

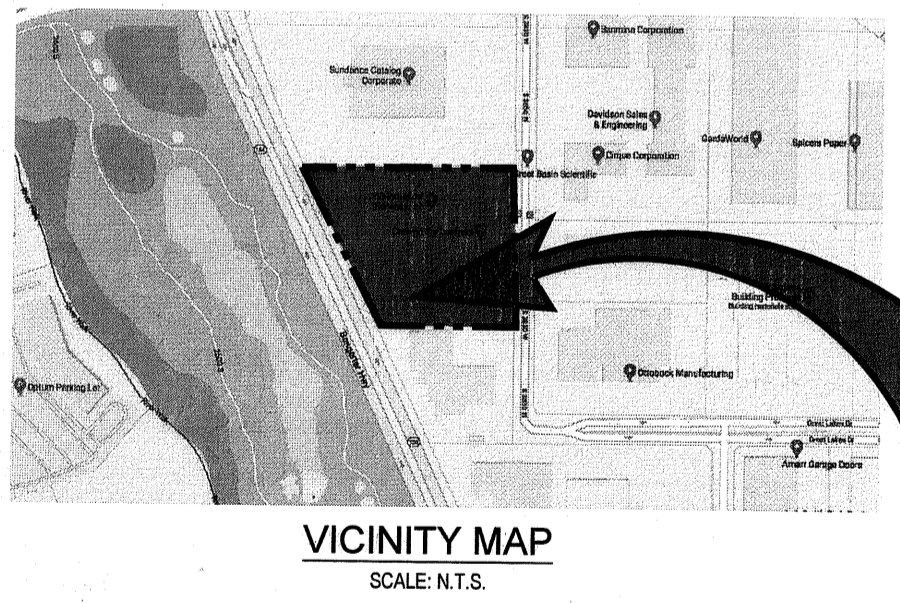
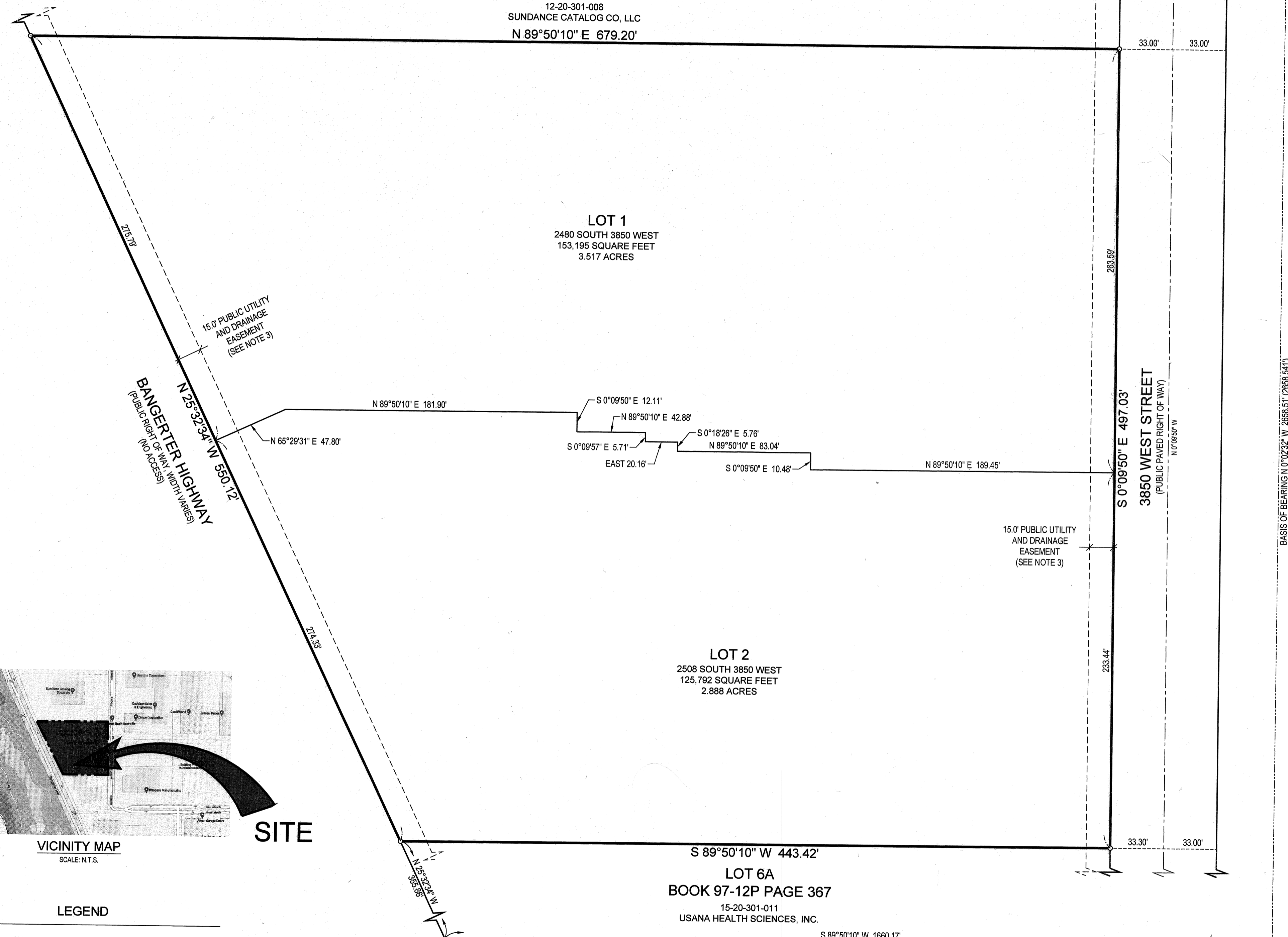
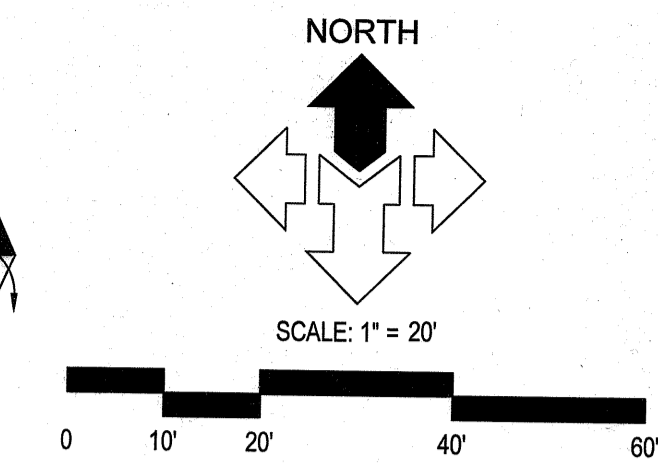
PARKWAY BUSINESS PARK

