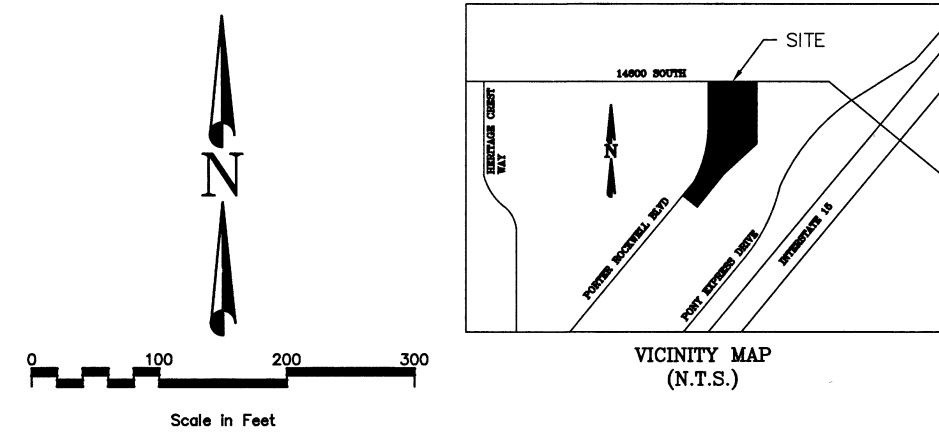


ROCKWELL RIDGE
BUSINESS PARK
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L.1	47.84	N89°34'29"E	L.24	188.49	N11°40'21"E
L.2	18.45	N49°23'21"E	L.25	68.40	N78°19'39"W
L.3	23.54	N49°34'39"W	L.26	27.37	N11°40'21"E
L.4	7.98	N49°23'21"E	L.27	76.37	S11°40'21"W
L.5	147.73	S44°34'39"E	L.28	23.54	N78°19'39"W
L.6	79.83	N49°23'21"E	L.29	83.91	S11°40'21"W
L.7	17.16	N44°34'39"W	L.30	22.56	N78°19'39"W
L.8	21.29	N49°23'21"E	L.31	61.06	S11°40'21"W
L.9	95.12	N2°21'11"E	L.32	27.41	N78°19'39"W
L.10	31.99	N89°34'39"W	L.33	199.89	S11°40'21"W
L.11	24.51	N2°21'11"E	L.34	29.38	N78°19'39"W
L.12	26.47	S89°34'39"E	L.35	29.32	S11°40'21"W
L.13	26.83	N2°21'11"E	L.36	8.44	S22°52'21"W
L.14	54.16	S89°34'39"E	L.37	312.95	S49°23'21"W
L.15	46.40	N2°21'11"E	L.38	62.83	S89°34'39"W
L.16	162.05	S89°34'39"E	L.39	61.87	S9°23'21"W
L.17	26.15	N2°21'11"E	L.40	88.41	S89°34'39"W
L.18	26.86	S89°34'39"E	L.41	18.82	N89°34'39"E
L.19	35.57	S89°34'39"E	L.42	18.96	S89°34'39"W
L.20	100.64	S89°34'39"E	L.43	68.35	N4°34'39"W
L.21	29.16	N2°21'11"E	L.44	18.71	S89°34'39"W
L.22	18.53	S89°34'39"E	L.45	69.15	N2°21'11"E
L.23	48.36	S78°19'39"E	L.46	32.83	S89°34'39"W

LINE #	LENGTH	DIRECTION
L.1	47.84	N89°34'29"E
L.2	18.45	N49°23'21"E
L.3	23.54	N49°34'39"W
L.4	7.98	N49°23'21"E
L.5	147.73	S44°34'39"E
L.6	79.83	N49°23'21"E
L.7	17.16	N44°34'39"W
L.8	21.29	N49°23'21"E
L.9	95.12	N2°21'11"E
L.10	31.99	N89°34'39"W
L.11	24.51	N2°21'11"E
L.12	26.47	S89°34'39"E
L.13	26.83	N2°21'11"E
L.14	54.16	S89°34'39"E
L.15	46.40	N2°21'11"E
L.16	162.05	S89°34'39"E
L.17	26.15	N2°21'11"E
L.18	26.86	S89°34'39"E
L.19	35.57	S89°34'39"E
L.20	100.64	S89°34'39"E
L.21	29.16	N2°21'11"E
L.22	18.53	S89°34'39"E
L.23	48.36	S78°19'39"E

