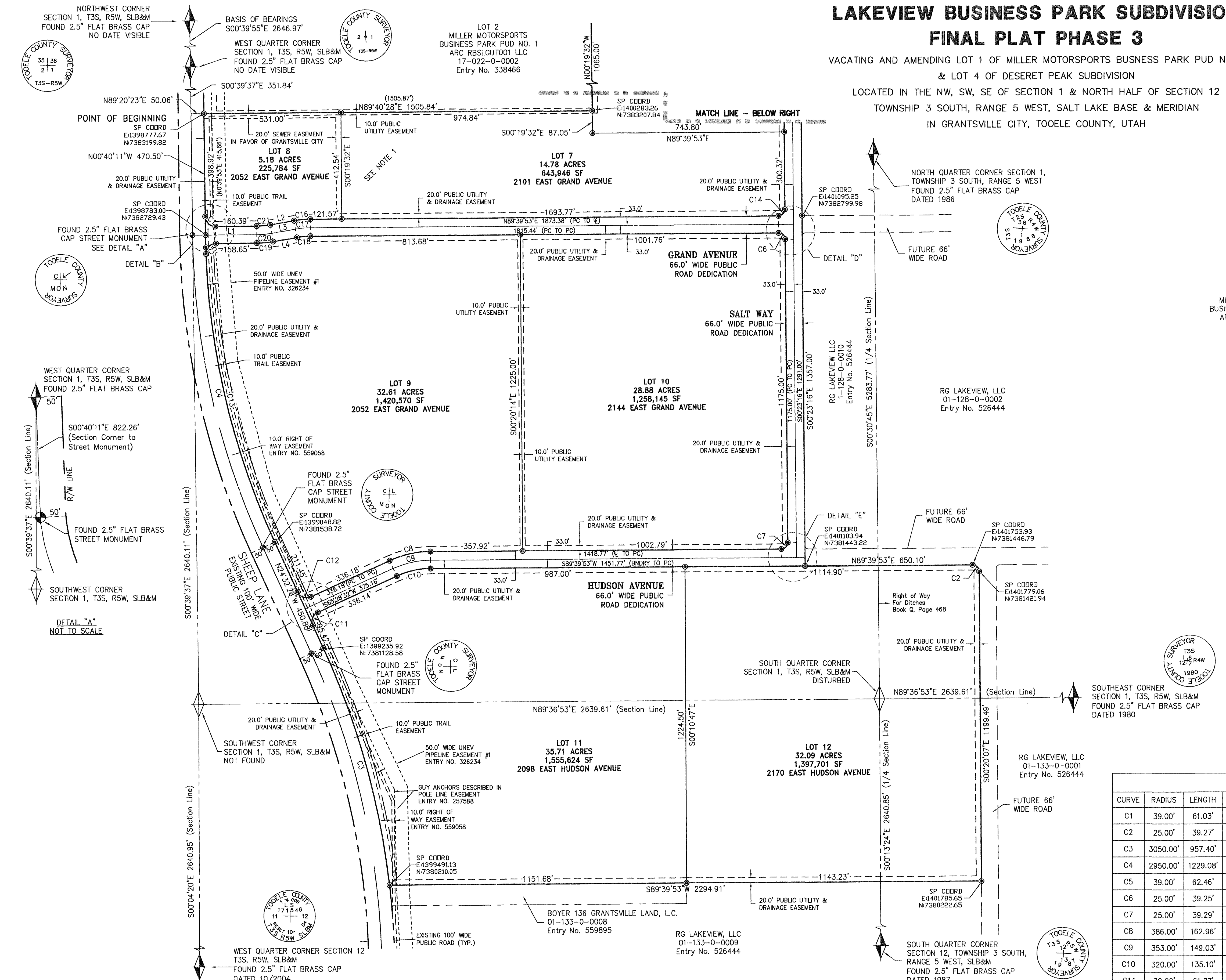
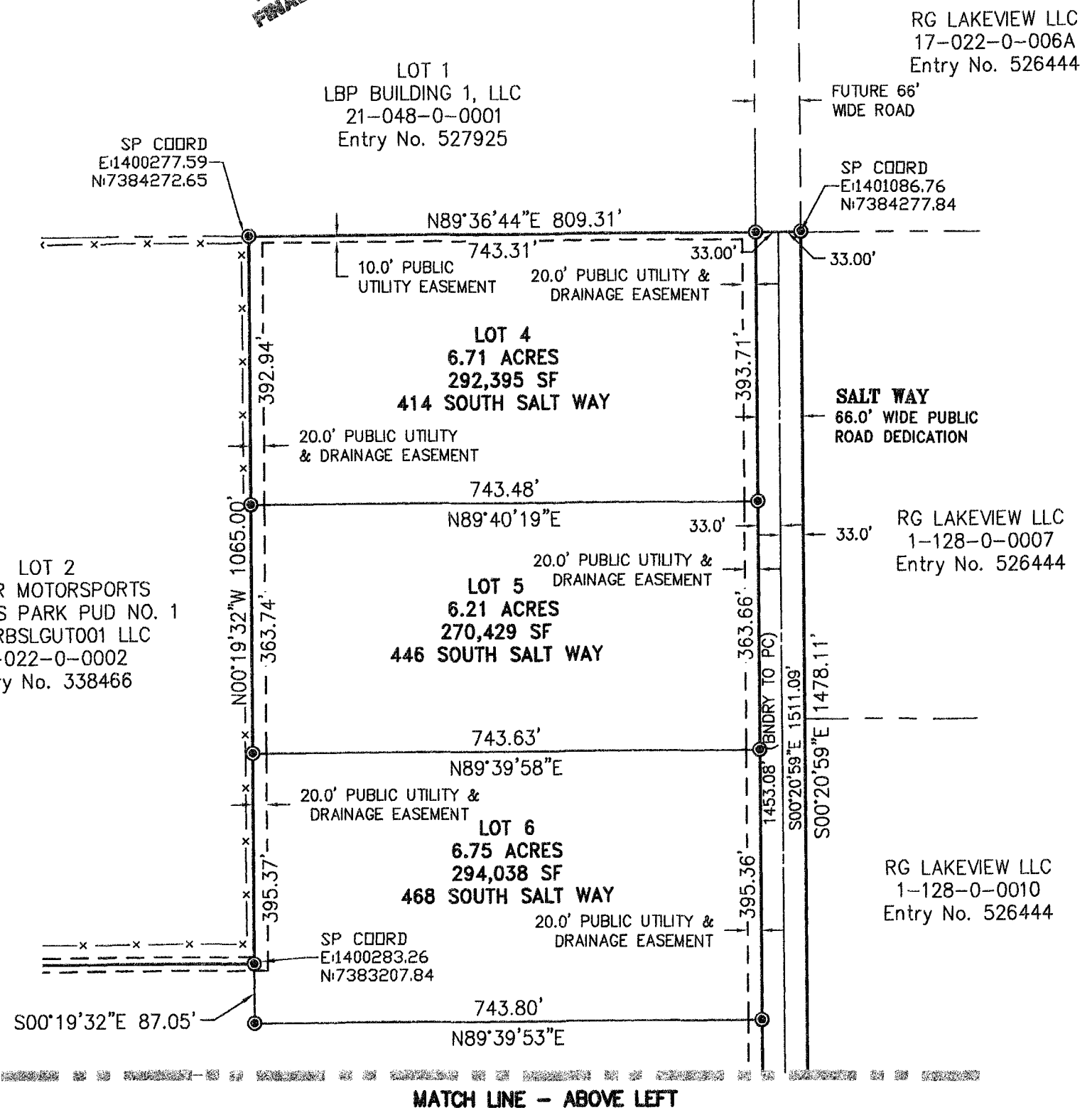
LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 3

