

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.

LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 1

VACATING AND AMENDING LOTS A, 3, 4, 5, 6, 7, 8 AND 9 OF MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN
IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, an employee of Dominion Engineering Associates, L.C., do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots hereafter to be known as LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 1 and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

SUBDIVISION BOUNDARY DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian in Grantsville City, Tooele County, Utah, more particularly described as follows:

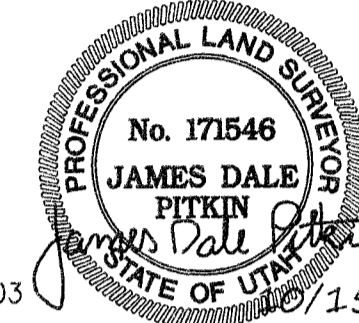
BEGINNING at a point on the east boundary and right-of-way line of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane - SR 112 to SR 138, dated 2-APR-2019, which is 427.31 feet South 00°39'55" East along the section line (basis of bearings) and North 89°20'05" East 50.00 feet from the Northwest corner of said Section 1, and running thence South 84°23'36" East 2275.23 feet; thence South 00°23'16" East 1270.51 feet; thence South 89°36'44" West 743.31 feet to the northeast corner of Lot 2, Miller Motorsports Business Park PUD No. 1, recorded 4/14/09 as Entry No. 324129 in the Office of the Tooele County Recorder; thence South 89°40'28" West 1512.18 feet along the north boundary of said Lot 2 to said east boundary and right-of-way of Sheep Lane; thence North 00°39'55" West 1506.49 feet along said road to the POINT OF BEGINNING.

Containing 72.01 acres, more or less

Date: October 15, 2020

James D. Pitkin, PLS
License No. 171546

REFERENCE
RECORD OF SURVEY NO. 2019-0003-03



Corners will be marked with a 5/8" rebar and cap marked "Dominion Engineering" at the time of recording unless noted otherwise.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the heron described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as

LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 1

The undersigned owners hereby dedicate to Grantsville City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owners also hereby convey to any and all public and private utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof, I have hereunto set my/our hand this 15th day of October, 2020.

RG Lakeview, LLC, a Utah limited liability company & RG IV, LLC, a Utah limited liability company

By: *Anton Stauffer*
Manager

Anton Stauffer

Manager

ACKNOWLEDGMENT

STATE OF Utah }
COUNTY OF Salt Lake } ss

On this 15th day of October, in the year 2020, before me, Sandra Reiber, a notary public, personally

appeared *Anton Stauffer* the Manager of RG Lakeview, LLC and RG IV, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication and Consent regarding the Lakeview Business Park Final Plat Phase 1 and was signed by him/her/them on behalf of said Northpoint Development and acknowledged that he/she/they executed the same.

