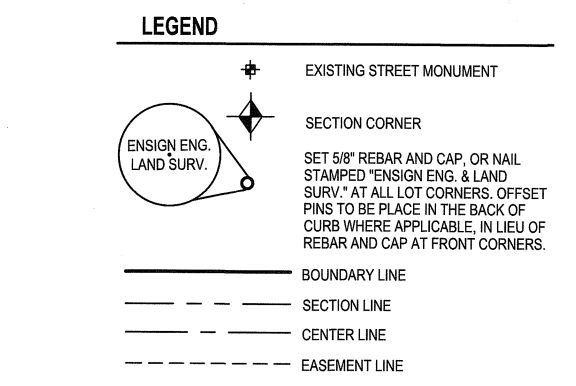
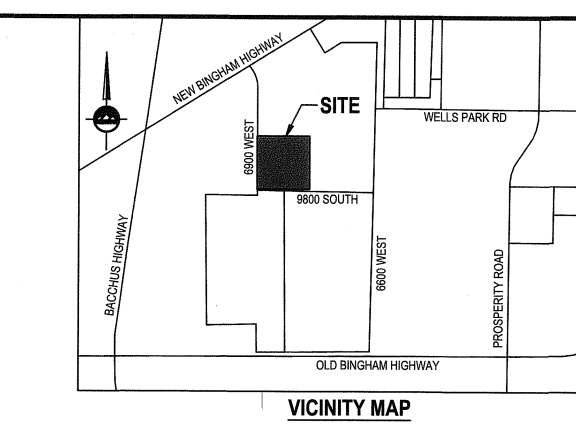
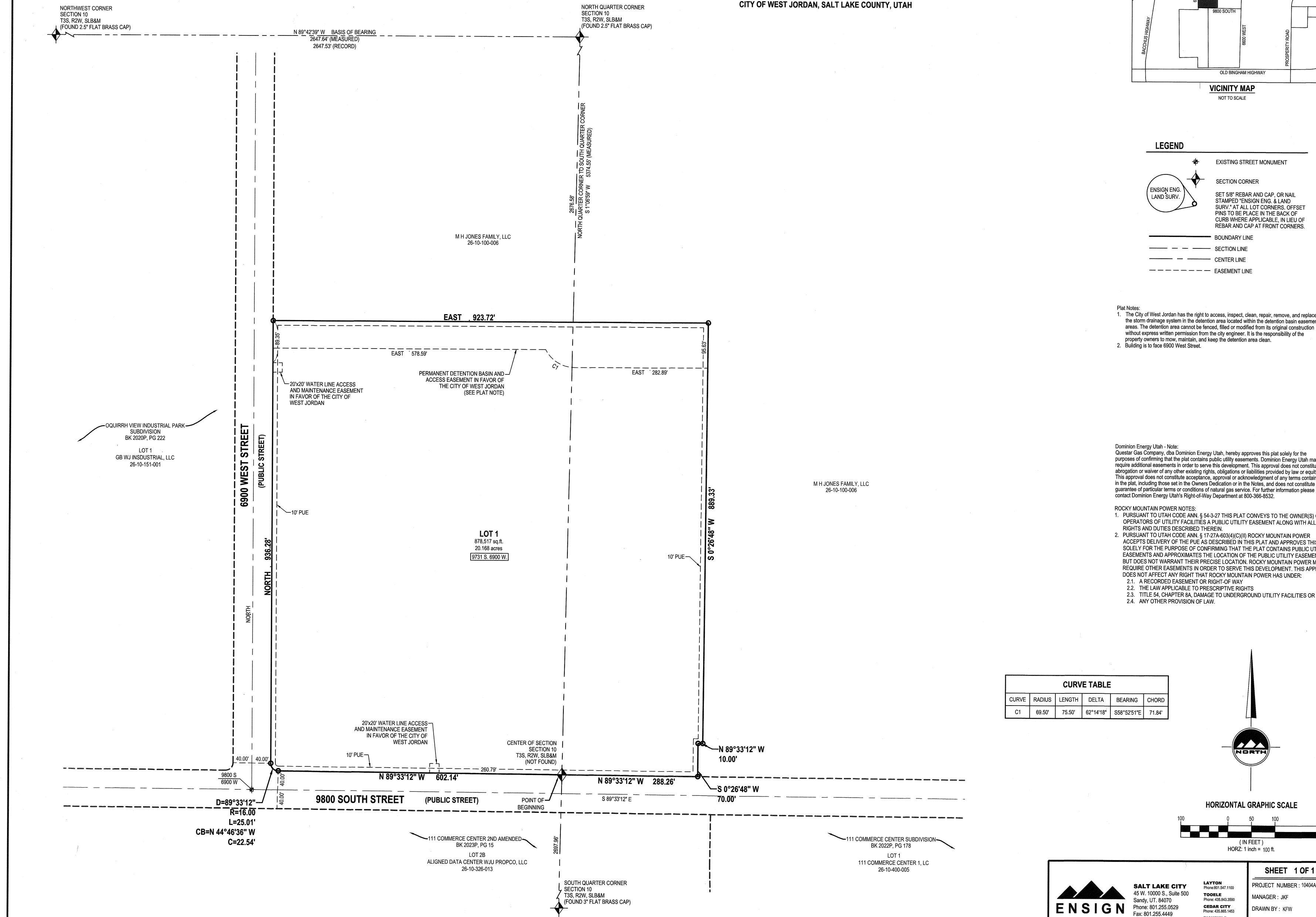


