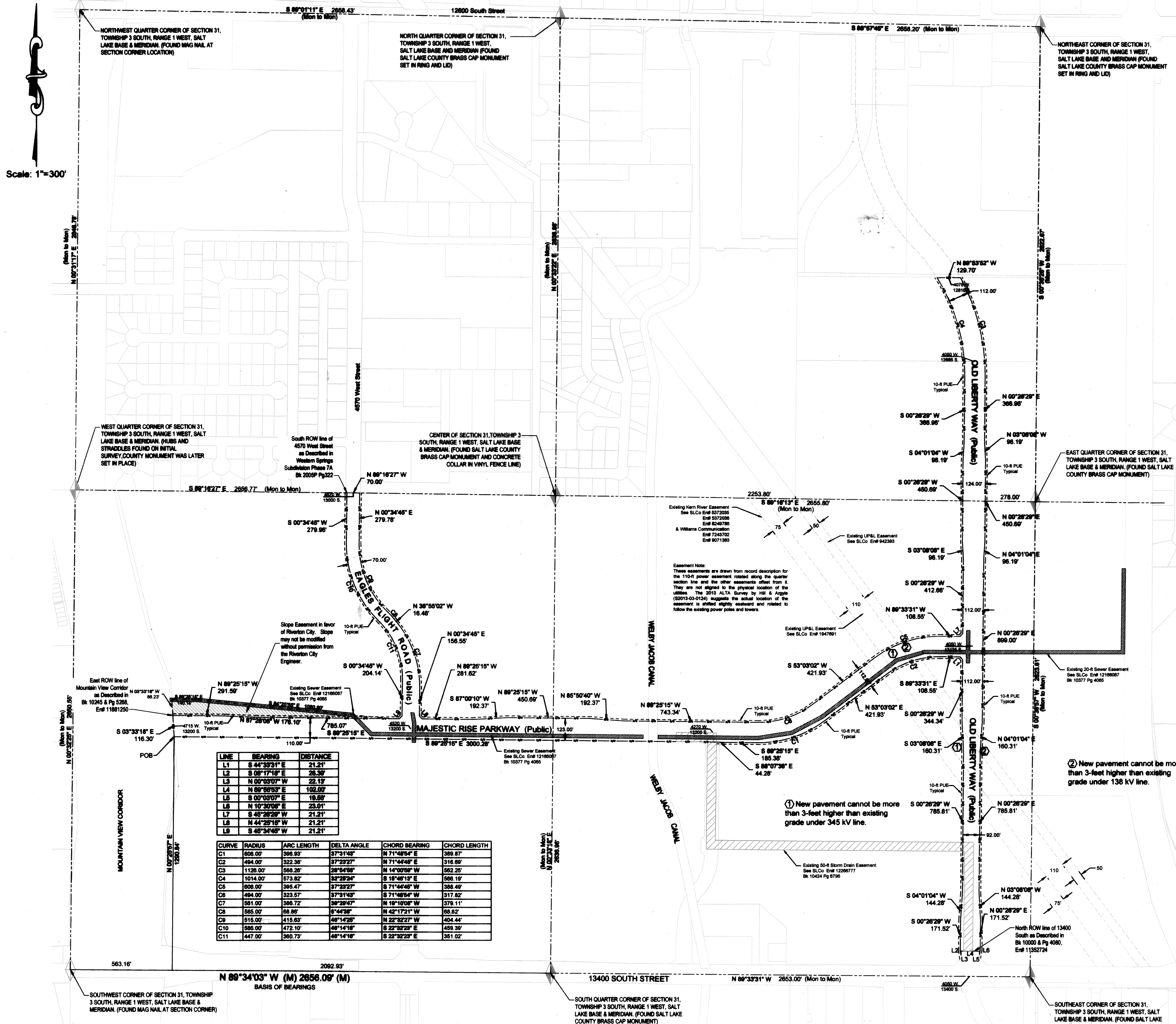


RIVERTON CITY WESTERN COMMERCIAL DISTRICT

Situate in the NE, SE & SW Quarters of Section 31,
Township 3 South, Range 1 West, Salt Lake Base and Meridian



SLOPE EASEMENT

An Easement in favor of Riverton City for constructing and maintaining a slope in conjunction with road improvements. The slope may not be altered without written approval from the Riverton City Engineer. Maintenance of the surface improvements, including landscaping, will be the responsibility of the property owner, not Riverton City.

