

**DATA TABLE**

TOTAL ACREAGE=90.39  
TOTAL # OF LOTS=3  
ACREAGE OF LOTS=82.32  
ACREAGE IN ROADS=8.07 ACRES  
ACREAGE 30%+ SLOPE=0 ACRES  
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.00  
% OF OPEN SPACE=0%  
ZONING=I-1

**OWNER/DEVELOPER**  
GWC CAPITAL  
JARED MORGAN  
801-712-1553  
JAMORGAN@GWCCAP.COM

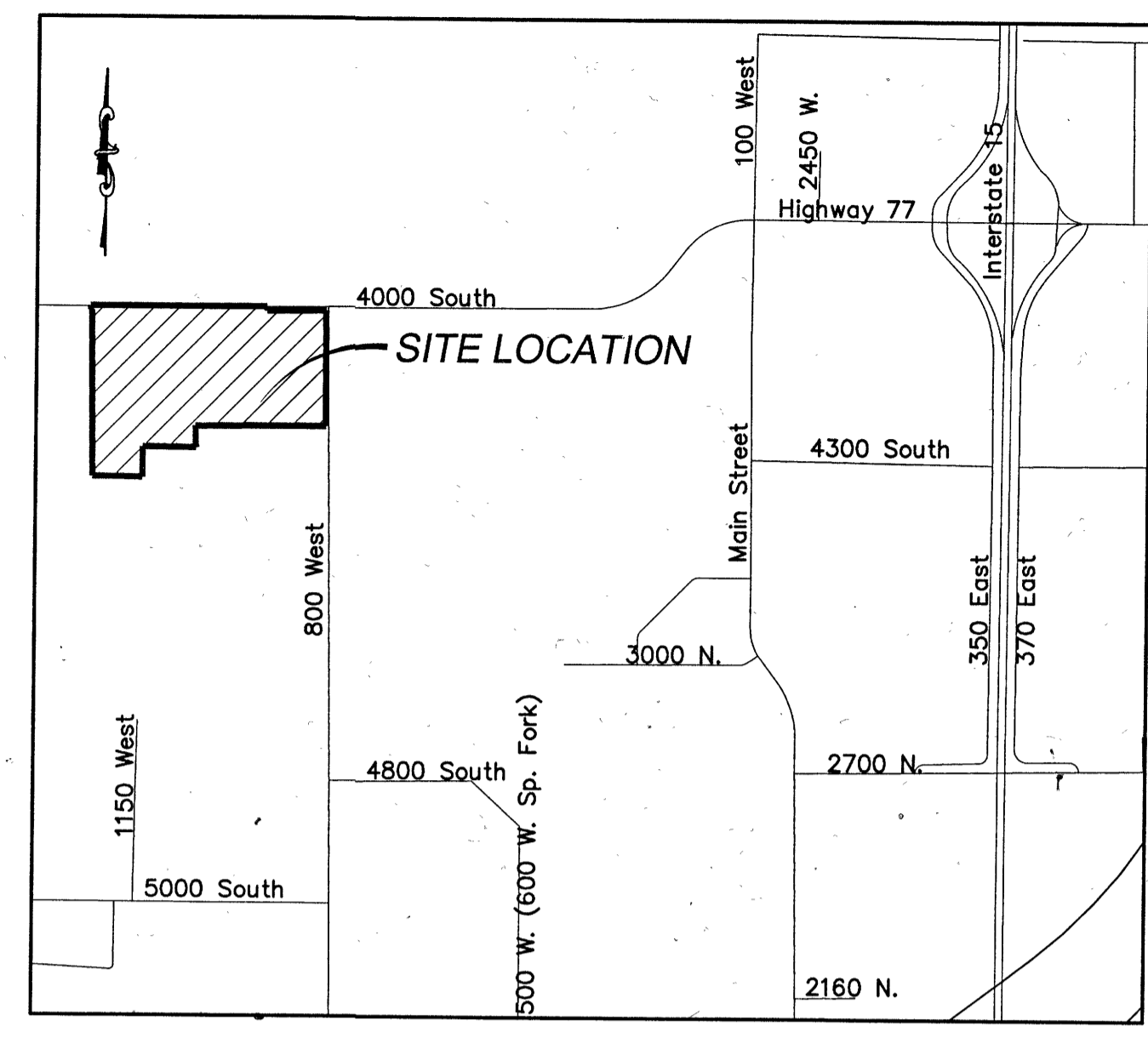
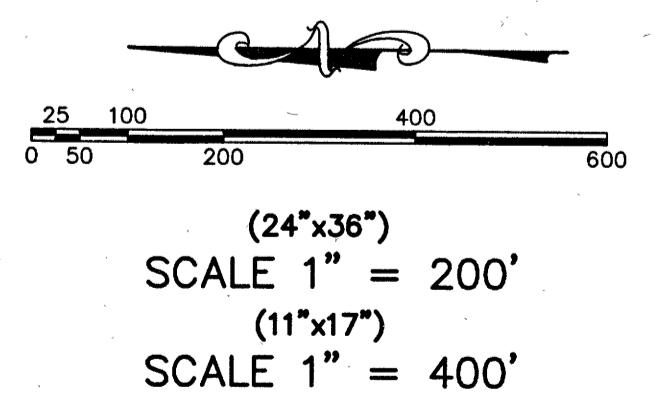
**ENGINEER/SURVEYOR CONTACT INFO:**  
ATLAS ENGINEERING  
PHONE: 801-655-0566  
946 EAST 800 NORTH  
SPANISH FORK, UT 84660

