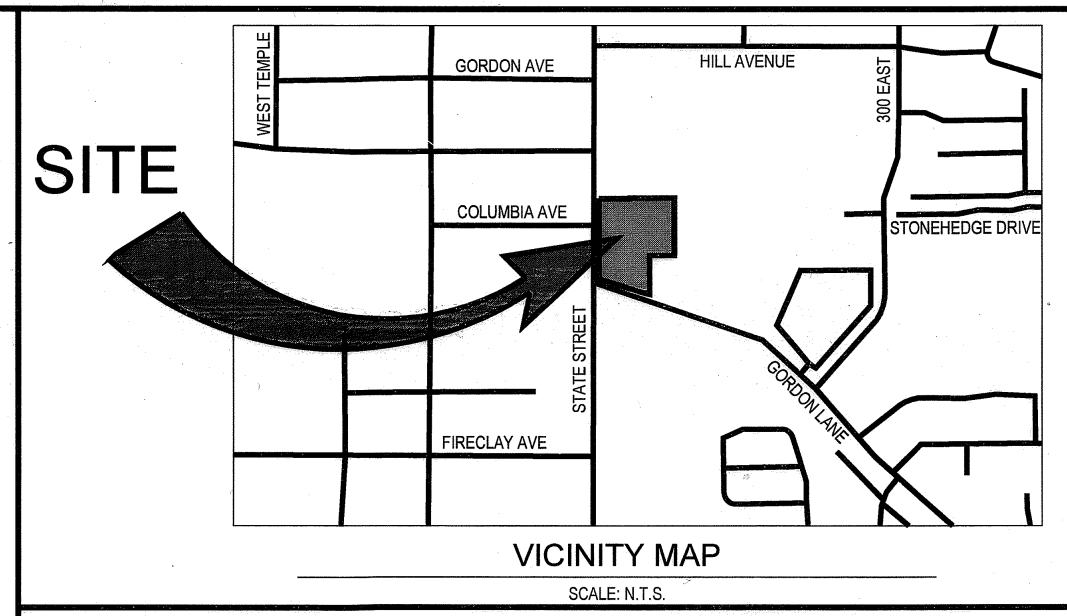
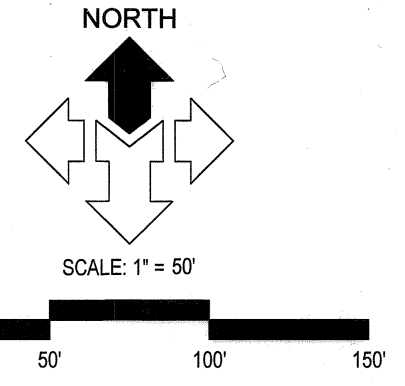
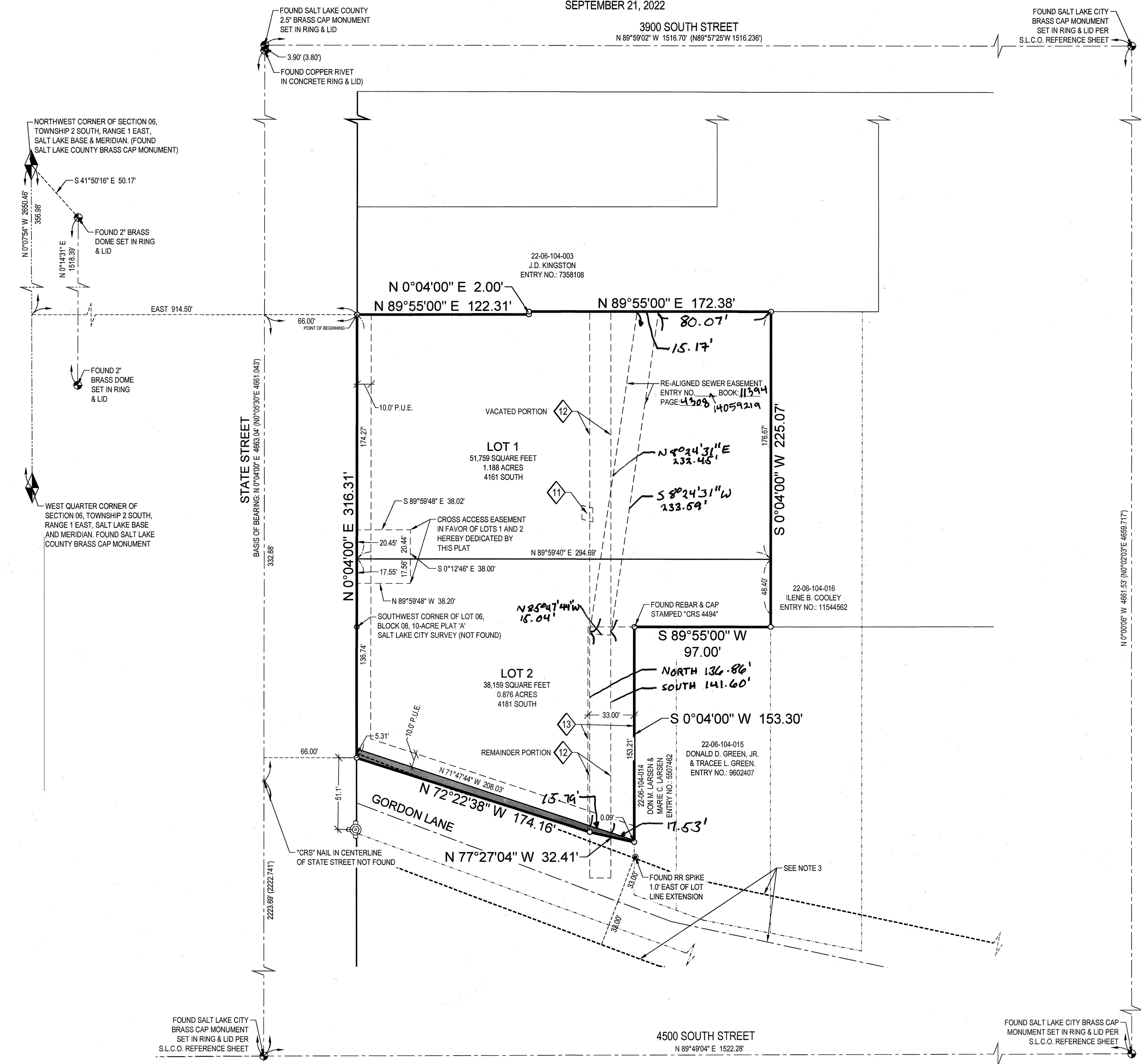