LINE #	LENGTH	DIRECTION
L.1	47.84	N89°34'29"E
L.2	18.45	N49°23'21"E
L.3	23.54	N49°34'39"W
L.4	7.98	N49°23'21"E
L.5	147.73	S44°34'39"E
L.6	79.83	N49°23'21"E
L.7	17.16	N44°34'39"W
L.8	21.29	N49°23'21"E
L.9	95.12	N2°21'11"E
L.10	31.99	N89°34'39"W
L.11	24.51	N2°21'11"E
L.12	26.47	S89°34'39"E
L.13	26.83	N2°21'11"E
L.14	54.16	S89°34'39"E
L.15	46.40	N2°21'11"E
L.16	162.05	S89°34'39"E
L.17	26.15	N2°21'11"E
L.18	26.86	S89°34'39"E
L.19	35.57	S89°34'39"E
L.20	100.64	S89°34'39"E
L.21	29.16	N2°21'11"E
L.22	18.53	S89°34'39"E
L.23	48.36	S78°19'39"E

ROAD DEDICATION TABULATIONS

ROAD DEDICATION = 1.996 ACRES TOTAL
PARCEL 33-12-300-091 = 0.625 ACRES
PARCEL 33-12-300-093 = 0.254 ACRES
PARCEL 33-12-300-088 = 0.045 ACRES
PARCEL 33-12-300-089 = 0.665 ACRES
PARCEL 33-12-326-001 = 0.406 ACRES

UDOT
APPROVED THIS 30 DAY OF NOV BY UDOT

NOT REQUIRED
UDOT REPRESENTATIVE

COMCAST
APPROVED THIS 3 DAY OF NOV BY COMCAST.

Diana Phuge
COMCAST

PLANNING COMMISSION
APPROVED THIS 21st DAY OF June, 2017 BY THE CITY OF BLUFFDALE

Chairman, PLANNING COMMISSION

CENTURY LINK
APPROVED THIS 3 DAY OF NOV, 2017

Rex Anderson
CENTURY LINK

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS 3 DAY OF November, 2017

Rich Saloth
SALT LAKE VALLEY HEALTH DEPARTMENT

ROCKY MOUNTAIN POWER
APPROVED THIS 16th DAY OF Nov, 2017

Chris Brachmann
ROCKY MOUNTAIN POWER

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

11 DEC 2017
DATE

Michael Garcia
CITY ENGINEER

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 2nd DAY OF November, 2017 BY SOUTH VALLEY SEWER DISTRICT.

Wagner H. Bell
GENERAL MANAGER, Chairman of the Board

APPROVAL AS TO FORM
APPROVED AS TO FORM, THIS 29 DAY OF December, 2017

Bluffdale City Attorney

DOMINION ENERGY
APPROVED THIS 14 DAY OF Nov, 2017

Heleen Bell
DOMINION ENERGY

BLUFFDALE CITY
APPROVED THIS 18 DAY OF June, 2017 BY BLUFFDALE CITY.

Bluffdale City Mayor

ROCKWELL RIDGE BUSINESS PARK, LLC
9314 SOUTH 370 WEST
SANDY, UT. 84070

Bluffdale City Mayor

SALT LAKE COUNTY RECORDER #12692337
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Simple Products

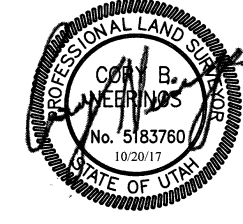
DATE: 01/04/2018 TIME: 3:07pm BOOK: 2018 PAGE: 6

\$ 35.00 FEE

Bluffdale City Mayor

DATE: 10/20/17
NUMBER
PROJECT: 516-033
SHEET 1
OF 1 SHEETS

SURVEYOR'S CERTIFICATE:
I, Cory B. Neerings, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 5183760 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that, by the authority of the owners, I have completed a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROCKWELL RIDGE BUSINESS PARK, and that the same has been correctly surveyed and staked on the ground as shown on this plat.