**NOTES**

1. ZONE I-1.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
5. SITE IS IN AREA WITH AIRPORT RELATED REQUIREMENTS AND HEIGHT RESTRICTIONS. SEE ATTACHED AIRSPACE SHEET.
6. ALL CULINARY 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 TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
7. CROSS-ACCESS TO BE PROVIDED BETWEEN LOT 1 AND LOT 2 UPON DEVELOPMENT.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA	
C1	15.00	23.27	21.01	S 44°52'18" E	88°53'20"	
C2	15.00	23.56	21.21	S 44°34'22" W	90°00'00"	
C3	15.00	23.56	21.21	N 45°25'38" W	90°00'00"	
C4	100.00	0.75	0.75	N 00°12'49" W	0°25'38"	

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.27	S 00°00'00" E
L2	20.12	S 00°00'00" E
L3	31.99	S 89°34'22" W
L4	38.50	S 01°31'31" W
L5	16.59	S 01°31'31" W
L6	28.67	S 00°19'03" E
L7	43.27	S 22°24'58" E
L8	43.27	N 22°24'58" W
L9	41.85	S 00°30'54" W
L10	8.21	N 90°00'00" W



**VICINITY MAP**  
-NTS-

**LEGEND**

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT

**SURVEYOR'S CERTIFICATE**

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID 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 HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DAVID F. HUNT SURVEYOR  
06-26-23 DATE

**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 1979.72 FEET; THENCE N00°21'54"W 19.07 FEET; THENCE EAST 659.46 FEET; THENCE S00°19'03"E 1337.70 FEET ALONG AN EXISTING FENCE ON THE WEST SIDE OF 800 WEST STREET; THENCE S89°58'09"W 670.33 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 127799;2005); THENCE ALONG EXISTING FENCES AND EXTENSIONS THE FOLLOWING NINE COURSES TO WIT: (1) S89°34'55"W 791.84 FEET, (2) S01°15'16"E 237.33 FEET, (3) N89°29'00"W 595.01 FEET, (4) S00°30'54"W 41.85 FEET, (5) WEST 8.21 FEET, (4) S01°31'31"W 295.44 FEET, (7) N88°44'20"W 355.91 FEET, (8) N89°18'58"W 190.46 FEET, (9) N00°36'50"W 1834.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 77; THENCE N89°51'37"W 12.16 FEET ALONG SAID RIGHT-OF-WAY; THENCE NORTH 49.39 FEET TO THE POINT OF BEGINNING. CONTAINING 90.39 ACRES.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER AREAS INDICATED AS PUBLIC HEREON TO SPANISH FORK CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS 20 DAY OF JUNE, A.D. 2023.

BY: JARED MORGAN  
AS: MANAGER OF GWC CAPITAL, LLC

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF UTAH  
ON THIS 20 DAY OF JUNE, A.D. 2023, PERSONALLY APPEARED BEFORE ME JARED MORGAN, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF GWC CAPITAL, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID MANAGER ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.  
KELSEY TUCKER  
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH  
COMMISSION# 723442 EXPIRES 09/30/2025 PRINTED NAME Kelsey Tucker

**ACCEPTANCE BY LEGISLATIVE BODY**

THE DEC OF SPANISH FORK COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14 DAY OF SEPTEMBER, A.D. 2022.