MISTER CARWASH - MILLCREEK SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER CORNER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND
LOTS 5 AND 6, BLOCK 8, 10 ACRE PLAT "A"
4181 SOUTH STATE STREET, MILLCREEK, UTAH
SEPTEMBER 21, 2022



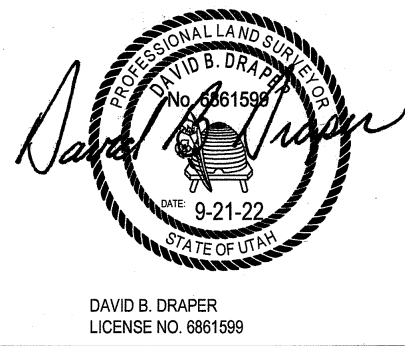
SURVEYOR'S CERTIFICATE
I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 8861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I 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

EASEMENT
11. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY, RECORDED: NOVEMBER 2, 1999 ENTRY NO.: 7505911 BOOK/PAGE: 8320 / 4172 (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
12. RIGHT OF WAY AGREEMENT FOR SALT LAKE COUNTY COTTONWOOD SANITARY DISTRICT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: GEORGE W. BARKER AND EVAUN O. BARKER, HIS WIFE GRANTEE: SALT LAKE COUNTY COTTONWOOD SANITARY DISTRICT PURPOSE: PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID SEWER LINES AND APPURTENANT STRUCTURES, RECORDED: JUNE 15, 1996 ENTRY NO.: 2160016 BOOK/PAGE: 2468 / 456 (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
13. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN WARRANTY DEED: GRANTEE: DON M. LARSEN AND MARIE C. LARSEN, HUSBAND AND WIFE DATED: APRIL 27, 1993 RECORDED: MAY 20, 1993 ENTRY NO.: 5507400 BOOK/PAGE: 6866 / 1715 RESERVING: TOGETHER WITH RIGHT OF WAY 33.0 FEET IN WIDTH ABUTTING SAID PROPERTY ON THE WEST, (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)