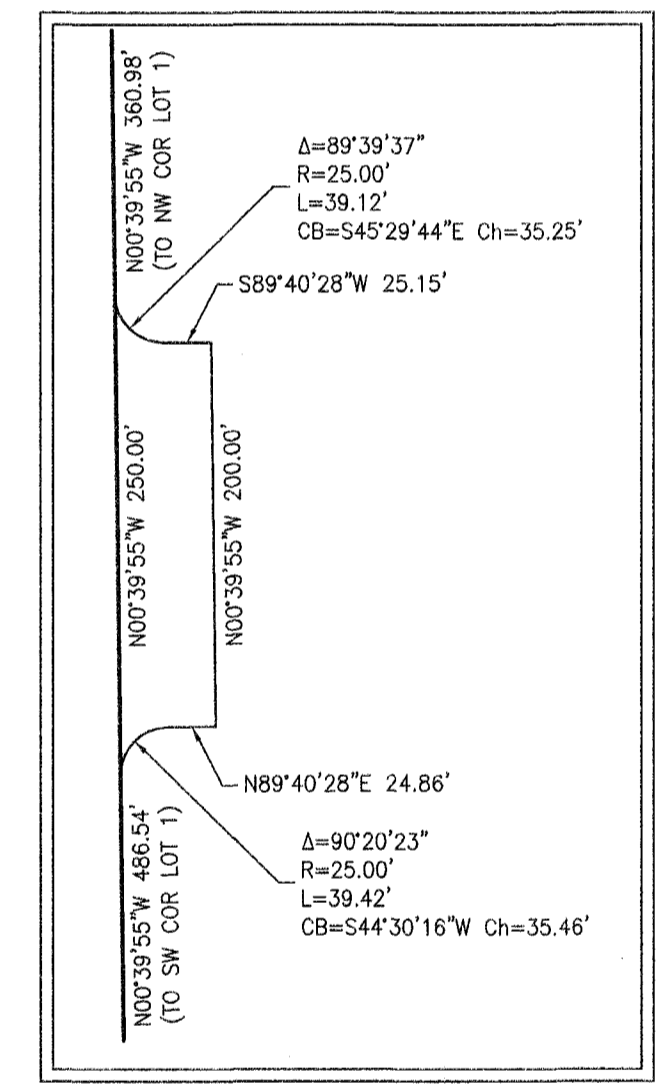
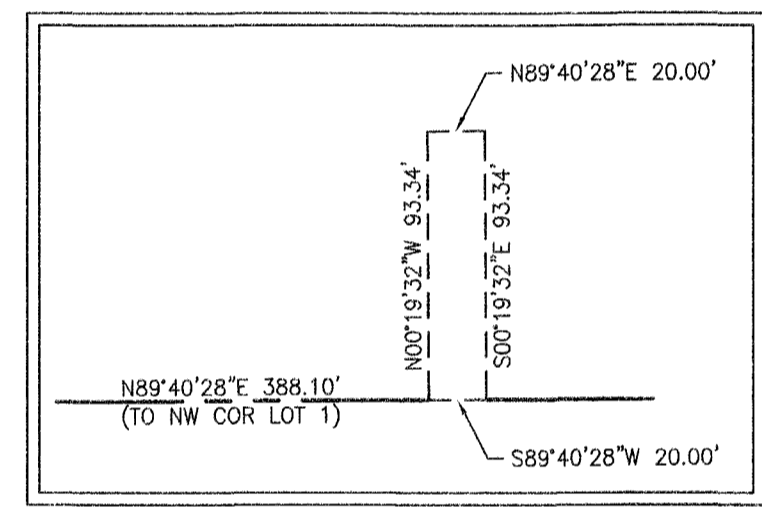