Beginning at a point on the east ROW line for Mountain View Corridor as described in that certain Quit Claim recorded as Entry# 11881250 in the Office of the Salt Lake County Recorder's Office, said point being 2092.93 feet North 89°34'03" West along the Section Line and 1280.84 feet North 00°26'57" East and 116.30 feet North 00°33'18" West from the monument marking the South Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian (Found Salt Lake County Brass Cap Monument Set in Ring and Lid) and running thence North 03°33'18" West 68.23 feet; thence South 89°25'15" East 140.14 feet; thence South 84°28'05" East 1080.80 feet to the north ROW of 13400 South; thence along said north ROW the following three calls (1) North 89°25'15" West 705.07 feet, (2) North 87°28'05" West 176.10 feet, (3) North 89°25'15" West 291.59 feet to the point of beginning.

Containing approximately 1.40 acres or about 61,187 square feet.

Public Utility Easement Approval

Dominion Energy
Cheryl Beauchaine
Rocky Mountain Power
Barb Wilk
Century Link
E. J. J. J.
Contract

4/12/17
4-19-19
4-12-19
4-22-19

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains 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 acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way department at 1-800-368-8532

OWNERS DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into public streets, together with easements as set forth hereon and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, nonexclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I/we have hereunto set our hand(s) this 24th day of January, AD 2019.

By: Matthew J. Dyer the President of Suburban Land Reserve, LLC

ACKNOWLEDGEMENT

State of Utah

County of Salt Lake

On the 24th day of January, AD 2019, Personally appeared before me, the undersigned Notary of the Public, in and for the County of Salt Lake in said State of Utah, Matthew J. Dyer, who being duly sworn acknowledged before me that (s)he is the authorized agent of Suburban Land Reserve, LLC Corporation and that (s)he signed on behalf of said corporation for the purposes mentioned.

Notary Signature: Matthew J. Dyer
Notary Public Full Name: Matthew J. Dyer
Commission Number: 676327
My commission expires: 05/01/2021
A Notary Public Commissioned in Utah

In witness whereof I/we have hereunto set our hand(s) this 1st day of February, AD 2019.

By: Ally Padell the AGENT of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints

ACKNOWLEDGEMENT

State of Utah

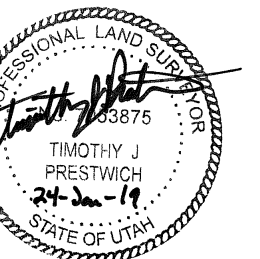
County of Salt Lake

On the 1st day of February, AD 2019, Personally appeared before me, the undersigned Notary of the Public, in and for the County of Salt Lake in said State of Utah, Ally Padell, who being duly sworn acknowledged before me that (s)he is the authorized agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah Corporation sole, and that (s)he signed on behalf of said corporation for the purposes mentioned.

Notary Signature: Ally Padell
Notary Public Full Name: Ally Padell
Commission Number: 676322
My commission expires: 05/01/2020
A Notary Public Commissioned in Utah

SURVEYOR'S CERTIFICATE

I, TIMOTHY J. PRESTWICH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 7055875, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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 STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS RIVERTON CITY WESTERN COMMERCIAL DISTRICT ROAD DEDICATION AND THAT THE SAME HAVE BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