# BGJ INDUSTRIAL SUBDIVISION

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH

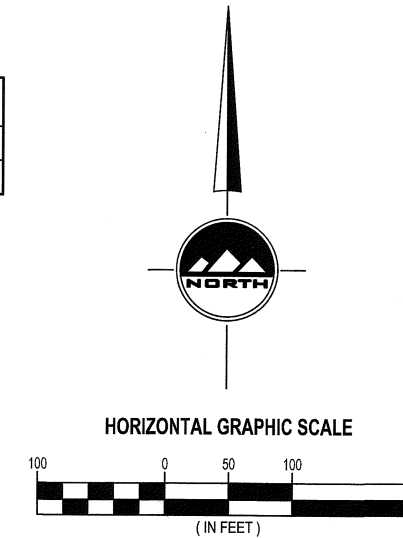


**Plat Notes:**  
1. The City of West Jordan has the right to access, inspect, clean, repair, remove, and replace the storm drainage system in the detention area located within the detention basin easement areas. The detention area cannot be ferreted, filled or modified from its original construction without express written permission from the city engineer. It is the responsibility of the property owners to mow, maintain, and keep the detention area clean.  
2. Building is to face 6900 West Street.

**Domestic Energy Utah - Note:**  
Domestic Gas Company, dba Domestic Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Domestic Energy Utah may require additional easements in order to serve this development. This approval does not constitute an obligation or warranty of any 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 Note, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domestic 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 OWNERS (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(H)(IV) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT 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	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	69.50'	75.00'	62°14'18"	S88°52'25"E	71.84'



**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. 26868. In accordance with Title 55, Chapter 22, of the Professional Engineers and Land Surveyors 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 17-25-17 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 Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
Beginning at a point on the northerly right-of-way line the 9800 South Street, said point also being the Center of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said Center of Section being South 01°00'59" West 226.26 feet from the North Quarter Corner of said Section 10; and running  
thence North 89°33'12" West 602.14 feet along said northerly right-of-way line to the easterly right-of-way line of 6900 West Street  
thence along said easterly right-of-way line the following two (2) courses:  
(1) Northwesterly 25.01 feet along the arc of a 18.00 foot radius curve to the right (center bears North 00°26'48" East and the chord bears North 44°46'36" West 22.54 feet with a central angle of 89°33'12");  
(2) North 88.28 feet.  
thence East 923.72 feet;  
thence South 02°26'48" West 889.33 feet;  
thence North 89°33'12" West 10.00 feet;  
thence South 02°26'48" West 75.00 feet to said northerly right-of-way line 9800 South Street;  
thence North 89°33'12" West 288.26 feet along said northerly right-of-way line to the point of beginning.

Contains 878.517 Square Feet or 20.168 Acres

DATE: April 4, 2023  
DATE

*Patrick M. Harris*  
PATRICK M. HARRIS  
P.L.S. 26868

**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  
**BGJ INDUSTRIAL SUBDIVISION**  
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 encumbrances 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.

I witness whereof I / we have hereunto set our hand (s) this 04th day of April, A.D. 20 23.