NOTES
1. STORM WATER MAINTENANCE AGREEMENT APPLIES TO LOT, AGREEMENT RECORDED AS ENTRY NO. 14061440 IN BOOK 11395 AT PAGE 5219
2. GEOLOGICAL HAZARDS AND DISCLOSURE AND ACKNOWLEDGEMENT DECLARATION FOR POTENTIAL LIQUEFACTION HAS BEEN RECORDED WITH THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 4581 AT PAGE 1411 AS ENTRY NO. 5110700
3. THE RIGHT OF WAY LINES AND CENTER LINE SHOWN HEREON OF GORDON LANE ARE BASED UPON THE TRAVELED PATH AT ONE TIME AND ARE FROM THE SALT LAKE COUNTY SURVEYORS OFFICE AS SHOWN ON THE 10 ACRE PLAT A. THEY DO NOT REPRESENT A "DEDICATED" RIGHT OF WAY ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND, AS SHOWN HEREON, DO NOT CONCIDE WITH DEEDED PROPERTY LINES ALONG THE NORTH OR SOUTH SIDE OF THE ROAD.
4. SUBJECT TO ORDINANCE NO. 1660 DESIGNATING THE WEST MILLCREEK PROJECT AREA PLAN AS THE OFFICIAL URBAN REVENUE PLAN OF THE WEST MILLCREEK AREA, RECORDED JANUARY 8, 2000 AS ENTRY NO. 10876094 IN BOOK 9795 AT PAGE 3140.

- LEGEND**
- SUBDIVISION BOUNDARY
 - ADJOINING SUBDIVISION LOT LINE
 - MONUMENT LINE/CENTER LINE OF ROAD OR EASEMENT
 - SECTION LINE
 - LOT LINE
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - TRAVERSED RIGHT OF WAY OF GORDON LANE PER SALT LAKE COUNTY SURVEYORS 10 ACRE PLAT A, NOT OFFICIAL RIGHT OF WAY
 - SUBDIVISION BOUNDARY AND LOT CORNER, SET REBAR & CAP STAMPED "MCNEIL ENGR"
 - DENOTES RECORD INFORMATION
 - AREA HEREBY DEDICATED TO MILLCREEK CITY, AS A PUBLIC RIGHT OF WAY BY RECORDEATION OF THIS PLAT CONTAINS 783 SQ. FT.
 - ⦿ EXISTING FIRE HYDRANT

BOUNDARY DESCRIPTION
ALL OF THAT CERTAIN PARCEL CONVEYED BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2015 AS ENTRY NO. 12169422 IN BOOK 10377 AT PAGE 6147 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND LOTS 5 AND 6, BLOCK 8, 10 ACRE PLAT "A", SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL, SAID PARCEL BEING ON THE EAST RIGHT OF WAY LINE OF STATE STREET, SAID POINT BEING SOUTH 00°07'54" EAST 356.58 FEET (SOUTH 556.58 BY DEED) AND EAST 914.50 FEET (EAST 915.83 FEET BY DEED) FROM THE NORTHWEST CORNER OF SAID SECTION 6, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING THREE COURSES: 1) NORTH 89°55'00" EAST 122.31 FEET (SOUTH 89°54'30" EAST 122.20 FEET BY DEED), 2) NORTH 00°04'00" EAST 2.00 FEET (NORTH 0°03'30" EAST BY DEED), 3) THENCE NORTH 89°55'00" EAST 172.38 FEET (SOUTH 89°54'30" EAST BY DEED); THENCE SOUTHERLY ALONG THE EAST LINES OF SAID PARCEL THE FOLLOWING THREE COURSES: 1) SOUTH 00°04'00" WEST 225.07 FEET (SOUTH 0°03'30" WEST 224.00 FEET BY DEED), 2) SOUTH 89°55'00" WEST 57.00 FEET (NORTH 89°54'30" WEST BY DEED), 3) SOUTH 00°04'00" WEST 153.30 FEET (SOUTH 0°03'30" WEST 154.57 FEET BY DEED) AND TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GORDON LANE, THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) NORTH 77°27'04" WEST 32.41 FEET (NORTH 77°25'34" WEST BY DEED), 2) NORTH 72°22'38" WEST 174.16 FEET (NORTH 72°21'18" WEST 174.04 FEET BY DEED) TO A POINT OF INTERSECTION OF THE SAID EAST RIGHT OF WAY LINE AND SAID NORTHERLY RIGHT OF WAY LINE AND THE SOUTHWEST CORNER OF SAID PARCEL, THENCE NORTH 00°04'00" EAST ALONG SAID EAST RIGHT OF WAY LINE 316.31 FEET (NORTH 0°03'30" EAST 316.67 FEET BY DEED) TO THE POINT OF BEGINNING.
CONTAINS 80,700 SQUARE FEET OR 2.862 ACRES (2 LOTS)



