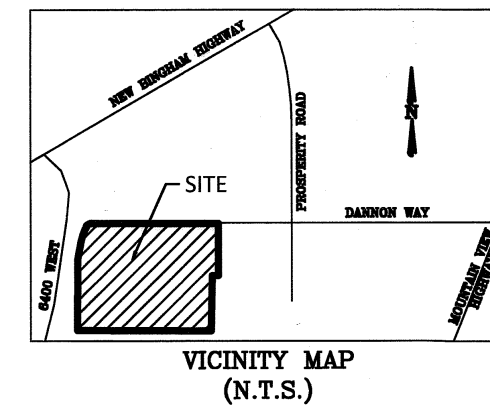
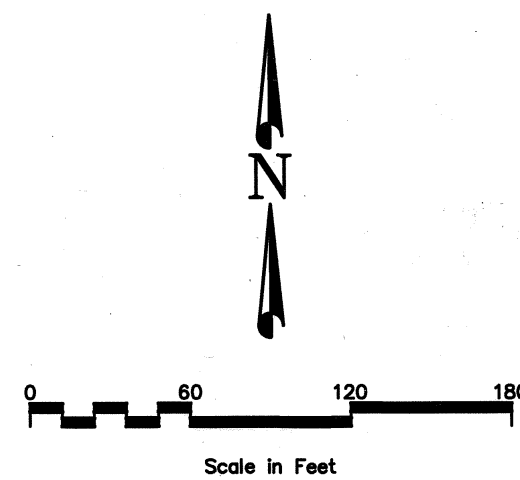


DANNON WAY INDUSTRIAL PARK AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH



LEGEND

- PROPERTY CORNER "CIR PLS 5152617"
- STREET MONUMENT (EXISTING)
- BOUNDARY LINE
- EASEMENT LINES
- PU&E PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5152617 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS DANNON WAY INDUSTRIAL PARK AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



SIGNED THIS _____ DAY OF _____, 20____

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PART OF DANNON WAY INDUSTRIAL PARK RECORDED JANUARY 2, 2019 AS ENTRY NO. 12912773 IN BOOK 2019 OF PLATS, AT PAGE 001 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL OF LAND IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 2 ALSO, BEING THE SOUTHWESTERLY CORNER OF SAID DANNON WAY INDUSTRIAL PARK; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID DANNON WAY INDUSTRIAL PARK THE FOLLOWING FOUR (4) COURSES: 1) N. 0°08'59" E. 500.02 FEET; 2) N. 11°25'28" E. 109.00 FEET TO A POINT OF NON-TANGENCY WITH A 530.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE EASTERLY (RADIUS POINT BEARS S. 78°59'29" E.); 3) NORTHERLY 113.83 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 121°12'21" (CHORD BEARS NORTH 17°33'41" EAST 113.61 FEET); 4) N. 23°43'20" E. 18.17 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DANNON WAY AND A POINT OF NON-TANGENCY WITH A 105.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY (RADIUS POINT BEARS S. 40°53'45" E.); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DANNON WAY THE FOLLOWING FOUR COURSES: 1) NORTHEASTERLY 38.00 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°44'08" (CHORD BEARS N. 59°28'18" E. 37.79 FEET); 2) S. 89°57'00" E. 887.27 FEET TO THE EASTERLY BOUNDARY LINE OF SAID DANNON WAY INDUSTRIAL PARK; THENCE ALONG SAID DANNON WAY INDUSTRIAL PARK THE FOLLOWING FOUR (4) COURSES: 1) S. 0°01'21" W. 364.29 FEET; 2) N. 89°52'30" W. 42.75 FEET; 3) S. 01°04'28" W. 389.37 FEET; 4) N. 89°48'00" W. 834.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.395 ACRES, 714,180 SQ. FT. MORE OR LESS. 2 LOTS

BASIS OF BEARINGS

BASIS OF BEARINGS IS SOUTH 89°48'00" EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 2 AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

OWNERS DEDICATION AND CONSENT TO RECORD

Know all men by these presents that we the undersigned owners of the hereon described tract of land have caused the same to be subdivided into lots and streets to hereafter be known as "DANNON WAY INDUSTRIAL PARK AMENDED", do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use of the suppliers of utility or other necessary services.

