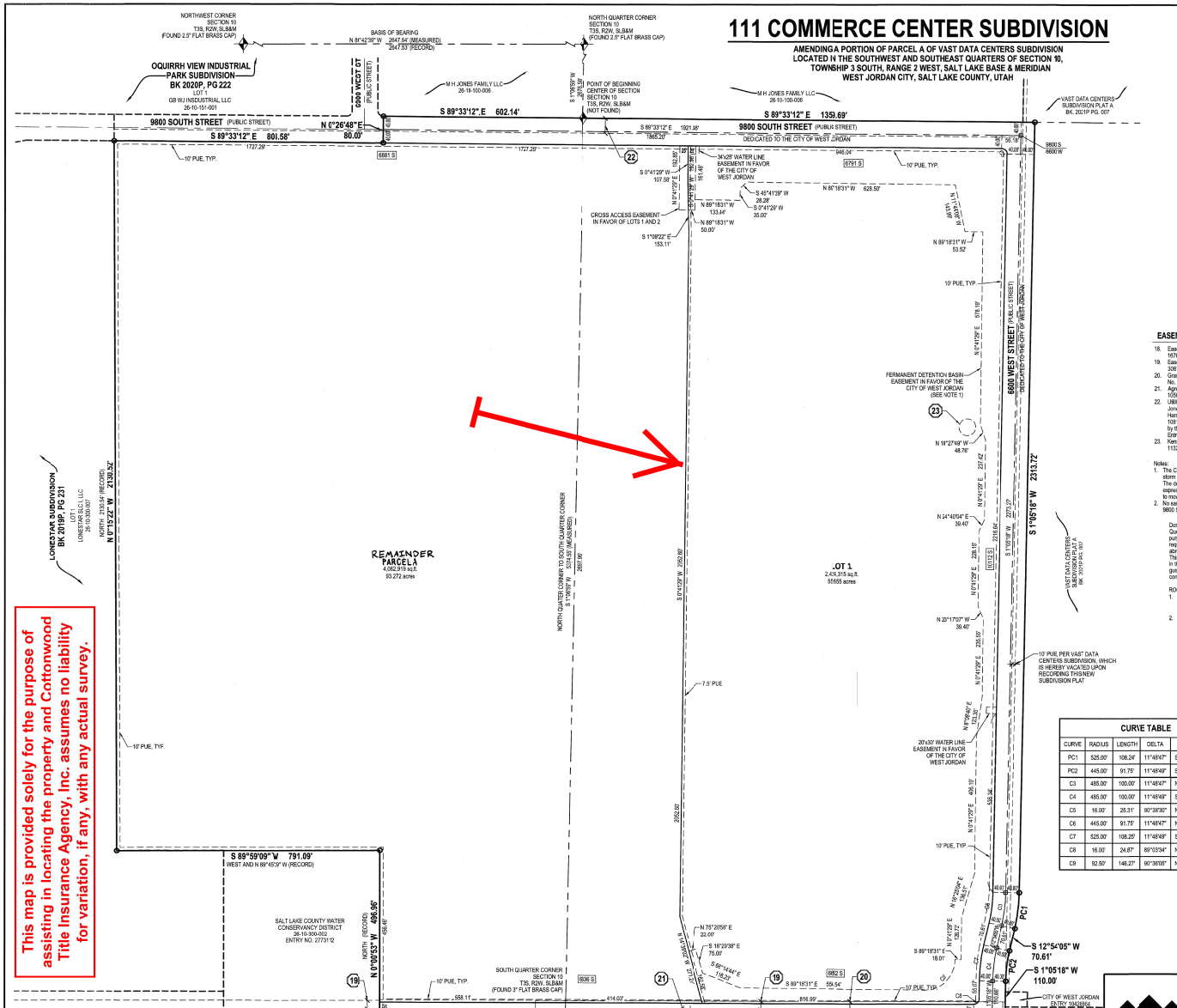
111 COMMERCE CENTER SUBDIVISION

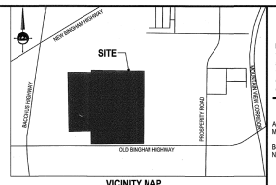
AMENDING A PORTION OF PARCEL A OF VAST DATA CENTERS SUBDIVISION LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST JORDAN CITY, SALT LAKE COUNTY, UTAH



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	525.00'	108.24'	11°48'47"	S6°59'42"W	108.05'
PC2	445.00'	91.75'	11°48'48"	S6°59'41"W	91.59'
C3	485.00'	100.00'	11°48'47"	N6°59'42"E	99.82'
C4	485.00'	100.00'	11°48'48"	S6°59'41"W	99.82'
C5	16.00'	25.31'	90°38'30"	N44°13'07"W	22.75'
C6	445.00'	91.75'	11°48'47"	N6°59'42"E	91.59'
C7	525.00'	108.25'	11°48'49"	S6°59'41"W	108.06'
C8	16.00'	24.87'	89°03'34"	N45°37'04"E	22.44'
C9	92.50'	146.27'	90°36'05"	N45°23'28"E	131.50'

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.



