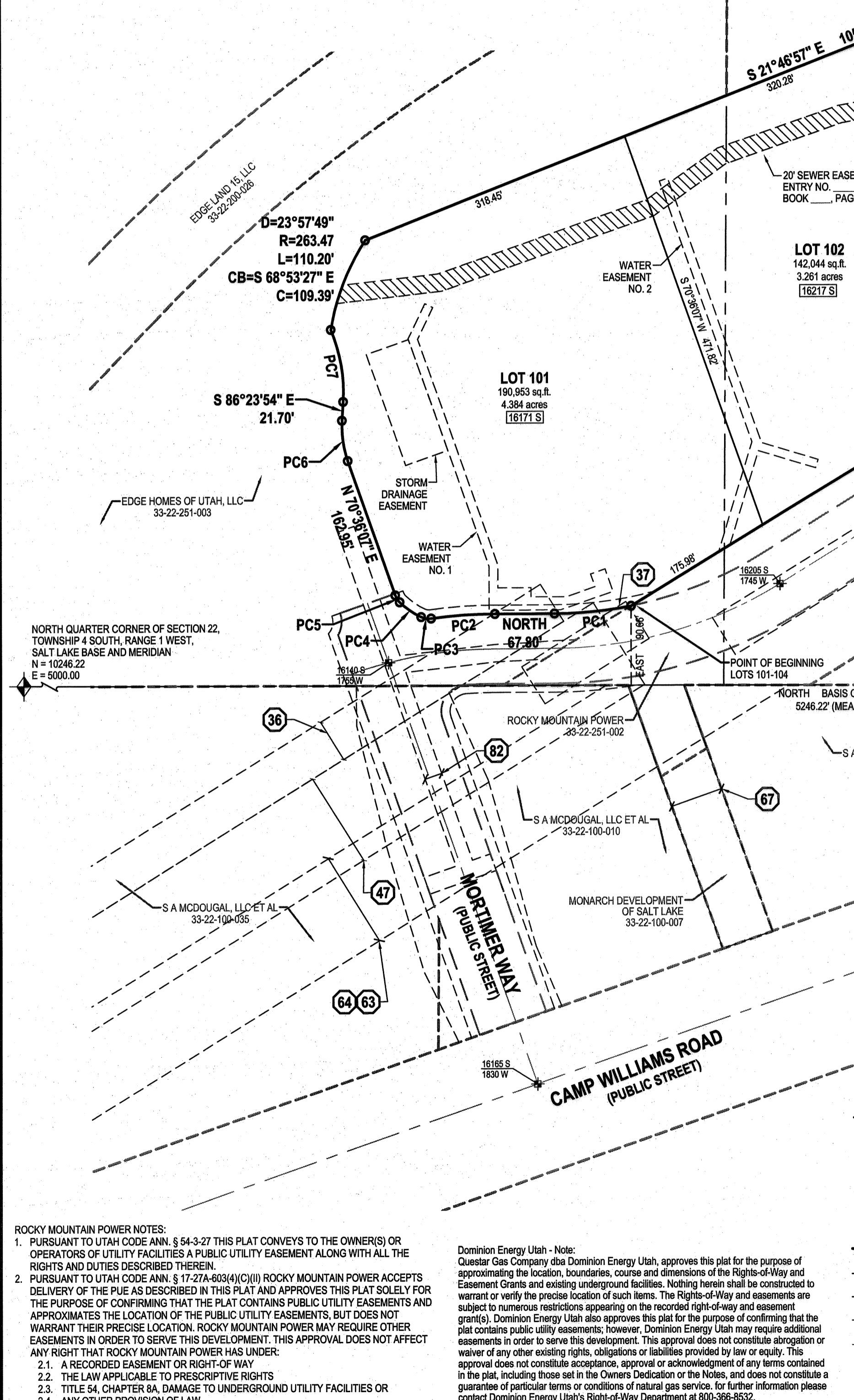


EASEMENT KEYNOTES

- 22. Easement and conditions contained therein: Grantor: Alan E. Stow, Grantor: The TerraNova Power Company, Recorded: September 8, 2002, Entry No: 161326, Book/Page: 6-C229 (Blanket in nature)
23. Easement and conditions contained therein: Grantor: F.M. Herbst and Gladys Herbst, Grantor: Knight Power Co., Recorded: September 1, 1911, Entry No: 254472, Book/Page: 7Y370 (Blanket in nature)
24. Easement and conditions contained therein: Grantor: Frank Herbst, Grantor: Knight Power Co., Recorded: September 6, 1911, Entry No: 284610, Book/Page: 8U221 (Blanket in nature)
25. Easement and conditions contained therein: Grantor: Utah Power Co., Grantor: Utah Power and Light Company, Recorded: February 6, 1915, Entry No: 303630, Book/Page: 34489 (Does not affect property)
26. Easement and conditions contained therein: Grantor: William and Mary Watson, Grantor: Utah Power and Light Company, Recorded: May 21, 1941, Entry No: 904687, Book/Page: 272145
27. Reserving and excepting into the Federal Land Bank of Berkeley, an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, on or beneath the property hereinabove described, together with the right of entry and all other rights, including all right of way and easements which may be necessary for the development, production and removal of all such substances and minerals and full enjoyment, dated June 25, 1941 and recorded November 5, 1941 as Entry No. 917304 in Book 291 of Page 202 of the Official Records.
28. Easement and conditions contained therein: Grantor: Leo G. Holbrook, Grantor: Utah Power and Light Company, Recorded: November 4, 1942, Entry No: 940476, Book/Page: 327371
29. Easement and conditions contained therein: Grantor: Utah Fire Clay Company, Grantor: Utah Power and Light Company, Recorded: November 4, 1942, Entry No: 940480, Book/Page: 327672
30. Easement and conditions contained therein: Grantor: Harry Rozema and Beesie F. Rozema, Donald W. Rozema and Elaine B. Rozema, Don Rozema and Beesie P. Rozema, Ray E. Austin and Fay D. Austin, Kurt A. Schroeder and Irene H. Schroeder, Grantor: State Road Commission of Utah, Recorded: April 4, 1968, Entry No: 2239976, Book/Page: 2646400 261150
