OWNERS DEDICATION URVEYOR'S CERTIFICATE <u>ACKNOWLEDGEMENT</u> LEGACY INDUSTRIAL PARK LOT 7 AMENDED STATE OF UTAH L WILLIS D. LONG. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH High Summit Real Estate Investments, LLC, a Utah Limited Liability Company, Dawson Asset Holdings LLC, A Utah COUNTY OF SALT LAKE SURVEYING AND MAPPING, LLC. AND THAT I HOLD LICENSE NO. 10708886 AS PRESCRIBED BY THE Limited Liability Company, VDB Properties, LLC, A Utah Limited Liability Company, and FAE Holdings 464292R LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT ON NOVEMBER 21, 2018 BY THE AUTHORITY On this 6th day of FEBRUARY $\underline{LLC, A\ Utah\ Limited\ Liability\ Company},\ the\ owners\ of\ described\ tract\ of\ land\ to\ be\ hereafter\ known\ as\ \underline{LEGACY}$ LOCATED IN THE SOUTH 1/2 OF SECTION 11. OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND INTO LOTS AND STREETS. INDUSTRIAL PARK LOT 7 AMENDED, does hereby dedicate for the perpetual use of the public, all streets, HEREAFTER TO BE KNOWN AS LEGACY INDUSTRIAL PARK LOT 7 AMENDED SUBDIVISION AND THAT easements and other property as reflected on this plat to be dedicated for public use. Owner(s) hereby consent(s) and TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BEING APART OF THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT give(s) approval to the recording of this plat for all purposes shown therein. basis of satisfactory evidence to the person(s) whose name(s) islane subscribed in the foregoing Owner's Dedication and LEGACY INDUSTRIAL PARK SUBDIVISION Consent regarding the LEGACY INDUSTRIAL PARK LOT TAMENDED and was signed by him/her on behalf of said WILLIS D. LONG High Summit Real Estate Investments LLC, Dawson Asset Holding LLC, A Utah Limited Liability Company A Utah Limited Liability Company By A Utah Limited Liability Company Print Name: Dallas Stewart PLS 10708886 SALT LAKE CITY By: Saseph Leeuse SURVEYING AND MAPPING, LLC Commission Number 689952 Print Name: 1 Joseph Dawson 9980 S SANDY PARKWAY, SUITE 200 SANDY, UTAH 84070 My Commission Expices 7/27/2070 A Notary Public Commissioned in Utah Title: Manager 385.246.5124 In witness whereof, I have hereunto set my hand this 23 day of Oct ob ce 2019. LEGAL DESCRIPTION: set my hand this 24th day of October 2019. Jasper Finance, LLC Subdivision VDB Properties, LLC, OVERALL BOUNDARY FAE Holdings 464292R, LLC, A Utah Limited Liability Company By: Print Name: VAUGHN BURGLOCK BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 7, LEGACY INDUSTRIAL PARK, LOT 8 LEGACY INDUSTRIAL PARK Monument Utah Limited Liability Company A Utah Limited Liability Company By: Print Name: VAVGHN 13V1213 TOUR 3" Brass Cap RECORDED IN THE SALT LAKE COUNTY CLERK AND RECORDER'S OFFICE, ENTRY 7189827, BOOK 98-12P, PAGE 344, THE SAME POINT BEING #13°38'58" #2778.02 FEET FROM THE SOUTHEAST CORNER OF Print Name: VAUGHU BURBIDGE Title: MANAGER SECTION 11, T1S, R2W, S.L.B. &M.; THENCE SOUTH 61°35'00" WEST 848.24 FEET; THENCE NORTH 00°02'08" Title: MAUACIER Title: MANAGER In witness whereof, I have hereunto set my hand this 6th day of February 2020. WEST 673.10 FEET; THENCE NORTH 90°00'00" EAST 484.13 FEET; THENCE SOUTHEAST ALONG A CURVE TO THE LEFT 136.50 FEET HAVING A RADIUS OF 80.50 FEET, A CHORD BEARING S48°34'33"E 120.72 FEET; THENCE SOUTHEAST ALONG A CURVE TO THE RIGHT 24.29 FEET HAVING A RADIUS OF 24.50 FEET, A In witness whereof, I have hereunto In witness whereof, I have hereunto 12-05-99 N90°00'00"E 484.13' set my hand this 24 day of OCTOBER 2019. set my hand this 24 day of OCTOBER 2019. CHORD BEARING S68°45'13"E 23.30 FEET; THENCE S40°21'20"E 199.75 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 35.62 FEET, HAVING A RADIUS OF 217.00 FEET WITH A CHORD BEARING ACKNOWLEDGEMENT AND DISTANCE OF S35°39'12"E 35.58 FEET TO THE POINT OF BEGINNING 10' PUBLIC UTILITY AND STATE OF UTAH CONTAINING A TOTAL OF 7.289 ACRES (317,512 SQUARE FEET), MORE OR LESS Δ=56°47'46" DRAINAGE EASEMENT ENTRY 7189827 BK 98-12P PG 344 COUNTY OF SALT LAKE R=24.50'BASIS OF BEARINGS L=24.29 _day of <u>OCTOBER</u> ____, in this year 2019, before me <u>LORY MORTIMER</u> CH=S68°45'13"E THE BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 89°55'44" WEST A DISTANCE OF 2666.36 FEET a notary public, personally appeared DALLAS STEWART Δ=97°09'06" CHL=23.30' BETWEEN THE SOUTHEAST CORNER OF SECTION 11 AND THE SOUTH QUARTER CORNER OF SECTION __,of HIGH SUMMIT 126AL ESTATE INVESMENT, proved on the R=80.50'asis of satisfactory evidence to the person(s) whose name(s) is/are subscribed in the foregoing Owner's Dedication and L=136.50'-Consent regarding the LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said CH=S48°34'33"E HIGH SUMMER REPORTED and acknowledged that he/she executed