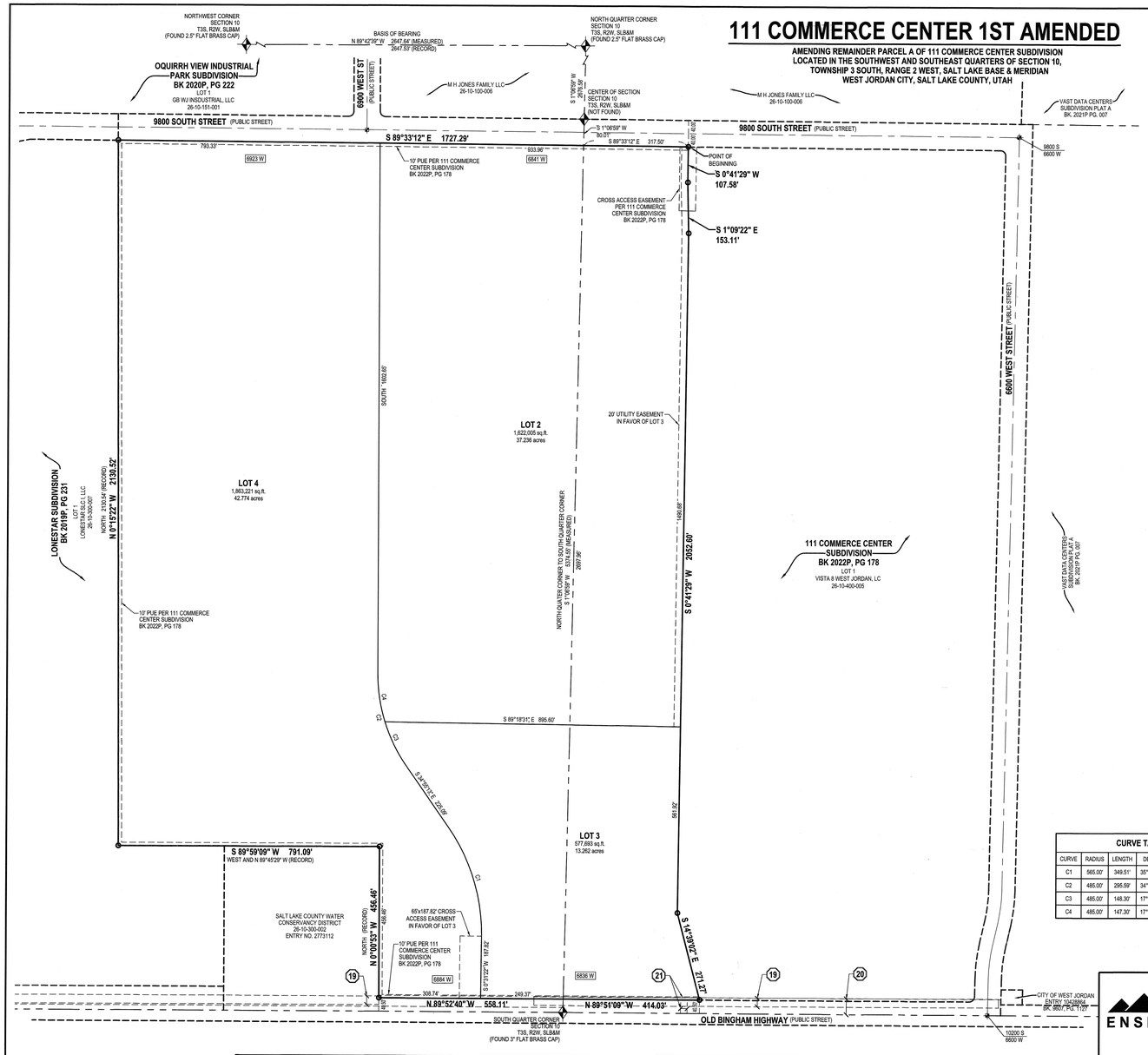
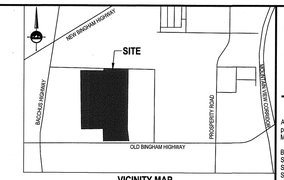
111 COMMERCE CENTER 1ST AMENDED

AMENDING REMAINDER PARCEL A OF 111 COMMERCE CENTER 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





VICINITY MAP

NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — 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
- ADJACENT BOUNDARY LINE

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 4543, at Page 711.
20. Grant of Easement in favor of the City of West Jordan, Utah, recorded May 15, 2006, as Entry No. 9723555, in Book 9294, at Page 2583.
21. Agreement by and between West Jordan City, recorded November 17, 2008, as Entry No. 10562042, in Book 9658, at Page 9124.