Cory B. Neerings
License No. 5183760

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 14600 SOUTH STREET, SAID POINT BEING SOUTH 89°55'42" EAST 1998.11 FEET AND SOUTH 53.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 0°04'08" WEST 865.38 FEET;
THENCE SOUTH 88°27'59" WEST 477.16 FEET;
THENCE 197.72 FEET ALONG THE ARC OF A 533 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 21°15'18" (CHORD BEARS SOUTH 47°50'21" WEST 195.59 FEET);
THENCE SOUTH 37°12'44" WEST 280.50 FEET;
THENCE NORTH 51°44'50" WEST 161.28 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PORTER ROCKWELL BLVD;
THENCE ALONG SAID PORTER ROCKWELL BLVD THE FOLLOWING THREE(3) COURSES:
THENCE 587.31 FEET ALONG THE ARC OF A 1053.50 RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 31°50'28" (CHORD BEARS NORTH 15°23'55" EAST 578.74 FEET);
THENCE NORTH 0°25'21" EAST 746.49 FEET;
THENCE NORTH 45°14'50" EAST 63.44 FEET TO SAID RIGHT-OF-WAY LINE OF 14600 SOUTH;
THENCE SOUTH 89°55'42" EAST 617.44 FEET TO THE POINT OF BEGINNING

CONTAINS 17.477 ACRES OR 761,287 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS IS SOUTH 89°55'42" EAST BETWEEN THE WEST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

OWNER'S DEDICATION

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 AS SHOWN ON THIS PLAN AND NAME SAID PLAN
ROCKWELL RIDGE BUSINESS PARK
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AL STREETS-OF-WAY, LOTS AND EASEMENTS AS SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATE STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.

ROCKWELL RIDGE BUSINESS PARK, LLC

Bluffdale City Mayor

ACKNOWLEDGMENT

State of Utah
County of Salt Lake

ON THIS 24 DAY OF October, 2017 PERSONALLY APPEARED BEFORE ME Bluffdale City Mayor THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Bluffdale City Mayor OF THE CITY OF BLUFFDALE, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Bluffdale City Mayor

NOTICE TO PURCHASERS

- Subject to an Easement over, across or through the land for pipe lines and incidental purposes, as granted to Wastech Gas Company by Instrument Recorded 06/01/1931 as Entry No. 676290, in Book 96 of Liens and Leases at Page 95. No specific legal description contained therein.
- Subject to an Easement over, across or through the land for pipe line and incidental purposes, as granted to Wastech Gas Company by Instrument Recorded 06/01/1931 as Entry No. 676290, in Book 96 of Liens and Leases at Page 98. No specific legal description contained therein.
- Subject to the Official Economic Development Plan for the Eastern Bluffdale Economic Development Project Area Recorded 11/24/1999 as Entry No. 7520246 in Book 8325 at Page 4208 of Official Records.
- Subject to the Ordinance approving and adopting an amendment of the Official Economic Development Plan for the Eastern Bluffdale Economic Development Project Area Recorded 06/02/2009 as Entry No. 10718409 in Book 9730 at Page 7077 of Official Records.
- Subject to the Declaration of Covenant Recorded 5/27/2009 as Entry No. 10712191, in Book 9727 Page 4857 of Official Records.
- Subject to the Development and Easement Agreement Recorded 5/28/2010 as Entry No. 10962231 in Book 9829 Page 6599, in the office of the Salt Lake County Recorder.
- NOTICE OF DEVELOPMENT AGREEMENT, Artemis Investments hereby gives notice of the execution of a Development Agreement for Independence at Bluffdale and the First Amendment to the Development Agreement for Independence at Bluffdale Recorded 7/02/2008 as Entry No. 10470370 in Book 9623 Page 8016, of Official Records.
- Subject to the Second Amendment to Development Agreement for Independence at Bluffdale, Recorded 5/3/2011 as Entry No. 11177108 in Book 9922 Page 3113, of Official Records.
- Subject to that Cross Easement Agreement, Recorded 5/8/2012 as Entry No. 11386905 in Book 10015 Page 6599, in the office of the Salt Lake County Recorder.
- Declaration of Covenants and Easements running with the land, Recorded on 1/15/2013 as Entry No. 11556686 in Book 10098 Page 398, in the office of the Salt Lake County Recorder.
- Amended And Restated Development Agreement for Alcaine at Independence, Recorded 2/25/2014 as Entry No. 11809196 in Book 10213 Page 2765, of Official Records.
- Subject to the partial Termination of Easement and Agreement recorded August 29, 2013 as Entry No. 11714907 in Book 10173 at Page 3188 of Official Records.
- Subject to the amended development agreement dated November 16, 2016.