TIMOTHY J. PRESTWICH
UTAH PLS NO. 7055875

DESCRIPTION OF ROAD DEDICATION

Beginning at a point on the east ROW line for Mountain View Corridor as described in that certain Quit Claim recorded as Entry# 11881250 in the Office of the Salt Lake County Recorder's Office, said point being 2092.93 feet North 89°34'03" West along the Section Line and 1280.84 feet North 00°26'57" East from the monument marking the South Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian (Found Salt Lake County Brass Cap Monument Set in Ring and Lid) and running thence North 03°33'18" West 68.23 feet; thence South 89°25'15" East 140.14 feet; thence South 84°28'05" East 1080.80 feet to the north ROW of 13400 South; thence along said north ROW the following three calls (1) North 89°25'15" West 705.07 feet, (2) North 87°28'05" West 176.10 feet, (3) North 89°25'15" West 291.59 feet to the point of beginning.

thence along the arc of said curve 396.93 feet, through a central angle of 37°31'45" (chord bears N 71°48'54" E, 389.87 feet); thence N 53°03'02" E 421.93 feet to a point on a 494.00-ft radius curve to the right; thence along the arc of said curve 322.38 feet through a central angle of 37°22'27" (chord bears N 71°44'48" E, with a chord length of 316.89 feet); thence S 09°17'18" E 26.39 feet; thence S 00°26'57" W 705.81 feet; thence S 04°01'04" W 144.28 feet; thence S 03°08'05" E 160.31 feet; thence S 00°28'29" W 785.81 feet; thence S 04°01'04" W 144.28 feet; thence S 00°26'29" W 171.52 feet; thence S 08°17'18" E 26.39 feet; thence N 00°03'07" W 22.13 feet to the existing North ROW line of 13400 South as described in that certain Quit Claim recorded as Entry# 11352724 in the Office of the Salt Lake County Recorder's Office; thence along said north line of 13400 South N 89°34'03" E 162.00 feet; thence S 00°03'07" E 15.58 feet; thence N 59°30'05" E 23.01 feet; thence N 00°28'29" E 171.52 feet; thence N 00°08'05" W 344.28 feet; thence N 00°28'29" E 785.81 feet; thence N 04°01'04" E 160.31 feet; thence N 00°28'29" E 899.00 feet; thence N 04°01'04" E 96.19 feet; thence N 00°28'29" E 450.69 feet; thence N 03°08'05" W 96.19 feet; thence N 00°28'29" E 366.96 feet to a point on a 1125.00-ft radius curve to the left; thence along the arc of said curve 568.26 feet through a central angle of 28°54'56" (chord bears N 14°00'39" W, with a chord length of 562.25 feet) to the greater's north property line; thence along said north property line N 89°33'52" W 129.70 feet, to a point on a non-tangent 1034.00-ft radius curve to the right with a center bearing S 58°01'05" W; thence along the arc of said curve 573.82 feet through a central angle of 32°25'24" (chord bears S 15°46'13" E 566.19 feet); thence S 00°26'29" W 366.96 feet; thence S 04°01'04" W 96.19 feet; thence S 00°26'29" W 450.69 feet; thence S 03°08'05" E 96.19 feet; thence S 00°26'29" W 412.86 feet; thence S 45°26'29" W 21.21 feet; thence N 89°33'53" W 108.55 feet to a point on a 608.00-ft radius curve to the left; thence along the arc of said curve 385.47 feet through a central angle of 37°22'27" (chord bears S 71°44'48" W, with a chord length of 388.49 feet); thence S 53°03'02" W 421.93 feet to a point on a 494.00-ft radius curve to the right; thence along the arc of said curve 322.37 feet through a central angle of 37°31'45" (chord bears S 71°48'54" W, with a chord length of 317.82 feet); thence N 00°25'15" W 743.34 feet; thence N 05°30'40" W 192.37 feet; thence N 89°25'15" W 450.69 feet; thence S 87°00'10" W 192.37 feet; thence N 89°25'15" W 281.62 feet; thence N 44°28'15" W, 21.21 feet; thence along the arc of said curve 568.26 feet to a point on a 561.00-ft radius curve to the left; thence along the arc of said curve 386.72 feet through a central angle of 39°29'47" (chord bears N 19°10'08" W, with a chord length of 379.11 feet); thence N 36°55'02" W 16.48 feet to a point on a 585.00-ft radius curve to the left; thence along the arc of said curve 472.10 feet, through a central angle of 46°14'16" (chord bears S 22°32'28" E, with a chord length of 459.39 feet) to a point of reverse curvature on 515.00-ft radius curve to the right; thence along the arc of said curve 415.63 feet through a central angle of 46°14'25" (chord bears N 22°32'27" W, with a chord length of 404.44 feet); thence N 00°34'45" E 279.78 feet to the quarter section line between the monuments marking the West Quarter and Center Corner of said Section 31; thence along said quarter section line N 89°34'27" W 70.80 feet; thence S 00°34'45" W 279.96 feet to a point on a 585.00-ft radius curve to the left; thence along the arc of said curve 472.10 feet, through a central angle of 46°14'16" (chord bears S 22°32'28" E, with a chord length of 459.39 feet) to a point of reverse curvature on a 447.00-ft radius curve to the right; thence along the arc of said curve 360.73 feet through a central angle of 46°14'16" (chord bears S 22°32'28" E, with a chord length of 351.02 feet); thence S 00°34'45" W 204.34 feet; thence S 45°34'45" W 21.21 feet; thence N 89°25'15" W 785.07 feet; thence N 87°28'05" W 176.10 feet; thence N 89°25'15" W 291.59 feet to the east ROW line for Mountain View Corridor as described in that certain Quit Claim recorded as Entry# 11881250 in the Office of the Salt Lake County Recorder's Office; thence S 03°33'18" E (S 03°48'01" E by record) along said east ROW line 116.30 feet to the point of beginning.

