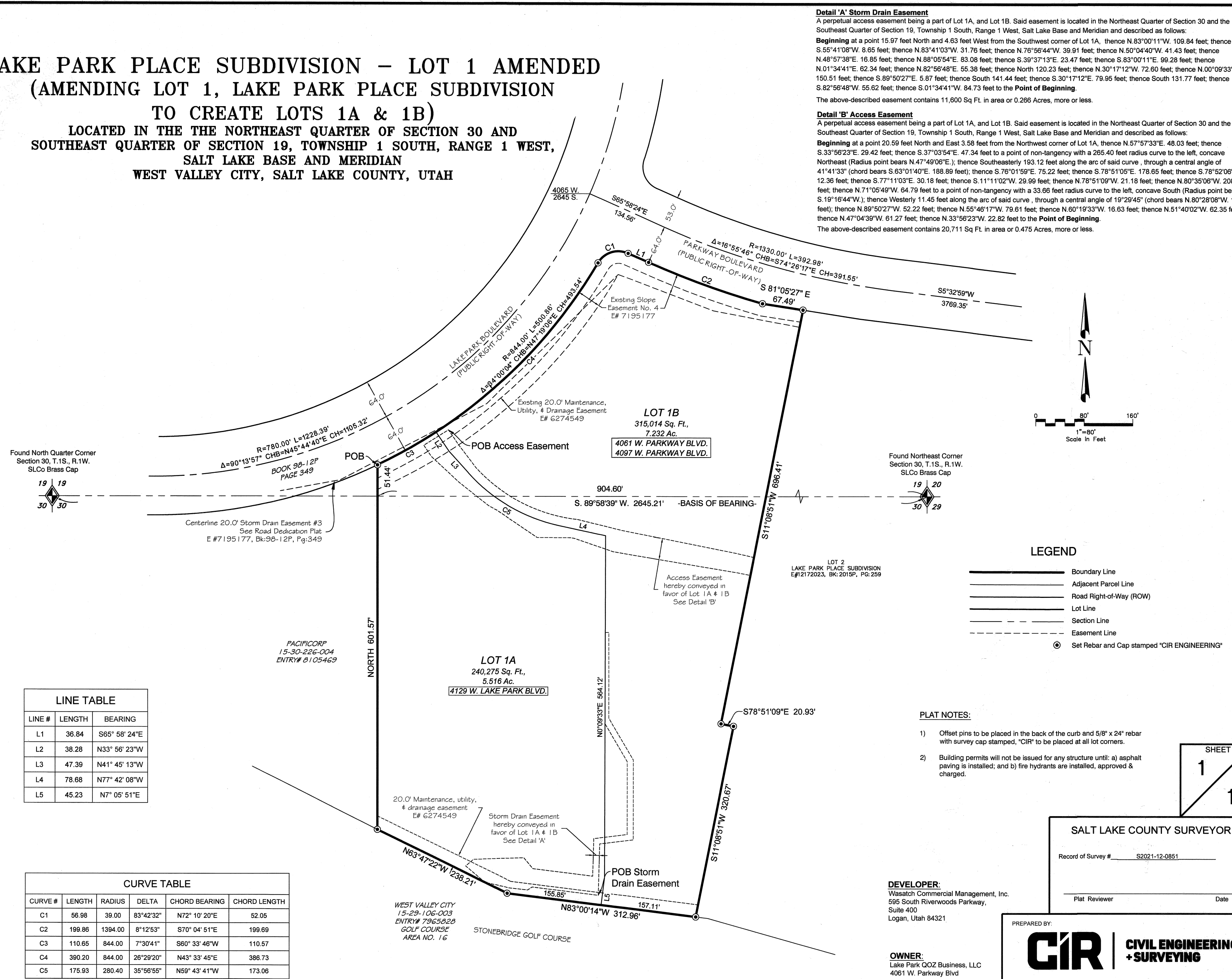


**LAKE PARK PLACE SUBDIVISION - LOT 1 AMENDED  
(AMENDING LOT 1, LAKE PARK PLACE SUBDIVISION  
TO CREATE LOTS 1A & 1B)  
LOCATED IN THE THE NORTHEAST QUARTER OF SECTION 30 AND  
SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH**



