This map is provided solely for the purpose of LAKEVIEW BUSINESS PARK SUBDIVISION assisting in locating the property and Cottonwood SURVEYOR'S CERTIFICATE FINAL PLAT PHASE 1 Title Insurance Agency, Inc. assumes no liability 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 for variation, if any, with any actual survey. 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land VACATING AND AMENDING LOTS A, 3, 4, 5, 6, 7, 8 AND 9 OF MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1 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 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN 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 IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH 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 NORTH QUARTER CORNER NORTHWEST CORNER A parcel of land located in the Northwest Quarter of Section 1, Township 3 South, Range SECTION 1, T3S, R5W, SLB&M SECTION 1, T3S, R5W, SLB&M 5 West, Salt Lake Base and Meridian in Grantsville City, Tooele County, Utah, more FOUND 2.5" FLAT BRASS CAP FOUND 2.5" FLAT BRASS CAP particularly described as follows: N89'41'06"E 2653.48' Scale 1"= 200' 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 17-022-0-007A 1, and running thence South 84'23'36" East 2275.23 feet; thence South 00'23'16" East FOUND REBAR & CAP TOOELE COUNTY 1270.51 feet; thence South 89°36'44" West 743.31 feet to the northeast corner of Lot 2, SWD 515282 Miller Motorsports Business Park PUD No. 1, recorded 4/14/09 as Entry No. 324129 in the 03-038-0-0012 Office of the Tooele County Recorder; thence South 89°40'28" West 1512.18 feet along the LA & SL RAILROAD CO. 50.00'---MAIN STREET north boundary of said Lot 2 to said east boundary and right-of-way of Sheep Lane; (VESTING DEED NOT AVAILABLE) thence North 00°39'55" West 1506.49 feet along said road to the POINT OF BEGINNING. 50.00'--SP COORD 17-022-0-008A -E 1398748.7170' N89°20'05"E 50.00'-Containing 72.01 acres, more or less N 7385770.7748' TOOELE COUNTY SWD 515282 Date: October 15, 2020 17-022-0-0094 See Sanitary Sewer No. 171546 TOOELE COUNTY S84 23 36"E 2275.23 LAKEVIEW BUSINESS Easement Detail A UMC James D. Pitkin, PLS SHEEP LANE SWD 515282 SP COORD JAMES DALE - Point of Beginning E 1401012.6300' PARK SUBDIVISION License No. 171546 100' Wide Existing N 7385548.0245' FINAL PLAT PHASE Public Street ALPHA PARCEL "A" ATE OF U RECORD OF SURVEY NO. 2019-0003-03 648.653 S.F. OR 14.89 ACRES WATER & SEWER 20.00' WIDE SANITARY SEWER (TO BE OWNED BY RG IV, LLC) N00'23'16"W 92.64' FACILITIES EASEMENT EASEMENT FOR LOT EN. 498616 & 498619 Corners will be marked with a 5/8" rebar and cap marked "Dominion Engineering" (BLANKET WEST OF THIS LINE) 20.00' X 93.34' STORM DRAIN at the time of recording unless noted otherwise. EASEMENT FOR LOT 1 (SEE DETAIL B) N89'40'28"E 1981.18' 50.00 1000 NORTH 4.00' WIDE FUTURE HIGHWAY 112 RIGHT OF WAY EXPANSION 6,025 SQ. FT. OWNER'S DEDICATION AND CONSENT TO RECORD 50.00' WIDE UTILITY, DRAINAGE & TRAIL EASEMENT 10.00' WIDE ENTRY NO. 324129 & 324130 PUBLIC UTILITY EASEMENT 17-022-0-0017 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 RG IV LLC VICINITY MAP together with easements as set forth hereafter to be known as (SWD 476180) LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 1 - N89'40'28"E 20.00' 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 17-022-0-0014 same to be used as public thoroughfares forever. The undersigned owners also Δ=89'39'37" RG LAKEVIEW, LLC R=25.00' hereby convey to any and all public and private utility companies providing service to the NEW 50.00' WIDE UTILITY, hereon described tract a perpetual, non-exclusive easement over the public utility (SWD 515150) - DRAINAGE & TRAIL EASEMENT 2,488,321 S.F. OR 57.12 ACRES CB=S45'29'44"E Ch=35.25' easements shown on this plat, the same to be used for drainage and the installation, (HATCHED AREA - SEE DETAIL C) maintenance and operation of public utility service lines and facilities. S89°40'28"W 25.15' 353 SOUTH SHEEP LANE In witness whereof, I have hereunto set my/our hand this ______ day of _______ C-tober_____ RG Lakeview, LLC, a Utah limited liability company & 4.00' WIDE FUTURE RIGHT OF WAY EXPANSION -6,025 SQ. FT. 76.8' DETAIL B Not to Scale 50.00' PUBLIC ACCESS EASEMENT 50.00'---30.00' WIDE PUBLIC UTILITY EASEMENT -30.00' WIDE PUBLIC ACCESS EASEMENT **REFERENCES:** <u>Manager</u> R1 ALTA/NSPS Land Title Survey prepared by Byrd & N89'40'28"E 24.86' S89°36'44"W 743.31' 24.19'~ Associates, LLC, dated 10/22/13. **ACKNOWLEDGMENT** R2 Miller Motorsports Business Park PUD No. 1, -E 1401020.7675' Δ=90'20'23" S89*40'28"W 2255.62' --30.00' PUBLIC UTILITY EASEMENT SP COORD N 7384277.7387' Recorded No. 324129, dated 4/14/09. R=25.00' SP COORD (HATCHED) E 1400277.5891'-STATE OF Utah E 1398765.6642'-R3 Record of Survey, File No. 2019 -003-03 L=39.42' N 7384272.8738° CB=S44'30'16"W Ch=35.46' N 7384264.6151' COUNTY OF Salt Lake FOUND FOUND REBAR & YELLOW CAP 50.0' Wide UNEV Pipeline Water & Sewer Facilities Easement REBAR & CAP october REF. R1 & R2 EN. 498616 & 498619 Entry No. 326234 (BLANKET SOUTH OF THIS LINE) 20 20, before me, Saundra Reiber __ a notary public, personally 17-022-0-0017 DETAIL C MILLER MOTORSPORTS BUSINESS PARK PUD No. 1 RG IV LLC ARC RBSLCUT001, LLC appeared anthon Staufferthe Manager Not to Scale 50.0' Wide Utility, Drainage & LINE TABLE 17-022-0-0002 (SWD 476180) - Trail Easement Lakeview, LLC and RG IV, LLC proved on the basis of satisfactory evidence to be the (SWD 338466) Entry No. 324129 & 324130 BEARING LENGTH 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 L1 N 86°46'00" W 111.88' him/her/them on behalf of said Northpoint Development and acknowledged that BOUNDARY LINES he/she/they executed the same. L2 | S 89°20'05" W 54.65 ADJACENT PROPERTY LINES Commission Number 712999 S 0'39'55" E 36.00 PROPOSED ADJUSTED PARCEL LINES 50.0' Wide Utility, Drainage My Commission Expires 07/08/2024