33-12-313-32

33-12-300-091; 33-12-326-001; 33-12-326-002; 33-12-326-003; 33-12-326-004; 33-12-326-005; 33-12-326-006; 33-12-326-007; 33-12-326-008; 33-12-326-009; 33-12-326-010; 33-12-326-011; 33-12-326-012; 33-12-326-013; 33-12-326-014; 33-12-326-015; 33-12-326-016; 33-12-326-017; 33-12-326-018; 33-12-326-019; 33-12-326-020; 33-12-326-021; 33-12-326-022; 33-12-326-023; 33-12-326-024; 33-12-326-025; 33-12-326-026; 33-12-326-027; 33-12-326-028; 33-12-326-029; 33-12-326-030; 33-12-326-031; 33-12-326-032; 33-12-326-033; 33-12-326-034; 33-12-326-035; 33-12-326-036; 33-12-326-037; 33-12-326-038; 33-12-326-039; 33-12-326-040; 33-12-326-041; 33-12-326-042; 33-12-326-043; 33-12-326-044; 33-12-326-045; 33-12-326-046; 33-12-326-047; 33-12-326-048; 33-12-326-049; 33-12-326-050; 33-12-326-051; 33-12-326-052; 33-12-326-053; 33-12-326-054; 33-12-326-055; 33-12-326-056; 33-12-326-057; 33-12-326-058; 33-12-326-059; 33-12-326-060; 33-12-326-061; 33-12-326-062; 33-12-326-063; 33-12-326-064; 33-12-326-065; 33-12-326-066; 33-12-326-067; 33-12-326-068; 33-12-326-069; 33-12-326-070; 33-12-326-071; 33-12-326-072; 33-12-326-073; 33-12-326-074; 33-12-326-075; 33-12-326-076; 33-12-326-077; 33-12-326-078; 33-12-326-079; 33-12-326-080; 33-12-326-081; 33-12-326-082; 33-12-326-083; 33-12-326-084; 33-12-326-085; 33-12-326-086; 33-12-326-087; 33-12-326-088; 33-12-326-089; 33-12-326-090; 33-12-326-091; 33-12-326-092; 33-12-326-093; 33-12-326-094; 33-12-326-095; 33-12-326-096; 33-12-326-097; 33-12-326-098; 33-12-326-099; 33-12-326-100; 33-12-326-101; 33-12-326-102; 33-12-326-103; 33-12-326-104; 33-12-326-105; 33-12-326-106; 33-12-326-107; 33-12-326-108; 33-12-326-109; 33-12-326-110; 33-12-326-111; 33-12-326-112; 33-12-326-113; 33-12-326-114; 33-12-326-115; 33-12-326-116; 33-12-326-117; 33-12-326-118; 33-12-326-119; 33-12-326-120; 33-12-326-121; 33-12-326-122; 33-12-326-123; 33-12-326-124; 33-12-326-125; 33-12-326-126; 33-12-326-127; 33-12-326-128; 33-12-326-129; 33-12-326-130; 33-12-326-131; 33-12-326-132; 33-12-326-133; 33-12-326-134; 33-12-326-135; 33-12-326-136; 33-12-326-137; 33-12-326-138; 33-12-326-139; 33-12-326-140; 33-12-326-141; 33-12-326-142; 33-12-326-143; 33-12-326-144; 33-12-326-145; 33-12-326-146; 33-12-326-147; 33-12-326-148; 33-12-326-149; 33-12-326-150; 33-12-326-151; 33-12-326-152; 33-12-326-153; 33-12-326-154; 33-12-326-155; 33-12-326-156; 33-12-326-157; 33-12-326-158; 33-12-326-159; 33-12-326-160; 33-12-326-161; 33-12-326-162; 33-12-326-163; 