**LINE TABLE**

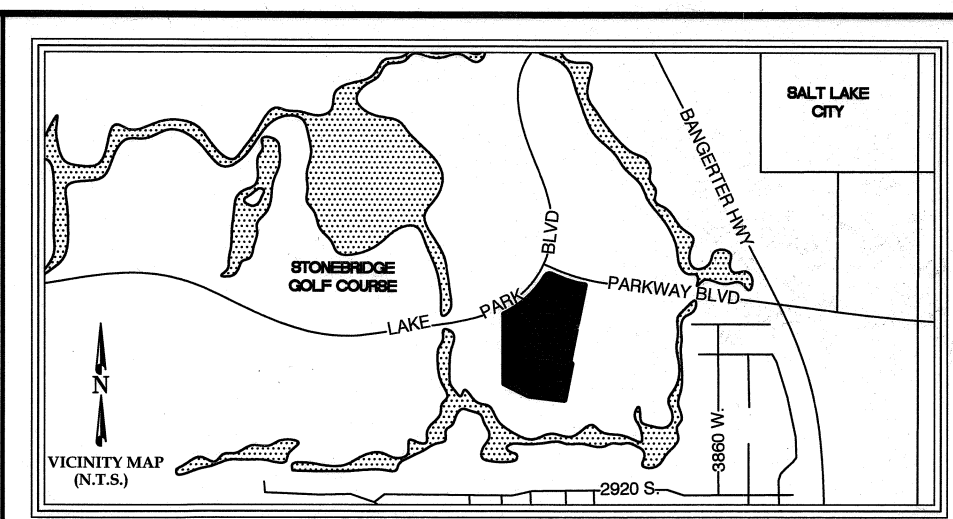
LINE #	LENGTH	BEARING
L1	36.84	S65° 58' 24"E
L2	38.28	N33° 56' 23"W
L3	47.39	N41° 45' 13"W
L4	78.68	N77° 42' 08"W
L5	45.23	N7° 05' 51"E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	56.98	39.00	83°42'32"	N72° 10' 20"E	52.06
C2	199.86	1394.00	8°12'53"	S70° 04' 51"E	199.89
C3	110.65	844.00	7°30'41"	S60° 33' 48"W	110.67
C4	390.20	844.00	26°29'20"	N43° 33' 45"E	386.73
C5	175.93	280.40	35°56'55"	N59° 43' 41"W	173.06

**Detail 'A' Storm Drain Easement**  
A perpetual access easement being a part of Lot 1A, and Lot 1B. Said easement is located in the Northeast Quarter of Section 30 and the Southeast Quarter of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:  
Beginning at a point 15.97 feet North and 4.83 feet West from the Southwest corner of Lot 1A, thence N 50°00'11"W, 106.84 feet; thence S 55°41'08"W, 8.65 feet; thence N 83°41'03"W, 31.76 feet; thence N 78°54'47"W, 39.91 feet; thence N 50°00'11"W, 41.43 feet; thence N 48°57'38"E, 16.65 feet; thence N 88°05'54"E, 83.08 feet; thence S 39°37'13"E, 23.47 feet; thence S 83°00'11"E, 99.28 feet; thence N 01°34'41"E, 62.34 feet; thence N 82°56'48"E, 55.38 feet; thence North 120.23 feet; thence N 30°17'12"W, 72.80 feet; thence N 00°09'33"E, 150.51 feet; thence S 89°50'27"E, 5.87 feet; thence South 141.44 feet; thence S 30°17'12"E, 79.95 feet; thence South 131.77 feet; thence S 82°56'48"W, 55.62 feet; thence S 01°34'41"W, 84.73 feet to the Point of Beginning.  
The above-described easement contains 11,600 Sq Ft. in area or 0.266 Acres, more or less.

**Detail 'B' Access Easement**  
A perpetual access easement being a part of Lot 1A, and Lot 1B. Said easement is located in the Northeast Quarter of Section 30 and the Southeast Quarter of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:  
Beginning at a point 20.59 feet North and East 3.58 feet from the Northwest corner of Lot 1A, thence N 57°57'33"E, 48.03 feet; thence S 33°56'23"E, 29.42 feet; thence S 37°03'54"E, 47.34 feet to a point of non-tangency with a 265.40 foot radius curve to the left, concave Northeast (Radius point bears N 47°49'06"E), thence Southeast 193.12 feet along the arc of said curve, through a central angle of 41°41'33" (chord bears S 63°01'40"E, 188.89 feet); thence S 76°01'59"E, 75.22 feet; thence S 78°51'09"E, 178.85 feet; thence S 78°52'06"E, 12.36 feet; thence S 77°11'03"E, 30.18 feet; thence S 11°11'02"W, 29.99 feet; thence N 78°51'09"W, 21.18 feet; thence N 80°35'06"W, 208.50 feet; thence N 71°05'49"W, 84.79 feet to a point of non-tangency with a 33.86 foot radius curve to the left, concave South (Radius point bears S 19°10'44"W); thence West 11.45 feet along the arc of said curve, through a central angle of 19°29'45" (chord bears N 80°29'08"W, 11.40 feet); thence N 89°50'27"W, 52.22 feet; thence N 55°48'17"W, 79.81 feet; thence N 60°19'33"W, 16.63 feet; thence N 51°40'02"W, 62.35 feet; thence N 47°04'39"W, 61.27 feet; thence N 33°56'23"W, 22.82 feet to the Point of Beginning.  
The above-described easement contains 20,711 Sq Ft. in area or 0.475 Acres, more or less.