Saundra Reikus L4 N 89'20'05" E & Trail Easement • · · · · · · FOUND CORNERS (AS NOTED) Entry No. 324129 WEST QUARTER CORNER FOUND STREET MONUMENTS SECTION 1, T3S, R5W, SLB&M (REF. RECORDED SUBDIVISION, AS NOTED) FOUND 2.5" FLAT BRASS CAP CURVE TABLE Saundra Reiber 7.34' ----CURVE DELTA RADIUS | LENGTH | TANGENT | CHORD BEARING · · · · · · SECTION CORNER MONUMEN (AS NOTED) A Notary Public Commissioned in Utah N74°38'56"E EASEMENT LINES (SPACING VARIES) LAKEVIEW BUSINESS PARK SUBDIVISION S74°27'40"W T35--R5W FINAL PLAT PHASE 1 40.00' 33.88' 18.03 32.88' N65°06'02"E TOOELE COUNTY TREASURER TOOELE COUNTY SURVEYOR 50.0' Wide UNEV Pipeline Entry No. 326234 51.72' | 101.78' 20°34°21" 285.00' 102.33' N80°02'22"W APPROVED THIS 30, DAY I HEREBY CERTIFY THAT TAXES DUE AND OWING VACATING AND AMENDING LOTS A, 3, 4, 5, 6, 7, 8 AND 9 OF OF OCTOBER 2020. HAVE BEEN PAID IN FULL 4.00' Wide Future Right of Way 17**°**00'49**"** 315.00' 93.54' 93.19 N78*15'36"W 47.11 MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1 Expansion 6,025 Sq. Ft. BY THE TOOELE COUNTY SURVEY DIRECTOR. THIS 3 DAY OF 7/10 , 2020. <u>DEVELOPER</u> LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, C6 21°08'45" 285.00' 105.18' 53.20' 104.59 S80°05'33**"**E NORTHPOINT DEVELOPMENT FOR PARCEL NO, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN TOOELE COUNTY SURVEY DIRECTOR Signetle Hatternen
TOPELE COUNTY TREASURER DETAIL A 315.00' 114.39' 57.83' | 113.76' | \$79**°**55**'**21"E 4825 NW CANAL STREET, SUITE 500 IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH SANITARY SEWER EASEMENT RIVERSIDE, MO 64150 Scale 1"=20' PREPARED BY: CITY FIRE DEPARTMENT APPROVAL GRANTSVILLE CITY PUBLIC WORKS APPROVAL PLANNING COMMISSION APPROVAL GRANTSVILLE CITY ENGINEER CITY MAYOR APPROVAL GRANTSVILLE CITY ATTORNEY TOOELE COUNTY RECORDER SHEET 1 OF 1 APPROVED THIS 25, DAY APPROVED THIS 30% DAY APPROVED THIS 27th DAY APPROVED THIS 27th, DAY RECORDED No. 526245 APPROVED AS TO FORM APPROVED AS TO FORM PROJECT NO. 3288 OF October 2020. OF October 2020. THIS 27th OF October 20 20 OF October 202) THIS 30+4 STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE BY THE GRANTSVILLE CITY MAYOR

CLENTX MACCHAEL

GRANTSVILLE CITY MAYOR MANAGER ____CAB BY THE GRANTSVILLE CITY FIRE DEPARTMENT. DAY OF Oct. BY THE GRANTSVILLE CITY PUBLIC WORKS. BY THE GRANTSVILLE CITY PLANNING COMMISSION. DAY OF REQUEST OF Northpoint Holdings, LLC DRAWN BY ____JDP Engineering Associates, L.C. Jame Obpham 5684 South Green Street GRANTSVILLE CITY FIRE CHIEF DATE 11/03/2020 TIME 3:50 pm CHECKED BY DR Murray, Utah 84123 801-713-3000 GRANTSVILLE PUBLIC WORKS DIRECTOR CHAIR: GRANTSVILLE PLANNING COMMISSION TOOLE COUNTY RECORDER DATE 8/03/2020 GRANTSVILLE CITY ENGINEER OR DESIGNEE

BK 21 PG 48