In witness hereof, we have hereunto set our hands this 9TH day of November, 2020.

STS Properties, LLC, a Utah limited liability company

[Signature]

SIGNATURE

MANAGER

TITLE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

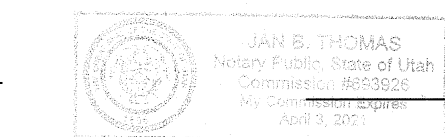
State of Utah }
County of Salt Lake }

On this 9 day of November, 2020, personally appeared before me Tom Stewart who being by me duly sworn did say that he/she/they is/are the Manager of STS Properties, LLC, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

[Signature]
Notary Public

My Commission expires: 4/3/21

Residing in Utah County, Davis



OWNER:

STS PROPERTIES, LLC A UTAH LIMITED LIABILITY COMPANY
259 South Riverbend Way, Suite 102
North Salt Lake, Utah 84054

DEVELOPER:

Jaron Smith (Applicant)
Dannon Way Industrial Subdivision, LLC
6317 West Dannon Way
West Jordan, UT 84081

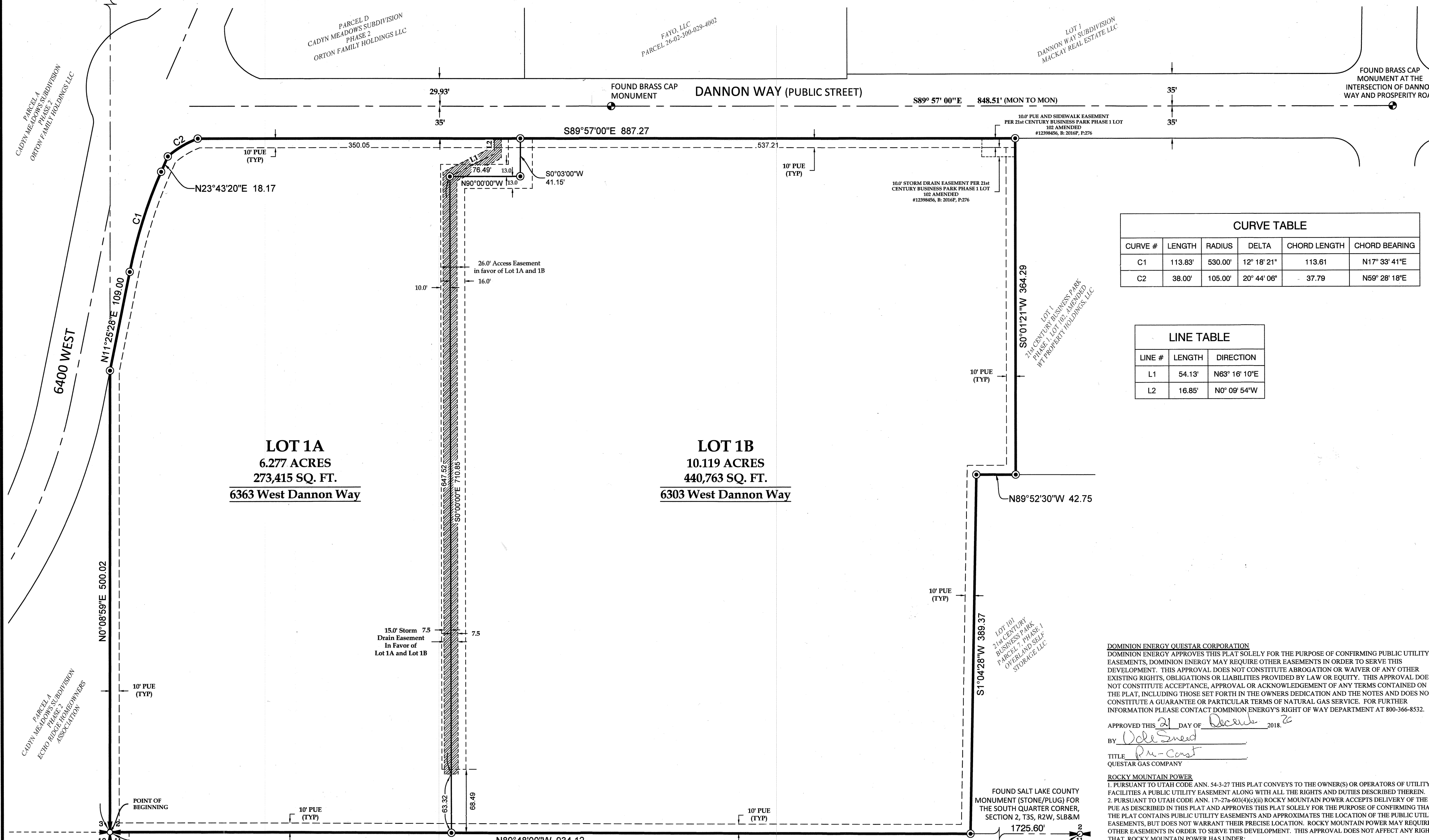
PREPARED BY:



3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

DANNON WAY INDUSTRIAL PARK AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	113.83'	530.00'	12° 18' 21"	113.61'	N17° 33' 41"E
C2	38.00'	105.00'	20° 44' 06"	37.79'	N59° 28' 18"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	54.13'	N63° 16' 10"E
L2	16.85'	N0° 09' 54"W

DOMINION ENERGY QUESTAR CORPORATION
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING PUBLIC UTILITY EASEMENTS, DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED ON THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OR PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS 21 DAY OF December, 2018
BY Wesley Smed
TITLE Pre-Construct
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(G) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 2018
ROCKY MOUNTAIN POWER

SUBDIVISION NOTES
1. THE SUBDIVISION LIES WITHIN THE 15 YEAR GROUNDWATER PROTECTION OVERLAY ZONE
2. PROPERTY CORNERS MARKED WITH REBAR/CAP MARKED "CIR ENGINEERING PLS 5152617" AND PLUGS SET IN CURB AT THE EXTENSION OF PROPERTY LINES.
3. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.

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.

UTILITIES CENTURY LINK ROCKY MOUNTAIN POWER DOMINION ENERGY COMCAST	BOARD OF HEALTH APPROVED THIS <u>10</u> DAY OF <u>November</u> , 20 <u>20</u> . DIRECTOR S.L.CO. BOARD OF HEALTH	CITY PLANNING COMMISSION APPROVED THIS <u>12</u> DAY OF <u>Nov</u> , 20 <u>20</u> AD, by the City of West Jordan Planning Commission Chairperson, West Jordan City Planning Commission	CITY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. <u>[Signature]</u> 12-18-2020 CITY ENGINEER DATE	CITY ATTORNEY APPROVED AS TO FORM THIS <u>18th</u> DAY OF <u>November</u> , 20 <u>20</u> . <u>[Signature]</u> ASST. WEST JORDAN CITY ATTORNEY	CITY APPROVAL PRESENTED TO WEST JORDAN CITY THIS <u>18th</u> DAY OF <u>December</u> , 20 <u>20</u> AND IT IS HEREBY APPROVED. <u>[Signature]</u> CITY OF WEST JORDAN MAYOR <u>[Signature]</u> CITY OF WEST JORDAN RECORDER	CITY RECORDER SALT LAKE COUNTY RECORDER 13506330 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>STS Properties LLC</u> DATE: <u>12/18/20</u> TIME: <u>1:56 PM</u> BOOK: <u>2020 P</u> PAGE: <u>303</u> FEE <u>\$54.00</u> CHIEF DEPUTY: SALT LAKE COUNTY RECORDER
--	---	--	---	--	---	--

DATE: 09/25/2020
NUMBER: S17-076
ACCOUNT: _____
SHEET: 1
OF 1 SHEETS

26-02-31 26-02-351-006 thru 012 26-02-355-001 thru 004