31. Easement and conditions contained therein: Grantor: Harry Rozema and Beesie F. Rozema, Donald W. Rozema and Elaine B. Rozema, Don Rozema and Beesie P. Rozema, Ray E. Austin and Fay D. Austin, Kurt A. Schroeder and Irene H. Schroeder, Grantor: State Road Commission of Utah, Recorded: May 6, 1968, Entry No: 2286622, Book/Page: 2751051 261150
32. Easement and conditions contained therein: Grantor: Kay A Schroeder and Helen P. Schroeder, Grantor: Utah Power and Light Company, Recorded: April 3, 1978, Entry No: 3087281, Book/Page: 4649455
33. Easement and conditions contained therein: Grantor: Holbrook Farms, Grantor: Utah Power and Light Company, Recorded: May 3, 1978, Entry No: 3101898, Book/Page: 4661207
34. Easement and conditions contained therein: Grantor: B.G. Holbrook and Betty N. Holbrook, Grantor: Utah Power and Light Company, Recorded: November 28, 1978, Entry No: 3898460, Book/Page: 4694373
35. Terms, conditions and reservation of Easements as contained in that certain Oil Claim Deed recorded August 23, 1991 as Entry No. 5116473 in Book 6349 of Page 1423 of Official Records.
36. Development Access Agreement between Jordan Valley Water Conservancy District and Monarch Development of Salt Lake, L.L.C., recorded October 24, 2014, as Entry No. 1195276, in Book 10268 at Page 8870, in the Office of the Salt Lake County Recorder, Corrected Development Access Agreement, recorded January 28, 2015, as Entry No. 1188532, in Book 10291 at Page 8032, of Official Records, Does not affect Property.
37. Easement between Monarch Development of Salt Lake LLC, as Grantor and South Valley Sewer District, as Grantee, recorded April 19, 2019, as Entry No. 1297141, in Book 10771 at Page 5487, of Official Records.
38. Easement between Monarch Development of Salt Lake LLC, as Grantor and South Valley Sewer District, as Grantee, recorded July 15, 2019, as Entry No. 1302602, in Book 10803 at Page 2903, of Official Records.
39. Grant of Easements between Monarch Development of Salt Lake LLC, as Grantor, and S.A. McDougal, LLC and Piyfym, LLC, as Grantees, recorded December 20, 2019, as Entry No. 13153803, in Book 10076 at Page 1637, of Official Records.
40. Easement and conditions contained therein: Grantor: Holbrook Farms, Grantor: Utah Power and Light Company, Recorded: May 3, 1978, Entry No: 3101898, Book/Page: 4661207
41. Easement and conditions contained therein: Grantor: B.G. Holbrook and Betty N. Holbrook, Grantor: Utah Power and Light Company, Recorded: November 28, 1978, Entry No: 3898460, Book/Page: 4694373