VACATING AND AMENDING LOT 1 OF MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1
& LOT 4 OF DESERET PEAK SUBDIVISION
LOCATED IN THE NW, SW, SE OF SECTION 1 & NORTH HALF OF SECTION 12
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN
IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH

LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 3

VACATING AND AMENDING LOT 1 OF MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1
& LOT 4 OF DESERET PEAK SUBDIVISION
LOCATED IN THE NW, SW, SE OF SECTION 1 & NORTH HALF OF SECTION 12
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN
IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH

LAKEVIEW BUSINESS PARK SUBDIVISION
FINAL PLAT PHASE 1



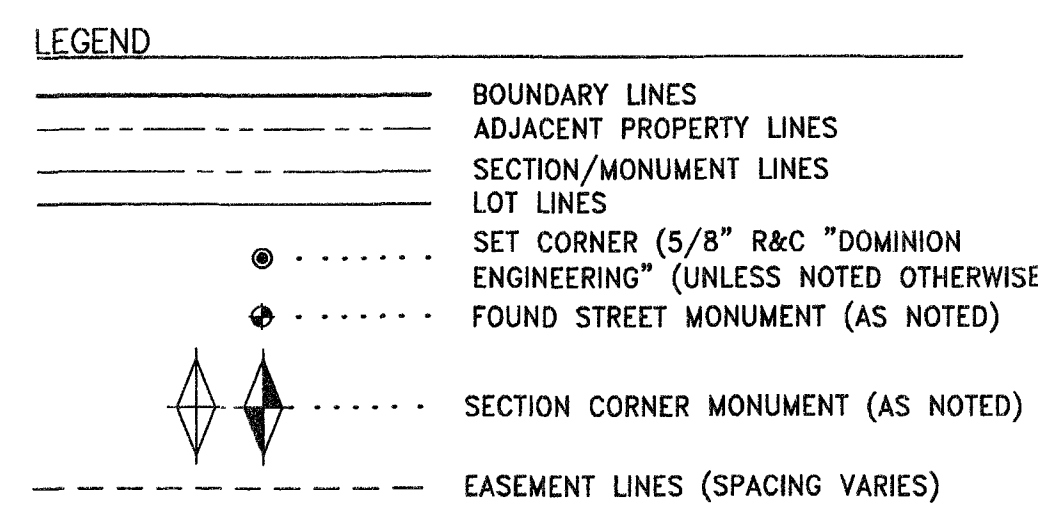
LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°39'53" E	198.97'
L2	S 80°08'12" W	93.05'
L3	N 80°08'12" E	93.05'
L4	S 80°08'12" W	93.05'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	39.00'	61.03'	89°39'56"	S 45°30'09" E	54.99'	38.77'
C2	25.00'	39.27'	90°00'00"	S 45°20'07" E	35.36'	25.00'
C3	3050.00'	957.40'	17°59'07"	N 15°32'55" W	953.48'	482.67'
C4	2950.00'	1229.08'	23°52'17"	N 12°36'20" W	1220.21'	623.59'
C5	39.00'	62.46'	91°45'36"	S 43°47'04" W	55.99'	40.22'
C6	25.00'	39.25'	89°56'52"	S 45°21'41" E	35.34'	24.98'
C7	25.00'	39.29'	90°03'08"	N 44°38'19" E	35.37'	25.02'
C8	386.00'	162.96'	24°11'21"	S 77°34'12" W	161.75'	82.71'
C9	353.00'	149.03'	24°11'21"	S 77°34'12" W	147.93'	75.64'
C10	320.00'	135.10'	24°11'21"	S 77°34'12" W	134.10'	68.57'
C11	39.00'	61.27'	90°01'00"	S 20°28'02" W	55.16'	39.01'
C12	39.00'	61.25'	89°59'00"	S 69°31'58" E	55.15'	38.99'
C13	2950.00'	1155.67'	22°26'45"	S 13°19'06" E	1148.29'	585.34'
C14	25.00'	39.28'	90°00'52"	N 44°39'27" E	35.36'	25.01'
C16	383.00'	63.69'	9°31'40"	S 84°54'03" W	63.62'	31.92'
C17	350.00'	58.20'	9°31'40"	S 84°54'03" W	58.14'	29.17'
C18	317.00'	52.71'	9°31'40"	S 84°54'03" W	52.65'	26.42'
C19	383.00'	63.69'	9°31'40"	N 84°54'03" E	63.62'	31.92'
C20	350.00'	58.20'	9°31'40"	N 84°54'03" E	58.14'	29.17'
C21	317.00'	52.71'	9°31'40"	N 84°54'03" E	52.65'	26.42'

- NOTES:**
- Lot 1, MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1, recorded April 14, 2019 as Entry No. 324129 in the office of the Tooele County Recorder, and associated easements are to be vacated upon the recording of this plat.
 - Lot 4, DESERET PEAK SUBDIVISION, recorded October 4, 2001 as Entry No. 170055 in the office of the Tooele County Recorder, and associated easements are to be vacated upon the recording of this plat.



TOOELE COUNTY RECORDER
RECORDED No. 574107
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF Jordan Lewis
DATE 07/17/2022 TIME 3:37pm
FEES \$116.00
Rajisha Ulin Deputy
TOOELE COUNTY RECORDER

Plot by: bryon
Date: May 11, 2022
Project: 33476
Manager: JDP
Drawn by: BJE
Checked by: JDP
Date: 4/5/2022

DEVELOPER
RG LAKEVIEW LLC
2265 E. MURRAY HOLLADAY RD.
HOLLADAY, UT 84117

PREPARED BY:
Dominion
Engineering Associates, L.C.
5884 South Green Street
Murray, Utah 84123 801-713-3000