33-12-326-164; 33-12-326-165; 33-12-326-166; 33-12-326-167; 33-12-326-168; 33-12-326-169; 33-12-326-170; 33-12-326-171; 33-12-326-172; 33-12-326-173; 33-12-326-174; 33-12-326-175; 33-12-326-176; 33-12-326-177; 33-12-326-178; 33-12-326-179; 33-12-326-180; 33-12-326-181; 33-12-326-182; 33-12-326-183; 33-12-326-184; 33-12-326-185; 33-12-326-186; 33-12-326-187; 33-12-326-188; 33-12-326-189; 33-12-326-190; 33-12-326-191; 33-12-326-192; 33-12-326-193; 33-12-326-194; 33-12-326-195; 33-12-326-196; 33-12-326-197; 33-12-326-198; 33-12-326-199; 33-12-326-200; 33-12-326-201; 33-12-326-202; 33-12-326-203; 33-12-326-204; 33-12-326-205; 33-12-326-206; 33-12-326-207; 33-12-326-208; 33-12-326-209; 33-12-326-210; 33-12-326-211; 33-12-326-212; 33-12-326-213; 33-12-326-214; 33-12-326-215; 33-12-326-216; 33-12-326-217; 33-12-326-218; 33-12-326-219; 33-12-326-220; 33-12-326-221; 33-12-326-222; 33-12-326-223; 33-12-326-224; 33-12-326-225; 33-12-326-226; 33-12-326-227; 33-12-326-228; 33-12-326-229; 33-12-326-230; 33-12-326-231; 33-12-326-232; 33-12-326-233; 33-12-326-234; 33-12-326-235; 33-12-326-236; 33-12-326-237; 33-12-326-238; 33-12-326-239; 33-12-326-240; 33-12-326-241; 33-12-326-242; 33-12-326-243; 33-12-326-244; 33-12-326-245; 33-12-326-246; 33-12-326-247; 33-12-326-248; 33-12-326-249; 33-12-326-250; 33-12-326-251; 33-12-326-252; 33-12-326-253; 33-12-326-254; 33-12-326-255; 33-12-326-256; 33-12-326-257; 33-12-326-258; 33-12-326-259; 33-12-326-260; 33-12-326-261; 33-12-326-262; 33-12-326-263; 33-12-326-264; 33-12-326-265; 33-12-326-266; 33-12-326-267; 33-12-326-268; 33-12-326-269; 33-12-326-270; 33-12-326-271; 33-12-326-272; 33-12-326-273; 33-12-326-274; 33-12-326-275; 33-12-326-276; 33-12-326-277; 33-12-326-278; 33-12-326-279; 33-12-326-280; 33-12-326-281; 33-12-326-282; 33-12-326-283; 33-12-326-284; 33-12-326-285; 33-12-326-286; 33-12-326-287; 33-12-326-288; 33-12-326-289; 33-12-326-290; 33-12-326-291; 33-12-326-292; 33-12-326-293; 33-12-326-294; 33-12-326-295; 33-12-326-296; 33-12-326-297; 33-12-326-298; 33-12-326-299; 33-12-326-300; 33-12-326-301; 33-12-326-302; 33-12-326-303; 33-12-326-304; 33-12-326-305; 33-12-326-306; 33-12-326-307; 33-12-326-308; 33-12-326-309; 33-12-326-310; 33-12-326-311; 33-12-326-312; 33-12-326-313; 33-12-326-314; 33-12-326-315; 33-12-326-316; 33-12-326-317; 33-12-326-318; 33-12-326-319; 33-12-326-320; 33-12-326-321; 33-12-326-322; 33-12-326-323; 33-12-326-324; 33-12-326-325; 33-12-326-326; 33-12-326-327; 33-