ROCKY MOUNTAIN POWER NOTES: 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAN CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

BRINGHURST STATION INDUSTRIAL PARK

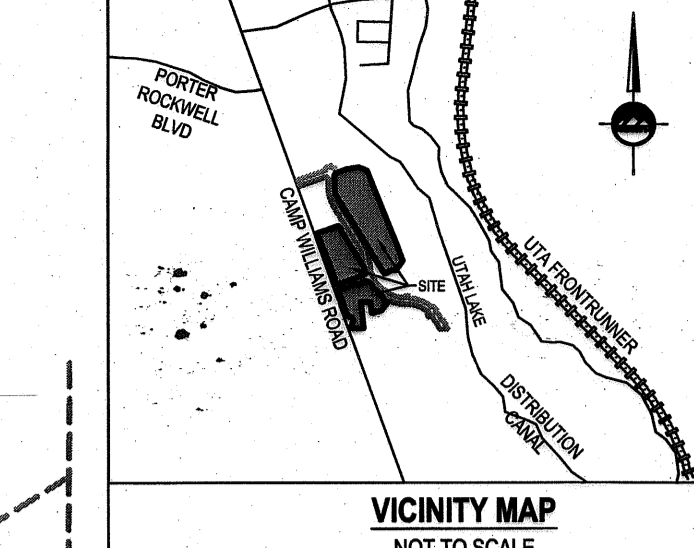
LOCATED IN THE NORTHEAST, SOUTHEAST, AND SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE ss. On the 21st day of July, A.D. 2020, Kelly Meier, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, Utah, who after being duly sworn, acknowledged to me that he is the manager of STASTA LLC, a limited liability company and that he signed the foregoing instrument freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: 7-24-2023 NAME: KELLY MEIER NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY UTAH

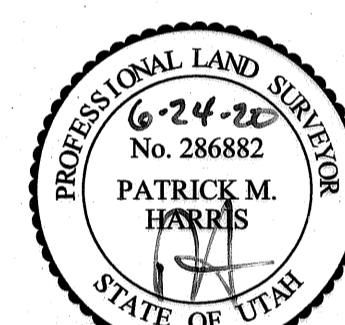


SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as 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 plan and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as BRINGHURST STATION INDUSTRIAL PARK, and that the same has been carefully surveyed and staked on the ground as shown on this plan. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