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

ENSIGN ENG. LAND SURV.

EASEMENT NOTES

18. Easement in favor of The Telluride Power Company, recorded March 17, 1903, as Entry No. 167663, in Book 6-N, at Page 207. (Blanket in nature)
19. Easement in favor of Utah Power and Light Company, recorded March 23, 1978, as Entry No. 3081960, in Book 4643, at Page 711.
20. Grant of Easement in favor of the City of West Jordan, Utah, recorded May 15, 2006, as Entry No. 9723358, in Book 9294, at Page 3583.
21. Agreement by and between West Jordan City, recorded November 17, 2008, as Entry No. 10562042, in Book 9658, at Page 9124.
22. Utility Easement Agreement (East-West) by and between VickyR. Jones, Trustee of the vicky R. Jones Survivor's Trust UAD February 25, 2016, Bryan L. Jones Leanne Jones, and Jereal Hansman, and Lonestar SLC I, LLC, recorded August 19, 2011 as Entry No. 13054826 in Book 10018 at Page 1424. This Utility Easement Agreement was assigned to the City of West Jordan by that certain Dedication and Grant of Utility Easement recorded on January 26, 2022, under Entry No. 13877071, in Book 11298, at Page 5859.
23. Kennecott monitoring well easement, recorded April 4, 2022, at Entry No. 13925564, in Book 11324, at Page 7786.

Notes:
1. The City of West Jordan has the right to access, inspect, clean, repair, remove, and replace the storm drainage system in the detention area located within the detention basin easement areas. The detention area cannot be fenced, filled or modified from its orginal construction without express written permission from the city engineer. It is the responsibility of the property owners to mow, maintain, and keep the detention area clean.
2. No sanitary sewer is installed within 6600 West. All properties are anticipated to direct flow to 9800 South for sewer service.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations orliabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in tis Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLATCONVEYS 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)(C)(II) 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:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

HORIZONTAL GRAPHIC SCALE
50 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract ofreal property; and has been drawn correctly to the designatedscale and is a true and correct representation of the herein described land included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office. I further certify that all lot meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest and Southeast Quarters of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Center of Section 10, said point is South 01°06'59" West 2,676.58 feet along the North-South quarter section line from the North Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base andMeridian; and running

thence South 89°33'12" East 1,359.69 feet along the East-West Quarter Section lin;
thence South 01°06'18" West 2,313.72 feet;
thence Southwesterly 108.24 feet along the arc of a 525.00 foot radius curve to theright (center bears North 88°54'41" West and the chord bears South 06°59'42" West 108.05 feet with a central angle of 11°48'47");
thence South 12°54'05" West 70.61 feet;
thence Southwesterly 91.75 feet along the arc of a 445.00 foot radius curve to the left (center bears South 7°10'55" East and the chord bears South 06°59'41" West 91.59 feet with a central angle of 11°48'48") to a point o the westerly boundary line of VAST DATA CENTERS SUBDIVISION, recorded as Entry No., 13525332 I Book 2021P at Page 7 in theOffice of the Salt Lake County Recorder;
thence South 01°05'18" West 110.00 feet along said westerly boundary line and itsextension to the South Section line;
thence North 89°51'09" West 1,326.10 feet along said South Section line to the South Quarter Corner of said Section 10;
thence North 89°52'40" West 558.00 feet along said South Section line to the east ne of property described in that certain Warranty Deed recorded December 30, 1975 as Entry No. 2773112 in Book 4066 at Page 225 in theOffice of the Salt Lake County Recorder;
thence North 00°00'53" West 456.96 feet along said east line (North per deed);
thence South 89°59'09" West 791.09 feet along the north line of said deed (West per deed) and to and along the East boundary line of LONESTAR SUBDIVISION, recorded as Entry No. 13054830 in Book 2019P at Page 231 is the Office of the Salt Lake County Recorder (South 89°45'0" East per plat);
thence North 00° 15'22" West 2,130.52 feet along the East boundary line to the Northeast Corner of Lot 1 of said subdivision (North 2,130.54 feet per plat);
thence South 89°33'12" East 808.58 feet;
thence North 00°26'48" East 80.00 feet to a point on the East-West quarter sectionline of said Section 10;
thence South 89°33'12" East 602.14 feet along said quarter section line to the poin of beginning.

