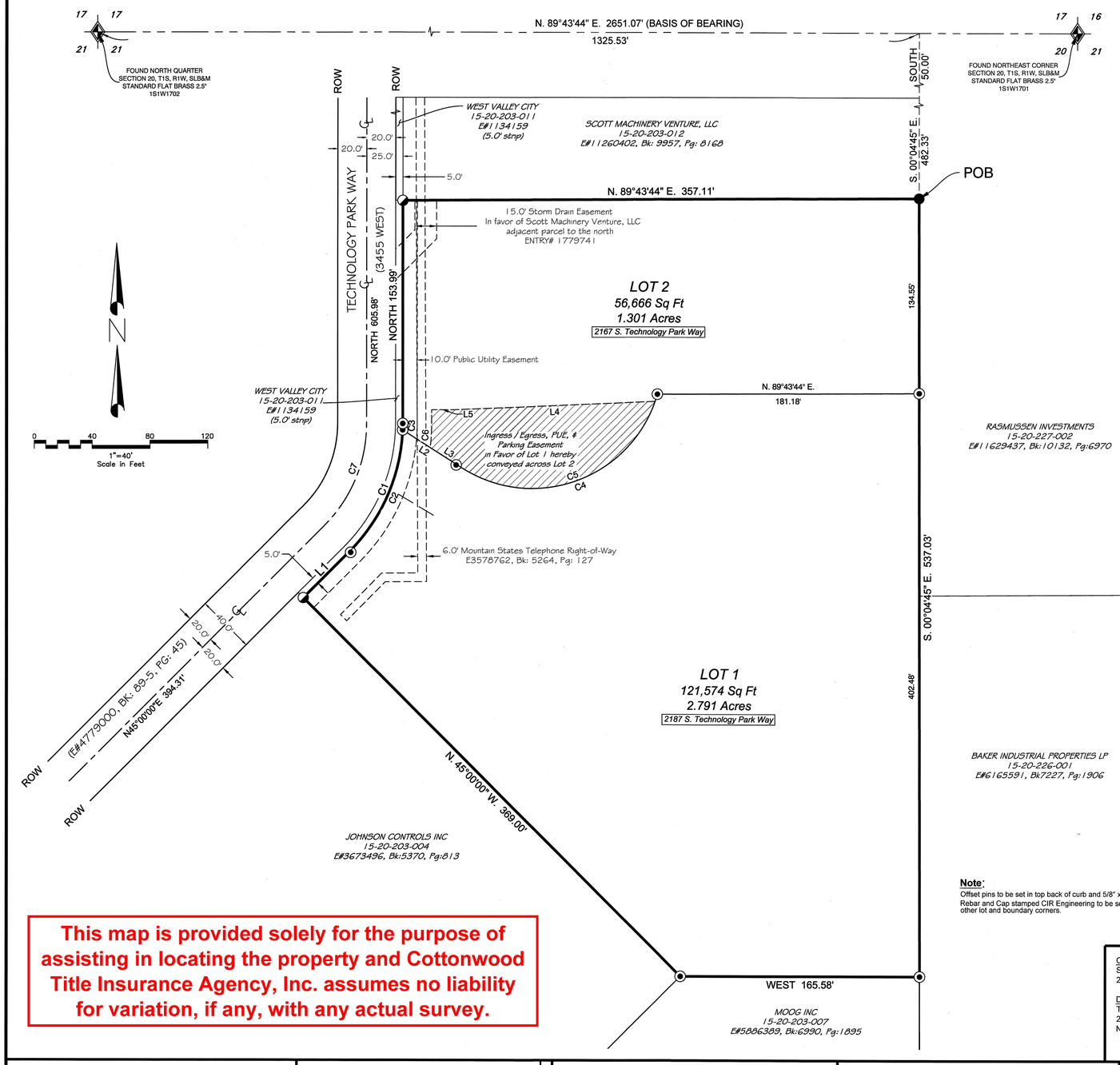
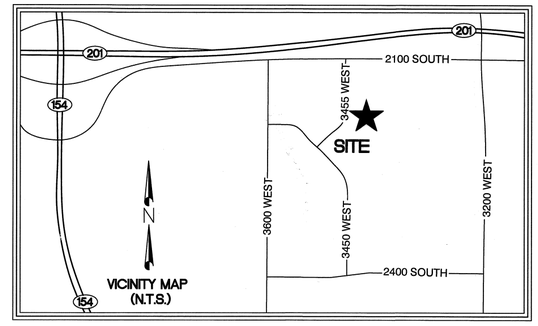
SCOTT MACHINERY SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