- Lots 101-104 Beginning at point being North 2,724.76 feet along the section line and East 96.66 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence Northwesterly 72.92 feet along the arc of a 525.00 foot radius curve to the left (center bears West and the chord bears North 03°58'58" West 112.52 feet with a central angle of 07°32'52"); thence Northwesterly 11.64 feet along the arc of a 20.00 foot radius curve to the right (center bears North 82°02'08" East and the chord bears North 08°42'44" East 11.48 feet with a central angle of 33°21'12"); thence Northwesterly 72.92 feet along the arc of a 525.00 foot radius curve to the left (center bears West and the chord bears North 03°58'58" West 112.52 feet with a central angle of 07°32'52"); thence Northwesterly 11.64 feet along the arc of a 20.00 foot radius curve to the right (center bears North 82°02'08" East and the chord bears North 08°42'44" East 11.48 feet with a central angle of 33°21'12"); thence Northwesterly 29.92 feet along the arc of a 91.50 foot radius curve to the right (center bears South 64°36'40" East and the chord bears North 34°45'23" East 29.79 feet with a central angle of 18°44'05"); thence Northwesterly 9.24 feet along the arc of a 20.00 foot radius curve to the right (center bears South 45°52'34" East and the chord bears North 57°21'46" East 9.16 feet with a central angle of 28°28'41"); thence North 70°38'07" East 162.25 feet; thence Northwesterly 46.97 feet along the arc of a 117.00 foot radius curve to the right (center bears South 19°23'53" East and the chord bears North 82°06'00" East 46.65 feet with a central angle of 52°59'59"); thence Northwesterly 94.69 feet along the arc of a 163.00 foot radius curve to the left (center bears North 03°36'06" East and the chord bears North 60°20'40" East 93.53 feet with a central angle of 28°10'52"); thence Southwesterly 110.20 feet along the arc of a 263.47 foot radius curve to the right (center bears North 03°36'06" East and the chord bears North 68°53'27" East 109.39 feet with a central angle of 23°57'49"); thence South 21°40'57" East 1,055.76 feet; thence South 19°19'20" East 118.58 feet; thence South 36°19'38" West 148.61 feet; thence North 88°14'00" West 148.61 feet; thence South 52°24'06" West 101.59 feet; thence North 31°35'54" West 1,236.05 feet to the point of beginning. Contains 577,300 Square Feet or 13,253 Acres.
Lots 105-107 Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road, said point also being North 1,529.03 feet along the section line and East 109.54 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 1.40 feet along the Easterly Right-of-Way Line of Camp Williams Road; thence North 19°23'53" West 329.80 feet along the Easterly Right-of-Way Line of Camp Williams Road; thence North 1.40 feet along the Easterly Right-of-Way Line of Camp Williams Road; thence North 21°40'57" West 6.69 feet along the Easterly Right-of-Way Line of Camp Williams Road; thence North 21°40'57" West 354.58 feet along the Easterly Right-of-Way Line of Camp Williams Road; thence North 70°38'07" East 298.78 feet; thence South 31°35'54" East 638.26 feet; thence Southwesterly 70.94 feet along the arc of a 473.26 foot radius curve to the left (center bears North 84°58'29" East and the chord bears South 09°19'11" East 70.89 feet with a central angle of 08°52'59"); thence Southwesterly 43.99 feet along the arc of a 30.00 foot radius curve to the right (center bears South 76°23'10" West and the chord bears South 28°23'35" West 40.15 feet with a central angle of 84°00'05"); thence South 70°24'00" West 372.95 feet to the point of beginning. Contains 293,745 Square Feet or 6,663 Acres.
Lots 108-109 Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road, said point also being North 962.46 feet along the section line and East 300.04 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 19°23'53" West 23.00 feet along the Easterly Right-of-Way Line of Camp Williams Road; thence North 19°23'53" West 50.00 feet along the Easterly Right-of-Way Line of Camp Williams Road; thence North 70°38'07" West 58.57 feet along the Easterly Right-of-Way Line of Camp Williams Road; thence North 19°23'53" West 357.87 feet along the Easterly Right-of-Way Line of Camp Williams Road; thence North 70°24'00" East 288.57 feet; thence Southwesterly 16.45 feet along the arc of a 28.00 foot radius curve to the right (center bears South 36°47'15" West and the chord bears North 02°47'38" East 16.19 feet with a central angle of 33°36'45"); thence North 70°24'00" East 65.22 feet; thence Southwesterly 41.88 feet along the arc of a 30.00 foot radius curve to the right (center bears South 19°36'00" East and the chord bears South 69°36'26" East 38.56 feet with a central angle of 79°59'08"); thence Southwesterly 197.92 feet along the arc of a 473.26 foot radius curve to the left (center bears North 02°30'38" East and the chord bears South 41°35'42" East 196.48 feet with a central angle of 23°57'40"); thence South 37°11'42" West 138.60 feet; thence South 78°33'07" West 129.33 feet; thence North 06°48'00" West 142.95 feet; thence North 89°34'05" East 31.21 feet; thence South 37°11'42" West 138.60 feet; thence South 78°33'07" West 129.33 feet; thence North 06°48'00" West 142.95 feet; thence North 89°34'05" East 31.21 feet; thence South 37°11'42" West 138.60 feet; thence South 78°33'07" West 129.33 feet; thence North 06°48'00" West 142.95 feet to the point of beginning. Contains 193,817 Square Feet or 4,449 Acres.



