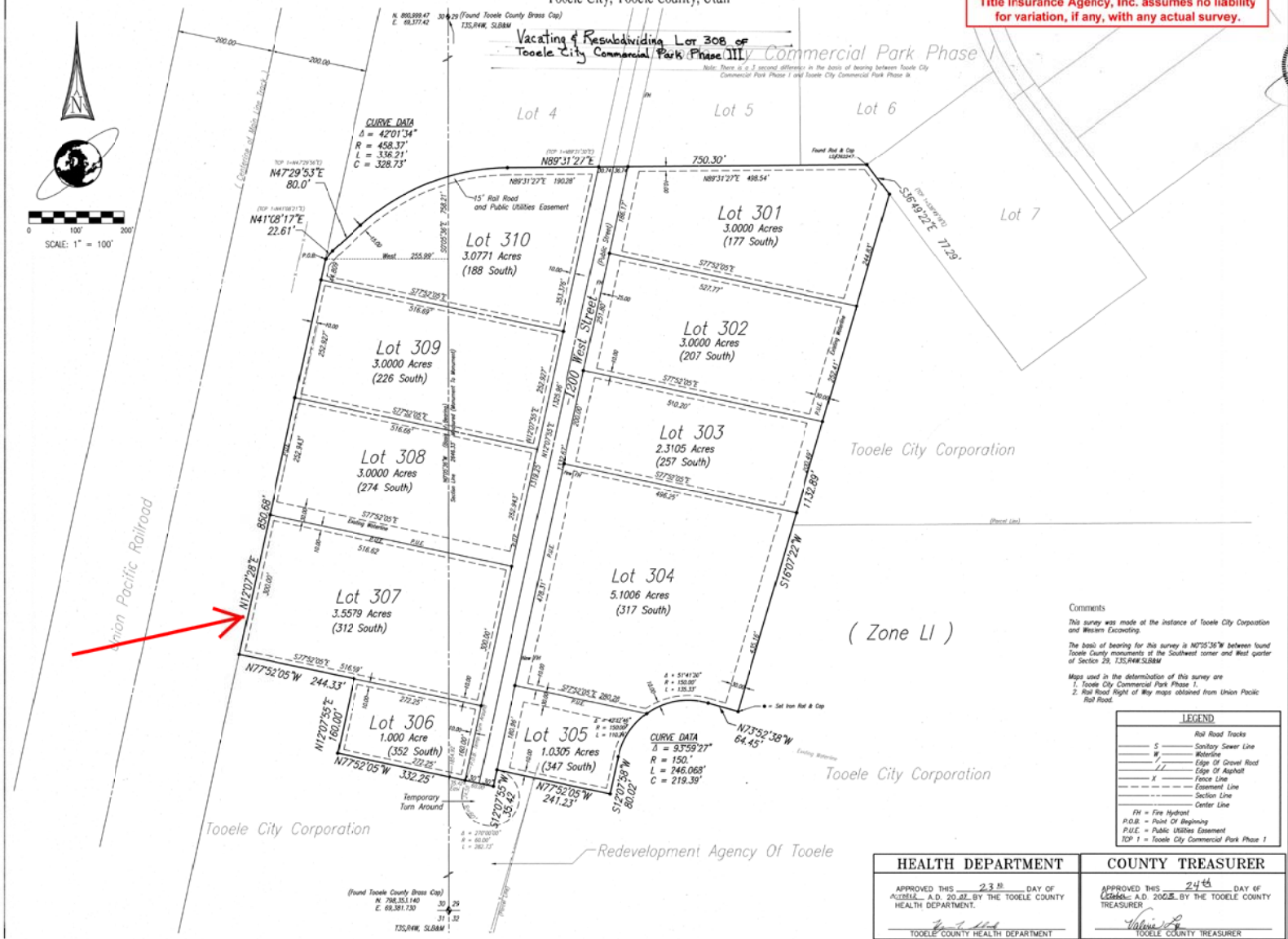
Tooele City Commercial Park Phase III Amended

Tooele City, Tooele County, Utah

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



Surveyors Certificate

I, Tim E. Biehn Do Hereby Certify That I Am A Registered Professional Land Surveyor, And That I Hold Certificate No. 165515 Prescribed Under The 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.

TIM E. BIEHN 165515 PROFESSIONAL LAND SURVEYOR State of Utah

Legal Description

Tooele City Commercial Park Phase III Amended

A parcel of land located in the West half of the Southwest quarter of Section 29 and the East half of the Southeast quarter of Section 30 , Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, containing 29.9030 acres and being more particularly described as follows.