Containing approximately 1,019,414 square feet or about 23.40 acres.

Less any part or portion falling within lands owned in fee by the Welby Jacob Water Users Company.

ROAD DEDICATION PLAT RIVERTON CITY WESTERN COMMERCIAL DISTRICT

LOCATED IN THE NE, SE & SW QUARTERS OF
SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
RIVERTON CITY, SALT LAKE COUNTY, UTAH

South Valley Sewer District

APPROVED THIS 15 DAY OF April, A.D. 2019.

Michael J. Smith
DISTRICT MANAGER

County Health Department

APPROVED THIS 19 DAY OF April, A.D. 2019.

Debra J. Gray
DIRECTOR

Riverton City Water

APPROVED THIS 25 DAY OF April, A.D. 2019 BY
THE RIVERTON CITY WATER DEPARTMENT.

David R. J. J.
RIVERTON CITY WATER

Riverton City Planning

APPROVED THIS 25 DAY OF April, A.D. 2019 BY
THE RIVERTON CITY PLANNING DEPARTMENT.

Michael J. Smith
DIRECTOR

Riverton City Engineer

APPROVED THIS 21 DAY OF April, A.D. 2019 BY
THE RIVERTON CITY ENGINEERING DEPARTMENT.

Michael J. Smith
CITY ENGINEER

Approval as to Form

APPROVAL AS TO FORM THIS
12 DAY OF April, A.D. 2019.

Michael J. Smith
RIVERTON CITY ATTORNEY

Riverton City Council

PRESENTED TO THE RIVERTON CITY COUNCIL THIS 14 DAY
OF August, A.D. 2019 AT WHICH TIME THIS ROAD
DEDICATION WAS APPROVED AND ACCEPTED.

Michael J. Smith
MAYOR
Michael J. Smith
RECORDER

Recorded # 13051519

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF: Riverton City
DATE: 8/14/2019 TIME: 12:10 PM BOOK: 2019 PAGE: 225
FEES: NO FEE
Michael J. Smith
SALT LAKE COUNTY RECORDER

Note: The Survey Section Control for this plat was obtained by Michael Engineering in October 2014 and recorded as survey S2014-10-0484 in the office of the Salt Lake County Surveyor. Since then, Riverton City together with the property owner and other state holders have relied upon the Michael Engineering Survey to create plans, proposals, alignments, agreements, easements and rights-of-way. The background parcels shown hereon are for reference only and do not represent actual parcel boundaries. They were obtained from SLC GIS Data retrieved August 2018.

NOTE: The PUE shown hereon is a Public Utility Easement and Riverton City Utility & Drainage Easement.