JUNE 24, 2020 DATE PATRICK M. HARRIS P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as:

BRINGHURST STATION INDUSTRIAL PARK

do hereby dedicate for perpetual use of the public all parcels of land, including streets and utility easements as shown on this plan as intended for public use under the authority and auspices of the City of Bluffdale and other applicable state and federal laws and regulations.

In witness whereof I/we have hereunto set our hand (s) this 21st day of July, A.D. 2020.

By: MIKE STASTA, MANAGER, STASTA LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE ss. On the 21st day of July, A.D. 2020, Mike Stasta, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, Utah, who after being duly sworn, acknowledged to me that he is the manager of STASTA LLC, a limited liability company and that he signed the foregoing instrument freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: 3-21-2023 NAME: KELLY MEIER NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY UTAH

BRINGHURST STATION INDUSTRIAL PARK

LOCATED IN THE NORTHEAST, SOUTHEAST, AND SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13580688

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED IN THE REQUEST OF: STASTA LLC

DATE: 2-26-2021 TIME: 2:22 BOOK: 2021 PAGE: 056

FEES: 68.00 FROM OFFICE DEPUTY SALT LAKE COUNTY RECORDER

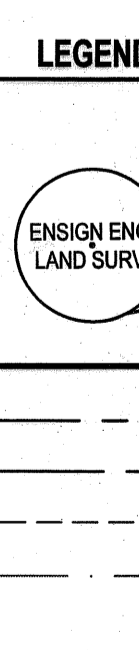
33-22-451-002 33-22-21323;42

LINE TABLE

Table with 3 columns: LINE, BEARING, LENGTH. Contains entries for PL1 and PL2.

CURVE TABLE

Table with 5 columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Lists curves PC1 through PC12 with their respective geometric data.



Buildings on this plat are subject to a Commercial Sewer Connection Agreement(s) recorded as Entry #13245117, 13245118, 13245119

Owner/builder of lots 106 and 108 will be required to connect to the sewer main located in an adjacent street. Currently no laterals have been left to these lots.

Water Easement No. 1 Beginning at point being North 2,861.36 feet along the quarter section line and East 82.00 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 70°38'07" East 135.00 feet; thence South 19°23'53" East 51.00 feet; thence South 70°38'07" West 135.00 feet; thence North 19°23'53" West 51.00 feet to the point of beginning. Contains 6,885 Square Feet or 0.158 Acres.