**SURVEYOR'S 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. 5152817 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 property described on this plat in accordance with 17-28-17, have verified all measurements and have subdivided said property into lots, together with easements, hereafter to be known as **LAKE PARK PLACE SUBDIVISION - LOT 1 AMENDED** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 19th day of April, 2022

GARY CHRISTENSEN  
 No. 5152817  
 04/19/2022  
 STATE OF UTAH

**BOUNDARY DESCRIPTION**

All of Lot 1, Lake Park Place Subdivision recorded November 17, 2015 as Entry No. 12172023 in Book 2015P, at Page 259 in the Office of the Salt Lake County Recorder located in the Northeast Quarter of Section 30 and the Southeast Quarter of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

The above-described Lot 1 contains 555,289 sq. ft. in area or 12.748 acres, more or less. 2 Lots

Parcel ID 15-30-226-006

**OWNER'S 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 hereon and name said tract:

**LAKE PARK PLACE SUBDIVISION - LOT 1 AMENDED**

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 3rd day of August, 2022

By: [Signature]  
 Authorized Representative  
 Lake Park QOZ Business, LLC a Utah limited liability company

**ACKNOWLEDGEMENT**

State of Utah )  
 County of Salt Lake )

On the 3rd day of August, 2022, personally appeared before me, Jean Dahlstrom, 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.

Commission Number 721522 Commission Expires 12/03/2025  
 Residing in Salt Lake City Notary Public

**LAKE PARK PLACE SUBDIVISION - LOT 1 AMENDED  
(AMENDING LOT 1, LAKE PARK PLACE SUBDIVISION  
TO CREATE LOTS 1A & 1B)  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 30 &  
THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L. BASE & MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH**

**GRANGER HUNTER IMPROVEMENT DISTRICT**

Approved this 2nd day of August, A.D. 2022

[Signature]  
 District Manager

**SALT LAKE COUNTY HEALTH DEPARTMENT**

Approved this 2nd day of August, A.D. 2022

[Signature]

**WEST VALLEY CITY PLANNING COMMISSION**

Approved this 3 day of August, A.D. 2022 by the West Valley City Planning Commission.

[Signature] 3/8/22  
 Chairman, West Valley City Planning Commission

**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# S 2021-12-0851

[Signature] 8-8-22  
 West Valley City Engineer

**CITY ATTORNEY**

Approved as to form this 3th day of August, A.D. 2022

[Signature]  
 West Valley City Attorney

**WEST VALLEY CITY COUNCIL**

Presented to the West Valley City Council this 3rd day of August, A.D. 2022 and is hereby approved.

West Valley City Manager  
 Attest: West Valley City Recorder

**SALT LAKE COUNTY RECORDER**

Recorded # 13998291  
 State of Utah, County of Salt Lake, Recorded and filed at the request of  
Lake Park QOZ Business, LLC  
 Date: 8/10/22 Time: 1:54 PM Book: 2022P Page: 186  
 Fee \$ 854.00  
[Signature] Deputy, Salt Lake County Recorder

15-30-22 15-19-42 15-30-226-006 \$854.00

**DEVELOPER:**  
 Wasatch Commercial Management, Inc.  
 595 South Riverwoods Parkway,  
 Suite 400  
 Logan, Utah 84321

**OWNER:**  
 Lake Park QOZ Business, LLC  
 4061 W. Parkway Blvd  
 Salt Lake City, UT

**SALT LAKE COUNTY SURVEYOR**

Record of Survey # S2021-12-0851

Plat Reviewer \_\_\_\_\_ Date \_\_\_\_\_

PREPARED BY:  
**CIR CIVIL ENGINEERING + SURVEYING**  
 10718 South Beckstead Lane, Suite 102,  
 South Jordan, Utah 84095  
 Ph: 435-503-7641

SHEET  
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