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 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 in the Owners Dedication or in the 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 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS 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.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	565.00'	349.51'	35°26'35"	N17°11'55"W	343.96'
C2	485.00'	295.59'	34°55'13"	S17°27'36"E	291.04'
C3	485.00'	148.30'	17°31'09"	S26°09'38"E	147.72'
C4	485.00'	147.30'	17°24'03"	S8°42'02"E	146.73'

HORIZONTAL GRAPHIC SCALE

150 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 Professional Land Surveyor in the State of Utah and that I hold License 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 of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

DEC.6, 2022
DATE

PROFESSIONAL LAND SURVEYOR 12-6-22 No. 286882 PATRICK M. HARRIS STATE OF UTAH

PATRICK M. HARRIS
P.L.S. 286882

BOUNDARY DESCRIPTION

All of the Remainder Parcel A of 111 Commerce Center Subdivision, recorded as Entry No. 13992383 in Book 2022P at Page 178. Said 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 Northwest Corner of Lot 1 of 111 Commerce Center Subdivision, recorded in Book 2022P at Page 178 in the Office of the Salt Lake County Recorder, said point being South 01°06'59" West 80.01 feet and South 89°33'12" East 317.50 feet from the Center of Section 10, said Center 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 and Meridian; and running

thence along the westerly boundary line of said Lot 1 the following four (4) courses:
(1) South 00°41'29" West 107.58 feet;
(2) South 01°09'22" East 153.11 feet;
(3) South 00°41'29" West 2,052.60 feet;
(4) South 14°39'02" East 271.27 feet to the Northerly Right-of-Way Line of Old Bingham Highway;
thence along said Northerly Right-of-Way Line the following two (2) courses:
(1) North 89°51'09" West 414.03 feet;
(2) North 89°52'40" West 558.11 feet to the east line of property described in that certain Warranty Deed recorded December 30, 1975 as Entry No. 2773112 in Book 4066 at Page 225 in the Office of the Salt Lake County Recorder;
thence North 00°00'53" West 456.46 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 in the Office of the Salt Lake County Recorder (South 89°45'29" 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) to the Southerly Right-of-Way Line of 9800 South Street;
thence South 89°33'12" East 1,727.29 feet along said Southerly Right-of-Way Line to the point of beginning.

Contains 4,062,919 Square Feet or 93.272 Acres and 3 Lots

OWNER'S DEDICATION

Know 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 1ST AMENDED

do hereby 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 7TH day of DECEMBER A.D., 20 22

Vista 4 West Jordan, LC
By: Brian Gochnour
Its: Member

Vista 8 West Jordan, LC
By: Brian Gochnour
Its: Member

Vista 7 West Jordan, LC
By: Brian Gochnour
Its: Member

AVRY BYINGTON
Notary Public State of Utah
My Commission Expires on: August 28, 2025
Comm. Number: 719343

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
County of Salt Lake } S.S.
On the 7 day of DECEMBER A.D. 20 22 Brian Gochnour 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 for and in behalf of said limited liability companies for the purposes therein mentioned and that he/she/they acknowledge that said limited liability companies executed the same.
MY COMMISSION EXPIRES: 8/28/2025
NAME: AVRY BYINGTON
NO: 719343
A NOTARY PUBLIC COMMISSION IN UTAH
NOTARY PUBLIC
RESIDING IN Davis COUNTY

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

SHEET 1 OF 1
PROJECT NUMBER : 10731A
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 12/6/22

111 COMMERCE CENTER 1ST AMENDED

AMENDING REMAINDER PARCEL A OF 111 COMMERCE CENTER 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

RECORD OF SURVEY

ROS NO.: _____ $
COUNTY SURVEYOR REVIEWER DATE

EASEMENT APPROVAL

CENTURYLINK 12-7-22 DATE
Isaac Partlow ROCKY MOUNTAIN POWER 12-7-22 DATE
DOMINION ENERGY UTAH 12-9-22 DATE
COMCAST 12-7-22 DATE

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS 7th DAY OF December 20 22 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT
Rick Galbraith
SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 29 DAY OF October 20 22 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 I HEREBY APPROVED.
CITY OF WEST JORDAN ENGINEER 28 Dec 2022 DATE

CITY ATTORNEY

APPROVED THIS 5th DAY OF January 20 23 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 12 DAY OF January A.D. 20 23
ATTEST: CITY OF WEST JORDAN RECORDER — CITY OF WEST JORDAN MAYOR

CITY OF WEST JORDAN Seal STATE OF UTAH

SALT LAKE COUNTY RECORDER

RECORDED # 14063764
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Cottonwood Title
DATE: 1/19/2023 TIME: 2:47pm BOOK: 2023P PAGE: 010
$56.00 FEES
DEPUTY SALT LAKE COUNTY RECORDER

26-10-326-007; -008; -009 26-10-327-041 $56.00