APPROVED [Signature] CITY MANAGER  
APPROVED [Signature] CITY ATTORNEY  
APPROVED [Signature] ENGINEER (SEE SEAL) ATTEST [Signature] CLERK-RECORDER  
APPROVED [Signature] COMMUNITY DEVELOPMENT DIRECTOR

**J6 INDUSTRIAL**  
SPANISH FORK CITY, UTAH COUNTY, UTAH  
CONTAINING 3 LOTS AND 90.39 ACRES  
LOCATED IN NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.  
**SHEET 1 OF 2**

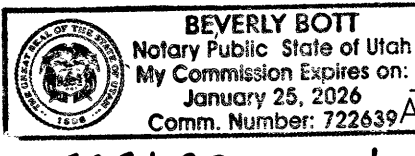
SURVEYOR'S SEAL: DAVID F. HUNT, LICENSE NO. 5243543-2201  
CITY ENGINEER SEAL  
CLERK-RECORDER SEAL  
UTAH COUNTY RECORDER  
ENT 58599-2023 MAP# 18903  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Sep 6 03:09 PM FEE 106.00 BY KR  
RECORDED FOR SPANISH FORK CITY

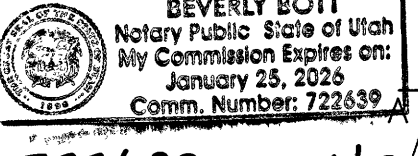
**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER AREAS INDICATED AS PUBLIC HEREON TO SPANISH FORK CITY FOR PERPETUAL USE OF THE PUBLIC.  
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS 3<sup>rd</sup> DAY OF April, A.D. 2023.  
 BY: C.E. OVERBEY JR. *C.E. Overbey Jr.*  
 AS: SR. VP-STRATEGIC DEVELOPMENT OF OLD DOMINION FREIGHT LINE, INC.

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER AREAS INDICATED AS PUBLIC HEREON TO SPANISH FORK CITY FOR PERPETUAL USE OF THE PUBLIC.  
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS 9<sup>th</sup> DAY OF February, A.D. 2023.  
 BY: JONO GARDNER *Jon Gardner*  
 AS: MANAGER OF GB SP Industrial 2 LLC, A UTAH LIMITED LIABILITY COMPANY

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER AREAS INDICATED AS PUBLIC HEREON TO SPANISH FORK CITY FOR PERPETUAL USE OF THE PUBLIC.  
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS 9<sup>th</sup> DAY OF February, A.D. 2023.  
 BY: BRIAN GOCHNOUR *Brian Gochmour*  
 AS: MANAGER OF BOYER SPANISH FORK INDUSTRIAL 2 L.C.

**CORPORATE ACKNOWLEDGMENT**  
 STATE OF UTAH <sup>North Carolina</sup> S.S. Davidson  
 COUNTY OF UTAH  
 ON THIS 3<sup>rd</sup> DAY OF April, A.D. 2023, PERSONALLY APPEARED BEFORE ME C.E. OVERBEY JR., WHOSE IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE SR. VP-STRATEGIC DEVELOPMENT OF OLD DOMINION FREIGHT LINE, INC. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID SR. VP-STRATEGIC DEVELOPMENT ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
*Kellie M. Trexler*  
 11-19-24 NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH  
 COMMISSION# 11-19-24 EXPIRES Kellie M. Trexler PRINTED NAME

**CORPORATE ACKNOWLEDGMENT**  
 STATE OF UTAH <sup>S.S.</sup>  
 COUNTY OF UTAH  
 ON THIS 9<sup>th</sup> DAY OF February, A.D. 2023, PERSONALLY APPEARED BEFORE ME JONO GARDNER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF GB SP Industrial 2 LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID MANAGER ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
  
 722639 1/25/26 NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH  
 COMMISSION# 722639 EXPIRES 1/25/26 Beverly Bott PRINTED NAME

**CORPORATE ACKNOWLEDGMENT**  
 STATE OF UTAH <sup>S.S.</sup>  
 COUNTY OF UTAH  
 ON THIS 9<sup>th</sup> DAY OF February, A.D. 2023, PERSONALLY APPEARED BEFORE ME BRIAN GOCHNOUR, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF BOYER SPANISH FORK INDUSTRIAL 2 L.C. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID L.C. BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID MANAGER ACKNOWLEDGED TO ME THAT SAID L.C. EXECUTED THE SAME.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
  
 722639 1/25/26 NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH  
 COMMISSION# 722639 EXPIRES 1/25/26 Beverly Bott PRINTED NAME

18903  
 sheet 2 of 2

5	DESIGNED BY:	DATE:	 <b>ATLAS ENGINEERING</b> L.L.C.	<b>ENGINEER CONTACT INFO:</b> ATLAS ENGINEERING PHONE: 801-655-0566 FAX: 801-655-0109 946 EAST 800 NORTH SUITE A SPANISH FORK, UT 84660	<b>J6 INDUSTRIAL</b> CONTAINING 3 LOTS AND 90.47 ACRES LOCATED IN NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.	FINAL PLAT SPANISH FORK CITY, UTAH	<b>SHEET</b> 2 OF 2
4	DRAWN BY:	DATE:					
3	CHECKED BY:	DATE:					
2	APPROVED:	DATE:					
1	COGO FILE:	DATE:					
NO.	REVISIONS	BY DATE	REV. COGO FILE:				