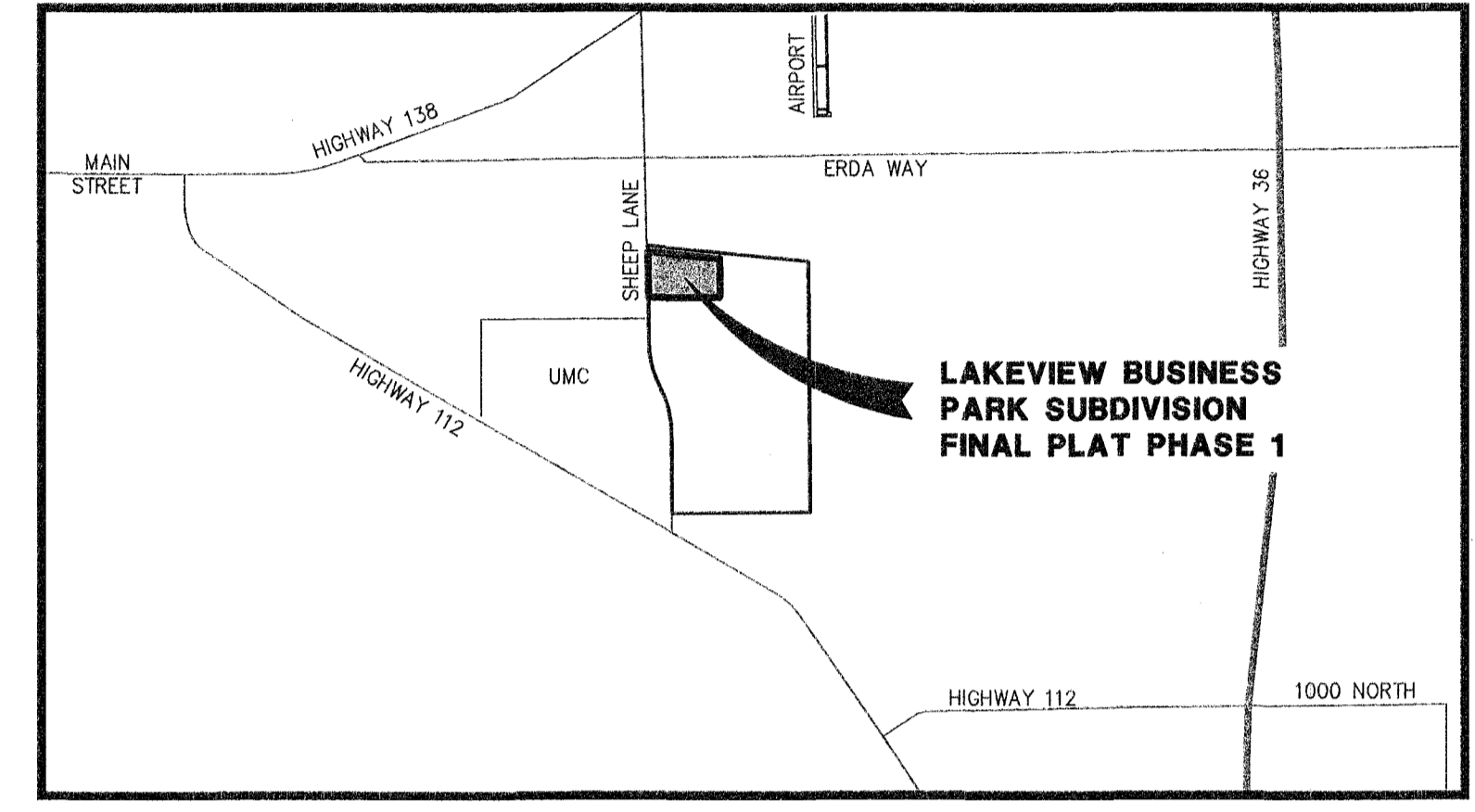
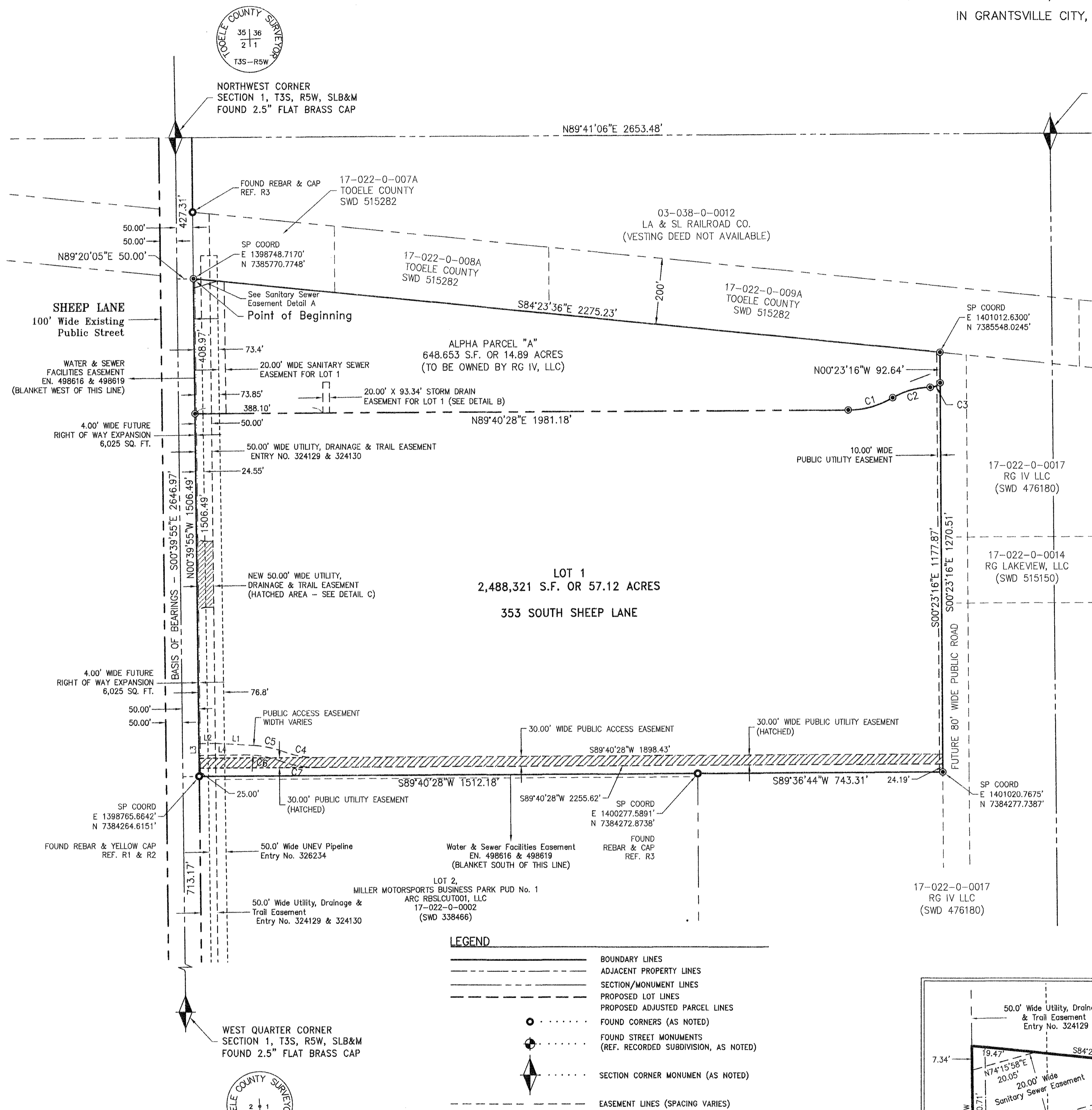
Commission Number 712999