BGJ INDUSTRIAL, LLC  
*Brian Cochran*  
By: Brian Cochran  
Title: Manager

AVRY BYINGTON  
Notary Public - State of Utah  
MY Commission Expires on: August 28, 2025  
Comm. Number: 719223

STATE OF Utah LIMITED LIABILITY COMPANY ACKNOWLEDGMENT  
County of Salt Lake ) ss  
On the 13th day of April, A.D. 20 23, Brian Cochran, personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, of the State of UTAH, who after being duly sworn, acknowledged to me that he/she is the Manager of BGJ INDUSTRIAL, LLC, a limited liability company and that he/she/they agreed the owners dedication hereby and knowingly and in full of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company approved the above.  
MY COMMISSION EXPIRES: 8/28/2025  
NAME: Avry Byington  
NO. 719223  
A NOTARY PUBLIC COMMISSION IN UTAH  
RESIDING IN JARVIS COUNTY

**ENSIGN**  
SALT LAKE CITY  
45 W. 1000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
www.ensigneng.com

LAYTON Phone: 801.313.1000  
TODDLE Phone: 801.313.1000  
Cedar City Phone: 801.313.1000  
RICHFIELD Phone: 801.313.1000

SHEET 1 OF 1  
PROJECT NUMBER: 10404A  
MANAGER: JKF  
DRAWN BY: KJV  
CHECKED BY: PMH  
DATE: 4-3-23

**BGJ INDUSTRIAL SUBDIVISION**  
LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH

DEVELOPER THE BOYER COMPANY 101 S. 200 E. SUITE 200 SALT LAKE CITY, UTAH 84111 PHONE: 801.592.2495	<b>RECORD OF SURVEY</b> ROS NO.: S-2023-88-0652 COUNTY SURVEY REVIEWER: <i>Shawn Wilson</i> DATE: <i>4/10/2023</i> COUNTY COMMISSIONER: <i>Shawn Wilson</i>	<b>EASEMENT APPROVAL</b> COUNTY ENGINEER: <i>James P. Smith</i> DATE: <i>4/7/23</i> COUNTY ENGINEER: <i>James P. Smith</i> DATE: <i>4-5-2023</i> COUNTY ENGINEER: <i>James P. Smith</i> DATE: <i>4-6-2023</i> COUNTY ENGINEER: <i>James P. Smith</i> DATE: <i>4-10-2023</i>	<b>SALT LAKE COUNTY HEALTH DEPARTMENT</b> APPROVED THIS <u>10th</u> DAY OF <u>April</u> , 20 <u>23</u> BY THE BOARD OF HEALTH <i>Rick Seltzer</i> SALT LAKE COUNTY HEALTH DEPARTMENT	<b>PLANNING COMMISSION APPROVAL</b> APPROVED THIS <u>13th</u> DAY OF <u>April</u> , 20 <u>23</u> BY THE CITY OF WEST JORDAN PLANNING COMMISSION <i>Shawn Wilson</i> CHAIR, CITY OF WEST JORDAN PLANNING COMMISSION	<b>CITY ENGINEER</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED. <i>Shawn Wilson</i> 01/16/2023 CITY OF WEST JORDAN ENGINEER	<b>CITY ATTORNEY</b> APPROVED THIS <u>13th</u> DAY OF <u>April</u> , 20 <u>23</u> BY THE CITY OF WEST JORDAN ATTORNEY <i>Anna J. Smith</i> CITY OF WEST JORDAN ATTORNEY	<b>CERTIFICATION OF FINAL CITY APPROVAL</b> I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS <u>13th</u> DAY OF <u>April</u> , 20 <u>23</u> <i>David B. Smith</i> ATTEST: CITY OF WEST JORDAN RECORDER <i>James P. Smith</i> CITY OF WEST JORDAN MAYOR
	DEPARTMENT OF HERITAGE AND ARTS 111 COMMERCE CENTER 2ND AMENDED BK 2022P, PG 15 LOT 18 ALIGNED DATA CENTER WAU PROPCO, LLC 26-10-326-013	DEPARTMENT OF HERITAGE AND ARTS 111 COMMERCE CENTER SUBDIVISION BK 2022P, PG 178 LOT 1 111 COMMERCE CENTER 1, LC 26-10-400-005					

SALT LAKE COUNTY RECORDER  
RECORDED # 14100681  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: Boyer Company  
DATE: 5/2/2023 TIME: 9:25 am BOOK: 2023P PAGE: 101  
FEE: \$ 52.00  
DEPUTY SALT LAKE COUNTY RECORDER: *Christy D. Smith*

26-10-100-006 26-10-101-01 452.00