(AMENDING LOT 6B, WESTLAKES BUSINESS PARK 1 & 2, LOT 6 AMENDED)

SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, UTAH

LOT 3 AMENDED
WESTLAKES BUSINESS PARK 1 AND 2 AMENDED
BOOK 95-5P PAGE 130
12-20-301-008
SUNDANCE CATALOG CO, LLC
N 89°50'10" E 679.20'

CENTER CORNER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
FOUND SALT LAKE COUNTY MONUMENT
2" ROUND TOP BRASS



SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON HIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

PARKWAY BUSINESS PARK
AMENDING LOT 6B, WESTLAKES BUSINESS PARK 1 & 2, LOT 6 AMENDED

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

ALL OF LOT 6B, WESTLAKES BUSINESS PARK 1 & 2, LOT 6 AMENDED, AS RECORDED IN BOOK 97-12P OF PLATS AT PAGE 367 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID LOT 6B MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6B, SAID POINT BEING NORTH 0°02'32" WEST ALONG THE SECTION LINE 1283.56 FEET AND SOUTH 89°50'10" WEST 1860.17 FEET AND NORTH 89°50'10" WEST 355.80 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG THE PERIMETER OF SAID LOT 6B THE FOLLOWING FOUR COURSES: 1) NORTH 25°32'34" WEST 550.12 FEET, 2) NORTH 89°50'10" EAST 679.20 FEET, 3) SOUTH 0°09'50" EAST 497.03 FEET, 4) SOUTH 89°50'10" WEST 443.42 FEET TO THE POINT OF BEGINNING.