My Commission Expires 07/08/2024

Sandra Reiber
Printed Name
A Notary Public Commissioned in Utah

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MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1
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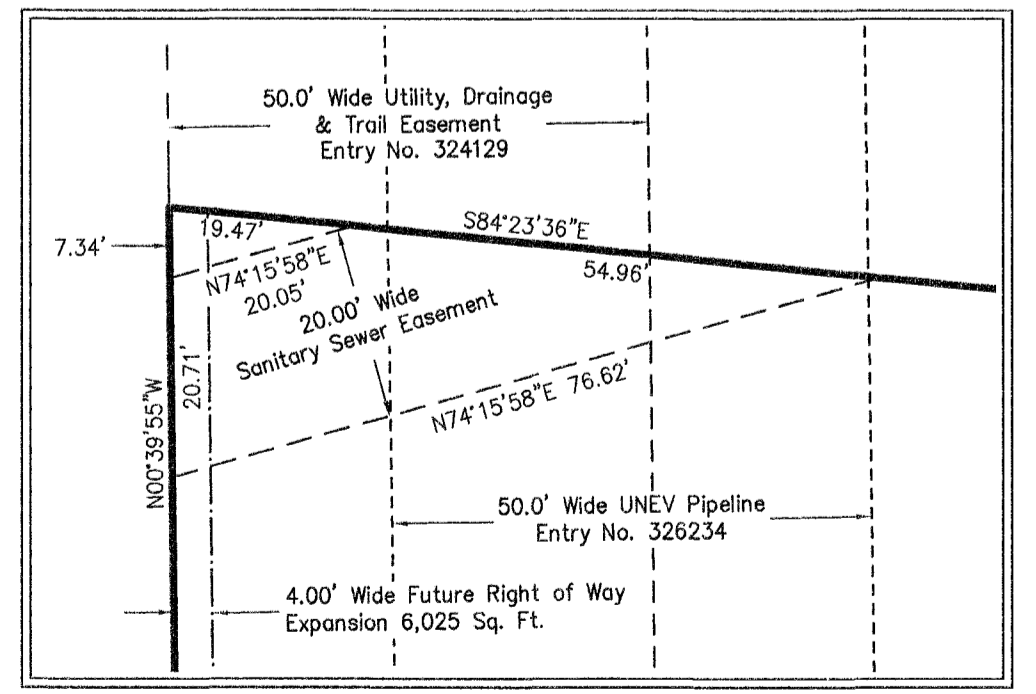


REFERENCES:

- R1 ALTA/NPS Land Title Survey prepared by Byrd & Associates, LLC, dated 10/22/13.
- R2 Miller Motorsports Business Park PUD No. 1, Recorded No. 324129, dated 4/14/09.
- R3 Record of Survey, File No. 2019-0003-03

LINE	BEARING	LENGTH
L1	N 86°46'00" W	111.88'
L2	S 89°20'05" W	54.65'
L3	S 0°39'55" E	36.00'
L4	N 89°20'05" E	142.57'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	30°07'04"	270.00'	141.93'	72.64'	140.30'	N74°38'56"E
C2	29°48'32"	230.00'	119.66'	61.22'	118.32'	S74°27'40"W
C3	48°31'49"	40.00'	33.88'	18.03'	32.88'	N65°06'02"E
C4	20°34'21"	285.00'	102.33'	51.72'	101.78'	N80°02'22"W
C5	17°00'49"	315.00'	93.54'	47.11'	93.19'	N78°15'36"W
C6	21°08'45"	285.00'	105.18'	53.20'	104.59'	S80°05'33"E
C7	20°48'22"	315.00'	114.39'	57.83'	113.76'	S79°55'21"E



LEGEND

- BOUNDARY LINES
- ADJACENT PROPERTY LINES
- SECTION/MONUMENT LINES
- PROPOSED LOT LINES
- PROPOSED ADJUSTED PARCEL LINES
- FOUND CORNERS (AS NOTED)
- FOUND STREET MONUMENTS (REF. RECORDED SUBDIVISION, AS NOTED)
- SECTION CORNER MONUMENT (AS NOTED)
- EASEMENT LINES (SPACING VARIES)

TOOELE COUNTY TREASURER I HEREBY CERTIFY THAT TAXES DUE AND OWING HAVE BEEN PAID IN FULL THIS 3 DAY OF 21st, 2020. FOR PARCEL NO. _____ <i>Janice Valverde</i> TOOELE COUNTY TREASURER	TOOELE COUNTY SURVEYOR APPROVED THIS 30th DAY OF October 2020. BY THE TOOELE COUNTY SURVEY DIRECTOR. <i>James D. Pitkin</i> TOOELE COUNTY SURVEY DIRECTOR
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SHEET 1 OF 1 PROJECT NO. 328B MANAGER CAB DRAWN BY JDP CHECKED BY DR DATE 8/03/2020	PREPARED BY: Dominion Engineering Associates, L.C. 5664 South Green Street Murray, Utah 84123 801-713-3000	CITY FIRE DEPARTMENT APPROVAL APPROVED THIS 28th DAY OF October 2020. BY THE GRANTSVILLE CITY FIRE DEPARTMENT. <i>Eric J. ...</i> GRANTSVILLE CITY FIRE CHIEF	GRANTSVILLE CITY PUBLIC WORKS APPROVAL APPROVED THIS 27th DAY OF October 2020. BY THE GRANTSVILLE CITY PUBLIC WORKS. <i>...</i> GRANTSVILLE PUBLIC WORKS DIRECTOR	PLANNING COMMISSION APPROVAL APPROVED THIS 27th DAY OF October 2020. BY THE GRANTSVILLE CITY PLANNING COMMISSION. <i>Jaine Dophem</i> CHAIR: GRANTSVILLE PLANNING COMMISSION	GRANTSVILLE CITY ENGINEER APPROVED AS TO FORM THIS 27th DAY OF Oct 2020. <i>...</i> GRANTSVILLE CITY ENGINEER OR DESIGNEE	CITY MAYOR APPROVAL APPROVED THIS 30th DAY OF October 2020. BY THE GRANTSVILLE CITY MAYOR <i>...</i> ATTTEST: GRANTSVILLE CITY RECORDER	GRANTSVILLE CITY ATTORNEY APPROVED AS TO FORM THIS 30th DAY OF Oct 2020. <i>...</i> GRANTSVILLE CITY ATTORNEY	TOOELE COUNTY RECORDER RECORDED No. 526245 STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF Northpoint Holdings, LLC DATE 11/03/2020 TIME 3:50 pm FEES \$54.00 <i>Karla Abbot</i> TOOELE COUNTY RECORDER
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