Water Easement No. 2 Beginning at point being North 2,611.93 feet along the quarter section line and East 44.51 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 31°35'54" West 15.05 feet; thence South 73°14'37" East 131.39 feet; thence North 70°38'07" East 216.18 feet; thence South 19°23'53" East 10.00 feet; thence South 70°38'07" West 320.74 feet; thence South 16°45'22" West 67.23 feet; thence North 73°14'37" East 14.30 feet; thence North 16°45'22" East 67.99 feet; thence North 70°38'07" West 27.15 feet; thence North 19°23'53" West 63.25 feet; thence North 71.47 feet; thence West 4.08 feet to the point of beginning. Contains 6,203 Square Feet or 0.142 Acres.

Water Easement No. 3 Beginning at point being North 2,342.05 feet along the quarter section line and East 329.10 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 31°35'54" West 14.13 feet; thence South 76°39'15" East 40.91 feet; thence North 70°38'07" West 272.16 feet; thence South 64°23'05" East 34.60 feet; thence South 23°36'07" West 10.00 feet; thence North 64°23'05" West 30.46 feet; thence South 70°38'07" West 272.16 feet; thence North 76°39'15" East 33.87 feet to the point of beginning. Contains 3,415 Square Feet or 0.078 Acres.

Water Easement No. 4 Beginning at point being North 2,235.07 feet along the quarter section line and East 44.51 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 21°13'43" West 10.00 feet; thence North 68°46'17" East 101.97 feet; thence North 57°58'28" East 9.78 feet; thence South 31°35'54" West 10.00 feet; thence South 57°58'28" West 10.65 feet; thence South 68°46'17" West 102.91 feet to the point of beginning. Contains 1,127 Square Feet or 0.026 Acres.

Water Easement No. 5 Beginning at point being North 1,817.49 feet along the quarter section line and East 200.66 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 20°32'40" West 10.00 feet; thence North 69°27'20" East 118.27 feet; thence North 20°32'40" West 14.00 feet; thence North 68°46'17" East 10.00 feet; thence South 20°32'40" East 14.00 feet; thence North 69°27'20" East 58.62 feet; thence Northwesterly 30.31 feet along the arc of a 487.00 foot radius curve to the left (center bears South 79°39'33" West and the chord bears North 17°47'42" West 10.59 feet with a central angle of 63°56'59"); thence South 57°42'40" East 34.72 feet; thence Southwesterly 4.65 feet along the arc of a 497.00 foot radius curve to the right (center bears South 74°58'44" West and the chord bears South 14°45'11" East 4.65 feet with a central angle of 03°21'17"); thence South 57°42'40" East 3.08 feet; thence South 31°31'41" East 22.66 feet; thence North 57°42'40" West 27.39 feet; thence Northwesterly 6.85 feet along the arc of a 487.00 foot radius curve to the left (center bears South 75°59'45" West and the chord bears North 14°25'25" West 6.85 feet with a central angle of 00°48'21"); thence South 69°27'20" West 41.28 feet; thence South 20°32'40" East 30.00 feet; thence South 69°27'20" West 134.72 feet to the point of beginning. Contains 2,713 Square Feet or 0.062 Acres.

The signature of South Valley Sewer District on this Plat does not constitute approval of the owner's Sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the District's sewer system and will be required to comply with the District's rules and regulations.

NOTE: STORM DRAINAGE EASEMENT IS IN FAVOR OF CITY OF BLUFFDALE. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE AND REPAIRS.

NOTE: SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.



SHEET 1 OF 1

PROJECT NUMBER: 6174H MANAGER: RWF DRAWN BY: JNJ CHECKED BY: KPW DATE:



SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS 29 DAY OF January 2021 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 29 DAY OF January 2021 BY THE SOUTH VALLEY SEWER DISTRICT.

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 25th DAY OF February 2021 BY THE BLUFFDALE CITY ATTORNEY.

PLANNING COMMISSION APPROVAL

APPROVED THIS 17 DAY OF June 2021 BY THE BLUFFDALE CITY PLANNING COMMISSION.

CITY COUNCIL APPROVAL

PRESENTED TO THE MAYOR AND BLUFFDALE CITY COUNCIL THIS 26 DAY OF July 2021. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

33-22-326-002 -401-013;014