the same. CHL=120.72' 1020 South LOT 7B Print Name KORY MORANIER 3.042 ACRES 21' PUBLIC UTILITY AND ACKNOWLEDGEMENT STATE OF UTAH COUNTY OF SALT LAKE KORY MORTIMET On this 23RD day of OCTOBER, in this year 2019, before me JOSEPH DAWS Subdivision R=217.00' L=35.62 basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed in the foregoing Owner's Dedication and ℃H=S35°39'12"E Consent regarding the LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and was signed by him/her on behalf of said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and the said DAUSON ASSIST (LEGACY INDUSTRIAL PARK LOT 7 AMENDED) and **BEGINNING** CHL = 35.58'SLCO & CDS SURVEYORS NOTE The property described hereon is subject to the following. Avigation easement in favor of Salt Lake City Corporation for the free and unrestricted passage of 1030 South Print Name KORY MORTIMER aircraft of any and all kinds in, through, across and about the airspace over the land recorded November 27, 1998 as Entry no. 7169569 in book 8177 at Page 0001 of official records. LOT 7A 4.247 ACRES Statement of accuracy, Minimum linear closure of 1:15,000. ACKNOWLEDGEMENT KORY MORTIMER STATE OF UTAH My Comm. Exp 07/27/202 Commission # 689952 Applicable tax serial number (14-11-276-007)-Utah State Code Section 14-21-20. COUNTY OF SALT LAKE DRAINAGE EASEMENT ENTRY 7189827 day of OctoBER, in this year 2019, before me Kory Montinger _, a notary public, personally appeared OctoBer Burnings _____, the _____, of DB Properties UC _____, proved on the properties are the proved on the properties are the proved on t Special Zoning exception recorded March 9, 2009 to install a ground Public Utility Transformer Case day of OctoBER PLNBOA2008-00863; Entry no. 10641603 Book 9695 Page 357 of official records. Special Zoning exception recorded March 09,2009 to install a storage lot without a hard -surfacing, Case MANAGIER PLNBOA2008-00865; Entry no. 10641604 Book 9695 Page 358 of official records. Both will expire in basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed in the foregoing Owner's Dedication and 15' PUBLIC UTILITY AND DRAINAGE EASEMENT ENTRY 7189827 BK 98–12P PG 344 12 Months if permit was not issued. regarding the LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said Zoning: M-1: For Industrial use. Floodplain: Subject property lies within Zone X. Zone X (Areas of Minimal Flood Hazard) is areas $determined \ to \ be \ outside \ the \ 0.2\% \ annual \ chance \ floodplain. \ As \ set \ for th \ by \ FIRM \ (Flood \ Insurance$ Rate Map) Map Number 49035C0275G, Effective Date: 9/25/2009. Subject to terms, provisions, covenants, conditions, restructions, easements, charges, assessments and liens provided for in that certain Restrictive Covenant recorded November 10, 1998 as Entry No. KORY MORTIMER ACKNOWLEDGEMENT 7150393 in Book 8158 at Page 404, but omitting any covenant, condition or restriction, if any, based on STATE OF UTAH race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that COUNTY OF SALT LAKE the covenant, condition or restriction(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate handicapped persons. day of October , in this year 2019, before me HORY MORTIMETS , a notary public, personally appeared HAVAHN TURBUSE , the , proved on the On this 24th -Amended January 12, 1999 - Entry No. 7219849 Book 8226 at Page 2027 UTAH POWER & LIGHT ENTRY 319231 BK 8-H PG 237 14-11-400-007 -Amended December 28, 2001- Entry No. 8106006 Book 8548 at Page 852 -Amended January 22, 2003 - Entry No. 8502054 Book 8724 at Page 5086 basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed in the foregoing Owner's Dedication and Consent regarding the LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said Easement Deed by Court Order in Settlement of Landowner Action, recorded September 24, 2013 As FAF Hipwcs 464292 LLC and acknowledged that he/she executed the same. Entry No 11729918 in Book 10180 at Page 1 and Easement Deed by Court Order of Settlement of Landowner Action, recorded November 25th, 2013 as Entry No. 11766167 in Book 10195 at Page 1502. Lots 7A and 7B were formally known as Lot 7 of the Legacy Industrial Park, recorded in the Salt Lake Print Name 1607 MORTIMER County Clerk and Recorder's Office, Entry 7189827, Book 98-12P, Page 344. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens LEGACY INDUSTRIAL PARK LOT 7 AMENDED provided for in that certain Declaration of Protective Covenants, Agreements, Easements, Conditions SET REBAR AND CAP MARKED "SAM" and Restrictions for Legacy Industrial Park recorded December 22, 1998 as Entry No.7198986 in Book LOCATED IN THE SOUTH HALF OF SECTION 11 SOUTH EAST CORNER OF SECTION 11, 115 RZW, S.L.B. &M. TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,

religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

CITY PUBLIC UTILITIES DEPARTMENT

PPROVED AS TO SANITARY SEWER AND

SALT LAKE CAY PUBLIC UTILITIES DIRECTOR

WATER DETAILS THIS 12 DAY
OF November, 20 19.

NUMBER 1018046815

_____1____ SHEET

SHEET ____1



PROVED ON THIS

DOT--

November ,20 19

SALT LAKE COUNTY HEALTH DEPARTMENT

Rick Sedbetter

SALT LAKE COUNTY HEALTH DEPARTMENT CITY ENGINEERING DIVISION HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE

CITY SURVEYOR

AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

12/18/19 DATE

12/18/2019 DATE

CITY PLANNING DIRECTOR CITY ATTORNEY APPROVED AS TO FORM THIS 18th, DAY OF_ 20 th December ,20 /9 , BY THE .T. LAKE CITY PLANNING COMMISSION. SALT LAKE CITY ATTORNEY Wichgela Orday 12.20.19

1635 S. BASIS OF BEARINGS NB9°55'44"W 2666.36'

SOUTHERLY LINE OF THE SE 1/4 OF SEC. 11

---- MONUMENT LINE

LOT LINE

--- EASEMENT

<u>CITY APPROVAL</u> RESENTED TO SALT LAKE CITY THIS F February ... 20 20, AND IS HEREBY APPROVED. AT THE REQUEST OF Vaughn Burbidge

RECORDED

FEB 2 4 2020 CITY RECORDER

> SALT LAKE COUNTY RECORDER 13201978 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED ATE:2/24/20 TIME: 1'.52 PM BOOK: 2020 PAGE:36

DEVELOPER/APPLICANT

10/21/2019 SCALE1"=50' NUMBER 1018046815 _____1__SHEETS **SBDV**

9980 South Sandy Park Way Suite 200 Sandy, Utah 84070 Ofc: 385.246.5124

email: info@sam.biz

PREPARED BY

SALT LAKE CITY

Lom Son Deputy
SALT LAKE COUNTY RECOR \$ 54.00 14-11-276-007 14-11-21,22,41,42