OWNER'S 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 LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

MISTER CARWASH - MILLCREEK SUBDIVISION
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, 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 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 HERETO SET OUR HANDS THIS 8th day of November, 2022
BY: *[Signature]*
ITS: **MANAGING MEMBER**

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.

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH } ss. COUNTY OF SALT LAKE } ss.
ON THE 8th DAY OF November, A.D. 2022, **Osimar Bellini**, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING SWORN, ACKNOWLEDGED TO ME THAT HE IS THE **Managing Member** OF **BELIEVE HOLDINGS, LLC** AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION EXPIRES: 6/4/2025
comm#: 719713
[Signature]
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

DEVELOPER JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVED THIS 1st DAY OF December, A.D. 2022 BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT. <i>[Signature]</i> JTC DATE		MILLCREEK PLANNING COMMISSION APPROVED THIS 10th DAY OF FEB, A.D. 2023 BY THE MILLCREEK PLANNING COMMISSION. <i>[Signature]</i> Shawn Collier DATE		MILLCREEK MAYOR PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS 08 DAY OF March, A.D. 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <i>[Signature]</i> Seth DATE		ADDRESSING APPROVAL <i>[Signature]</i> DATE 1/17/2023	
PUBLIC UTILITY APPROVAL COMCAST DATE 11-21-2022 ROCKY MTN POWER DATE 11-14-22 DOMINION ENERGY DATE 11-30-22 CENTURYLINK DATE 11-30-22 OTHER DATE		SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS 4th DAY OF January, A.D. 2023 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT. <i>[Signature]</i> Rick Sedberry DATE		MILLCREEK PLANNING AND ZONING DEPARTMENT APPROVED THIS 9th DAY OF FEBRUARY, A.D. 2023 BY THE MILLCREEK PLANNING AND COMMUNITY DEVELOPMENT. <i>[Signature]</i> Luanne Kairis DATE		UNIFIED FIRE AUTHORITY APPROVAL DATE 11-23-2022 <i>[Signature]</i>	
RECORD OF SURVEY R.O.S. NO. S2016-08-0465 <i>[Signature]</i> Kurt Sedberry DATE 1-17-2023		MILLCREEK ENGINEERING <i>[Signature]</i> DATE 2/9/23		CHECKED FOR ZONING COMPLIANCE ZONE: C-2 LOT AREA: n/a LOT WIDTH: n/a FRONT YARD: n/a SIDE YARD: n/a REAR YARD: n/a DATE 2-9-2023 <i>[Signature]</i> Brad Sanderson		COTTONWOOD IMPROVEMENT DISTRICT DATE Jan 4, 2023 <i>[Signature]</i>	
APPROVAL AS TO FORM APPROVED AS TO FORM THIS 5 DAY OF March, A.D. 2023 <i>[Signature]</i>				SALT LAKE COUNTY RECORDER RECORD NO. 14080457 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Millcreek City DATE: 3-9-2023 TIME: 2:29 PM BOOK: 11405 PAGE: 5011 FEE \$ 54.00 <i>[Signature]</i>			

MISTER CARWASH - MILLCREEK SUBDIVISION
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SEPTEMBER 21, 2022

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