Contains 6,926,498 Square Feet or 159.011 Acres and **1 Lot and 1 Parcel**

PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH 6-30-22

JUNE 30, 2022
DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known 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 the

111 COMMERCE CENTER SUBDIVISION

doherenby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street; and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I / we have hereunto set our hand (s) this 30 day of June A.D., 20 22

VAST SLC Campus, LLC
By: Shanalin Jensen
Its: VP Real Estate Construction

Vista 7 West Joran, LC
By: Jacob L. Boyer
Its: Manager

Vista 4 West Jordan, LC
By: Jacob L. Boyer
Its: Manager

Vista 8 West Joran, LC
By: Jacob L. Boyer
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah } S.S.
County of Salt Lake }

On the 30th day of June A.D. 20 22 Jacob L. Boyer personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that he/she is the Manager of VISTA 4 WEST JORDAN, LC, VISTA 7 WEST JORDAN, LC and VISTA 8 WEST JORDAN, LC limited liability companies and that he/she/they signed the owner's dedication freely and voluntarily and in behalf of said limited liability companies for the purposes therein mentioned and acknowledged to me that said limited liability companies executed the same.

MY COMMISSION EXPIRES: 6/28/2025
NAME: Avry Bynion
NO.: 712239
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN Davis COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

On the 5th day of July A.D. 20 22 Chandler Swenson personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that he/she is the VP of Real Estate Const of VAST SLC CAMPUS, LLC, a limited liability company and that he/she/they signed the owner's dedication 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: January 25, 2026
NAME: Beverly Bott
NO.: 732697
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

CONSENT TO DEDICATE AND SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that Rocky Mountain Power, the undersigned owner of perpetual easements for electrical transmission and distribution facilities, which easements traverse the property herein subdivided, hereby dedicates and subordinates its easements to roads, rights-of-way or other public uses described in the subdivision plat, provided that if it becomes necessary to relocate the electric facilities presently in place or upon said easements at the insistence or request of any public entity, the costs and expenses incurred thereby will be borne by the entity requiring or requesting the same. It is specifically understood and agreed that Rocky Mountain Power will comply with all reasonable requirements of the City regarding cutting, trenching and other work performed within the public streets and does not subordinate its interest in said easements to the sub-divider or to purchasers of lots from the sub-divider or to any other person or entity.

IN ATTNESS WHEREOF, Rocky Mountain Power has caused its name to be hereunto affied by its duly authorized officer this 1st day of July, 2022.

Rocky Mountain Power, a dba of PacifiCorp, an Oregon corporation

By: Jessica K. Lockhart
Its: Estimator

STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 1st day of July, 2022, personally appeared before me Jessica K. Lockhart who being by me duly sworn, did say that he/she is the signer of the within instrument on behalf of Rocky Mountain Power, a dba of PacifiCorp, an Oregon corporation, and that the within and foregoing Agreement was signed on behalf of Rocky Mountain Power by actual authority.

Beverly Bott
Notary Public residing in Salt Lake County

Notary No. 732697
Expires: January 25, 2026

SHEET 1 OF 1

PROJECT NUMBER : 19731A
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 6/28/22

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

DEVELOPER

RECORD SURVEY DATA
ROS NO.: S-

EASEMENT APPROVAL
CENTURYLINK — DATE 6-30-22
ROCKY MOUNTAIN POWER — DATE 6-30-22
DOMINION ENERGY UT — DATE 6/30/2022
COMCAST — DATE

SaltLake County Health Dept. BOARD OF HEALTH APPROVAL
APPROVED THIS 1 DAY OF July 20 22
BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF ____ 20 ____
BY THE CITY OF WEST JORDAN PLANNING COMMISSION
CHAIR, CITY OF WEST JORDAN PLANNING COMMISSION

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.
27 July 2022
CITY OF WEST JORDAN ENGINEER — DATE

CITY ATTORNEY
APPROVED THIS 27th DAY OF July 2022
BY THE CITY OF WEST JORDAN ATTORNEY
CITY OF WEST JORDAN ATTORNEY (Asst.)

CERTIFICATION OF FINAL CITY APPROVAL
I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 28 DAY OF JULY A.D., 20 22
ATTEST: CITY OF WEST JORDAN RECORDER — CITY OF WEST JORDAN MAYOR

CITY OF WEST JORDAN Seal STATE OF UTAH

111 COMMERCE CENTER SUBDIVISION

AMENDING A PORTION OF PARCEL A OF VAST DATA CENTERS SUBDIVISION LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13992583

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: West Jordan City
DATE: 7/29/22 TIME: 10:14 AM BOOK: 2022P PAGE: 178
$54.00
FEES
DEPUTY SALT LAKE COUNTY RECORDER

26-10-32; 41; 42