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.



NARRATIVE

This subdivision plat was prepared at the request of Scott Machinery for the purpose of subdividing the tract of land know by the Salt Lake County Assessor as Parcel ID No. 15-20-203-013. The record bearings and distances were used to establish all boundary lines including that easterly boundary line of that parcel of land described in that Warranty Deed recorded February 29, 2012 as Entry No. 11341459 in Book 9995, at Page 3769 in the Office of said Recorder, said southeasterly corner being 5.0 feet easterly of the easterly right-of-way line of 3455 West Street described in that Dedication Plat of Technology Drive, 2400 South Street & Technology Park Way recorded May 24, 1989 as Entry No. 4779000 in Book 89-5, at Page 45 in the Office of said Recorder

Existing monuments shown on this plat were recovered in their record locations. The basis of bearing for this subdivision plat is N. 89°43'44" E between the North Quarter and the Northeast Corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. LEN
C1	98.17	125.00	45°00'00"	N22° 30' 00"E	95.67
C2	93.73	125.00	42°57'40"	N23° 31' 10"E	91.55
C3	4.45	125.00	02°02'20"	N1° 01' 08"E	4.45
C4	167.82	90.00	106°50'13"	S69° 18' 54"W	144.54
C5	159.99	90.00	101°51'02"	N71° 48' 29"E	139.74
C6	16.77	145.00	06°37'33"	S03° 18' 47"W	16.76
C7	78.54	100.00	45°00'00"	N22° 30' 00"E	76.54

LINE TABLE

LINE #	LENGTH	BEARING
L1	45.31	N45° 00' 00"E
L2	48.71	S57° 16' 00"E
L3	25.99	S57° 16' 00"E
L4	139.17	S87° 34' 51"W
L5	15.50	N90° 00' 00"W
L6	9.43	N0° 00' 00"E

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way (ROW)
- Lot Line
- Section Line
- Road Center Line
- Easement Line
- Set 5/8" x 24" Rebar and Cap stamped CIR Engineering
- Found and accepted Rebar and Cap stamped PLS 166572
- Found and accepted Mag Nail in concrete base

Note:
Offset pins to be set in top back of curb and 5/8" x 24" Rebar and Cap stamped CIR Engineering to be set at all other lot and boundary corners.

SHEET 1 / 1

OWNER:
Scott Machinery Venture LLC
2245 South Technology park Way

DEVELOPER:
Tom Stuart Construction
259 South Riverbend Way, Ste 100
No. Salt Lake, Utah 84054

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
3032 South 1030 West, Suite 202
Salt Lake City, Utah 84119

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN , do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; 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 lots, together with easements, hereafter to be known as ***SCOTT MACHINERY SUBDIVISION*** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 4th day of March, 2020

PROFESSIONAL LAND SURVEYOR GARY CHRISTENSEN No. 5152617 03/04/2020 STATE OF UTAH

GARY CHRISTENSEN
PLS 5152617

BOUNDARY DESCRIPTION

All of that entire tract of land described in that Warranty Deed recorded December 19, 2014 as Entry No. 11965375 in Book 10283, at Page 5585 in the Office of the Salt Lake County Recorder and located in the Northeast Quarter of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said entire tract tract of and is described as follows:

Beginning at the northeasterly corner of said entire tract, which is 1325.53 feet N. 89°43'44" E. and 50.00 feet South and 482.33 feet S. 00°04'45" E. from the North Quarter Corner of said Section 20; thence along the easterly, southerly, and southwesterly boundary line of said entire tract the following three (3) courses: 1) S. 00°04'45" E. 537.03 feet; 2) West 165.58; 3) N. 45°00'00" W. 369.00 feet to the southeasterly boundary line of that parcel of land described in that Warranty Deed recorded February 29, 2012 as Entry No. 11341459 in Book 9995, at Page 3769 in the Office of said Recorder, said southeasterly corner being 5.0 feet easterly of the easterly right-of-way line of 3455 West Street described in that Dedication Plat of Technology Drive, 2400 South Street & Technology Park Way recorded May 24, 1989 as Entry No. 4779000 in Book 89-5, at Page 45 in the Office of said Recorder; thence northerly along said easterly boundary line the following three (3) courses: 1) N. 45°00'00" E. 45.31 feet to a point of tangency with a 125.00 - foot radius curve to the left, concave westerly; 2) northerly 98.17 feet along the arc of said curve, through a central angle of 45°00'00" (Chord bears N. 22°30'00" E 95.67 feet); 3) North 153.99 feet; thence N. 89°43'44" E. 357.11 feet to the Point of Beginning.

The above described entire tract of land contains 178,241 square feet or 4.092 acres more or less. Containing 2 Lots.

OWNERS DEDICATION AND CONSENT TO RECORD

I/We, the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots, together with easements as shown heron and name said tract:

SCOTT MACHINERY SUBDIVISION

and do hereby convey to any and all public utility companies a perpetual, non-exclusive 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 owner also hereby conveys any other easements as shown and/or noted on this plat to the parties indicated and for the purposes shown hereon.

Signed this 29 day of April, 20 20

Authorized Representative
Scott Machinery Venture, LLC
Jeffrey K. Scott, MEMBER
PRINT NAME & TITLE

ACKNOWLEDGEMENT

State of Utah)
)SS
County of Salt Lake)

On the 29TH day of April, 2020, personally appeared before me, Jeffrey K. Scott the undersigned notary public in and for the state and county, the signers of the above owners dedication, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned, AND ON BEHALF OF SCOTT MACHINERY VENTURE LLC.

Adam R. West
NOTARY PUBLIC - PRINT NAME
699094
COMMISSION NUMBER
02/21/2022
COMMISSION EXPIRES

Notary Public

SCOTT MACHINERY SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L. BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

GRANGER-HUNTER IMPROVEMENT DISTRICT

Approved this 17TH day of MARCH A.D. 2020

SALT LAKE COUNTY HEALTH DEPARTMENT

Approved this 17th day of March A.D. 2020

WEST VALLEY CITY PLANNING COMMISSION

Approved this 25th day of March A.D. 20 20 by the West Valley City Planning Commission.

Chairman, West Valley City Planning Commission — Date 3/26/20

WEST VALLEY CITY ENGINEERING DIVISION

I hereby certify that I have had this plat examined by this office and have found it to be correct in accordance with information on file is hereby approved. ROS# S2015-03-0127

West Valley City Engineer — Date 24 Mar. 2020

CITY ATTORNEY

Approved this 26th day of March A.D. 20 20 by the West Valley City Attorney

West Valley City Attorney

WEST VALLEY CITY COUNCIL

Presented to the West Valley City Council this 24 day of March A.D. 20 20 and is hereby approved.

West Valley City Manager

Attest: West Valley City Recorder

SALT LAKE COUNTY RECORDER

Recorded # 13259812
State of Utah, County of Salt Lake, Recorded and filed at the request of West Valley City
Date 5/1/20 Time: 1:05 PM Book: 2020 Page: 98
$54.00 Fee $
Deputy, Salt Lake County Recorder

$ 54.00 15-20-203-013 15-20-21