Beginning at the southwest corner of Lot 4 of Tooele City Commercial Park Phase I subdivision, an officially recorded plat found in the office of the Tooele County Recorder, said point of beginning being on the easterly line of the Union Pacific Rail Road right of way, at a point that is S0°05'36"E 758.21 feet along the section line and West 255.99 feet from a Tooele County brass cap monument at the west quarter corner of said Section 29, said brass cap monument bears N0°05'36"W 2646.33 feet (basis of bearing) from a Tooele County brass cap monument at the southwest corner of said Section 29, thence along the southerly line of said Tooele City Commercial Park Phase I subdivision the following five courses:

1. N41°08'17"E 22.61 feet, (Plat =N41°08'21"E);
2. N47°29'53"E 80.00 feet, (Plat = N47°29'56"E);
3. Northeasterly 336.21 feet along the arc of a 458.37 foot radius curve to the right through a central angle of 42°01'34" chord bears N68°30'40"E 328.73 feet;
4. N89°31'27"E 750.30 feet, (Plat = N89°31'30"E); and
5. S36°49'22"E 77.29 feet; (Plat = S36°49'18"E);

Thence S16°07'22"W 1132.89 feet; thence N73°52'38"W 64.45 feet; thence southwesterly 246.07 feet along the arc of a 150 foot radius curve to the left through a central angle of 93°59'27", chord bears S59°07'38"W 219.39 feet; thence S12°07'58"W 80.02 feet; thence N77°52'05"W 241.23 feet; thence S12°07'55"W 35.42 feet; thence N77°52'05"W 332.25 feet; thence N12°07'55"E 160.00 feet; thence N77°52'05"W 244.33 feet to said easterly line of the Union Pacific Rail Road right of way; thence along said right of way line N12°07'28"E 850.68 feet to the point of beginning.

Temporary Turn Around Description:

A parcel of land located in the West half of the Southwest quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, containing 0.2435 acres and being more particularly described as follows.

Beginning at a point that is S0°05'36"E 1854.92 feet along the section line and East 34.97 feet from a Tooele County brass cap monument at the west quarter corner of said Section 29, said brass cap monument bears N0°05'36"W 2646.33 feet (basis of bearing) from a Tooele County brass cap monument at the southwest corner of said Section 29, thence S77°52'05"E 60.00 feet; thence N12°07'55"E 35.42 feet; thence along the arc of a 60 foot radius curve to the right through a central angle of 270°00'00", chord bears S57°07'55"W 84.85 feet; thence N12°07'55"E 24.58 feet to the point of beginning.

Owners Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE ____ UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO PARCELS AND STREETS TO BE HEREAFTER KNOWN AS

Tooele City Commercial Park Phase III Amended

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 23rd October A.D., 2023

Tooele City Corp. — Tooele City Redevelopment Agency

Redevelopment Agency of Tooele City

Acknowledgment

ON THE 23rd DAY OF October A.D., 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF TOOELE IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Charles Roberts SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 20 April 2023 — Susan Howard, NOTARY PUBLIC, RESIDING IN Tooele

NOTARY PUBLIC SUSAN HOWARD 90 NORTH MAIN TOOELE, UT 84074 MY COMMISSION EXPIRES APRIL 20, 2026 STATE OF UTAH

Comments

This survey was made at the instance of Tooele City Corporation and Western Excavating.

The basis of bearing for this survey is N0°05'36"W between found Tooele County monuments at the Southwest corner and West quarter of Section 29, T3S,R4W,SLB&M

Maps used in the determination of this survey are
1. *Tooele City Commercial Park Phase 1.*
2. *Rail Road Right of Way maps obtained from Union Pacific Rail Road.*

LEGEND

	Rail Road Tracks
S	Sanitary Sewer Line
W	Waterline
	Edge Of Gravel Road
	Edge Of Asphalt
X	Fence Line
	Easement Line
	Section Line
	Center Line

FH = Fire Hydrant
P.O.B. = Point Of Beginning
P.U.E. = Public Utilities Easement
TCP 1 = Tooele City Commercial Park Phase 1

HEALTH DEPARTMENT	COUNTY TREASURER
APPROVED THIS 23rd DAY OF October A.D. 2023 BY THE TOOELE COUNTY HEALTH DEPARTMENT.	APPROVED THIS 24th DAY OF October A.D. 2023 BY THE TOOELE COUNTY TREASURER
TOOELE COUNTY HEALTH DEPARTMENT	TOOELE COUNTY TREASURER

Tooele City Commercial Park Phase III Amended

Located In The Southeast Quarter Of Section 30
And The Southwest Quarter Of Section 29,
Township 3 South, Range 4 West,
Salt Lake Base & Meridian
Tooele City, Tooele County, Utah

RBB — Robinson, Biehn & Biehn, Inc. Professional Land Surveyors
5336 South 900 East, Suite 120, Salt Lake City, Utah 84117-7261 Job#3412
(801) 266-1118 (801) 262-5134 Fax Job#3336

Tooele City Corporation

CITY ATTORNEY	CITY ENGINEER	COMMUNITY DEVELOPMENT	PLANNING COMMISSION	CITY COUNCIL
APPROVED AS TO FORM ON THIS 22nd DAY OF October A.D. 2023	APPROVED AND ACCEPTED THIS 22nd DAY OF October A.D. 2023	APPROVED AND ACCEPTED THIS 22 DAY OF October A.D. 2023	APPROVED THIS 22nd DAY OF October A.D. 2023 BY THE TOOELE CITY PLANNING COMMISSION	APPROVED THIS 22nd DAY OF October A.D. 2023 BY THE TOOELE CITY COUNCIL.
TOOELE CITY ATTORNEY	TOOELE CITY ENGINEER	TOOELE CITY COMMUNITY DEVELOPMENT	CHAIRMAN TOOELE CITY PLANNING COMMISSION	Council Chairperson — Attest: Tooele City Recorder

TOOELE COUNTY RECORDER

NO. 612578
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF Tooele City Corporation
DATE 12/26/23 TIME 3:27 pm BOOK 2212 PAGE 1
FEE $ — TOOELE COUNTY RECORDER