CONTAINS: 278,987 SQ. FT. OR 6.405 ACRES (2 LOTS)

DAVID B. DRAPER,
LICENSE NO. 6861599

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREAFTER KNOWN AS:

PARKWAY BUSINESS PARK
AMENDING LOT 6B, WESTLAKES BUSINESS PARK 1 & 2, LOT 6 AMENDED

AND DO HEREBY CONVEY ANY EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS 24th DAY OF SEPTEMBER A.D. 20 20

PARKWAY PARTNERS, LC, A UTAH LIMITED LIABILITY COMPANY

BY: Sandi Schwartz
(PRINT NAME)

ITS: Property Manager
(TITLE)

NOTES

- SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN MASTER DECLARATION OF ESTABLISHMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 9, 1981 AS ENTRY NO. 3552887 IN BOOK 5235 AT PAGE 350, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, 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.
- RATIFICATION AND ACCEPTANCE OF MASTER DECLARATION OF ESTABLISHMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF WESTLAKE BUSINESS PARKS 1 AND 2, RECORDED APRIL 14, 1981 AS ENTRY NO. 3554354 IN BOOK 5236 AT PAGE 1396.
SURVEY FINDINGS: BLANKET IN NATURE
- SUBJECT TO AVIGATION EASEMENT IN FAVOR OF SALT LAKE CITY CORPORATION FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THE LAND, RECORDED OCTOBER 31, 1996 AS ENTRY NO. 6494780, IN BOOK 7525, AT PAGE 272.
SURVEY FINDINGS: BLANKET IN NATURE
- SUBJECT TO EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR WESTLAKES BUSINESS PARK 1 & 2, LOT 6 AMENDED AND CREATING LOTS 6A & 6B, RECORDED DECEMBER 24, 1997 AS ENTRY NO. 8822333 IN BOOK 97-12P AT PAGE 367.
SURVEY FINDINGS: SHOWN HEREON

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake

ON THIS 24 DAY OF September, 2020 PERSONALLY APPEARED BEFORE ME
Sandi Schwartz, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/HEY IS/ARE A MEMBER
OF PARKWAY PARTNERS, LC, A UTAH LIMITED LIABILITY COMPANY, AND BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Tiffany L. Hargrave
NOTARY PUBLIC
COMMISSION NO. 698800
MY COMMISSION EXPIRES: 02/04/2022
RESIDING IN: Salt Lake City, UT

PARKWAY BUSINESS PARK
AMENDING LOT 6B, WESTLAKES BUSINESS PARK 1 & 2, LOT 6 AMENDED
SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. 13423341
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF West Valley City
DATE: Oct 9 2020 TIME: 4:05 PM BOOK: 2020P PAGE: 244
FEE \$ 54.00
Tom Van Deyn
SALT LAKE COUNTY RECORDER

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- - - EASEMENT LINE
- o SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR 5/8" X 24" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- () DENOTES RECORD INFORMATION

SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS 24 DAY OF September, 2020
Debra Gray
SALT LAKE COUNTY HEALTH DEPARTMENT

GRANGER HUNTER IMPROVEMENT DISTRICT
APPROVED THIS 24th DAY OF September A.D., 2020
Bill White
GRANGER HUNTER IMPROVEMENT DISTRICT

<p style="text-align: center;">RECORD OF SURVEY</p> <p>ROS NO. <u>2013-02-0065</u></p> <p><u>Steve Beal</u> 10/19/2020 COUNTY SURVEYOR REVIEWER DATE</p>	<p style="text-align: center;">PLANNING COMMISSION</p> <p>APPROVED THIS <u>7th</u> DAY OF <u>OCTOBER</u> A.D., 20<u>20</u> BY THE WEST VALLEY PLANNING COMMISSION.</p> <p><u>Conor Meade</u> CHAIRMAN, WEST VALLEY PLANNING COMM.</p>	<p style="text-align: center;">PREPARED BY:</p> <p style="text-align: center;">McNEIL ENGINEERING™ Economic and Sustainable Designs, Professionals You Know and Trust</p> <p>8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com</p> <p>Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS</p>	<p style="text-align: center;">WEST VALLEY CITY COUNCIL</p> <p>PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS <u>1</u> DAY OF <u>OCTOBER</u> A.D. 20<u>20</u>.</p> <p><u>Whinn I. P. [Signature]</u> <u>Nichole [Signature]</u> WEST VALLEY CITY MANAGER WEST VALLEY CITY RECORDER</p>
<p style="text-align: center;">WEST VALLEY ENGINEER'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.</p> <p><u>23 Sept. 2020</u> <u>[Signature]</u> DATE WEST VALLEY ENGINEER</p>	<p style="text-align: center;">CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS DAY OF <u>OCTOBER 7</u> A.D., 20<u>20</u> AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED</p> <p><u>[Signature]</u> WEST VALLEY CITY ATTORNEY</p>	<p style="text-align: center;">SHEET</p> <p style="text-align: center;">1 OF 1</p>	