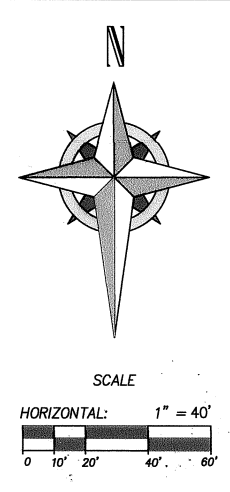
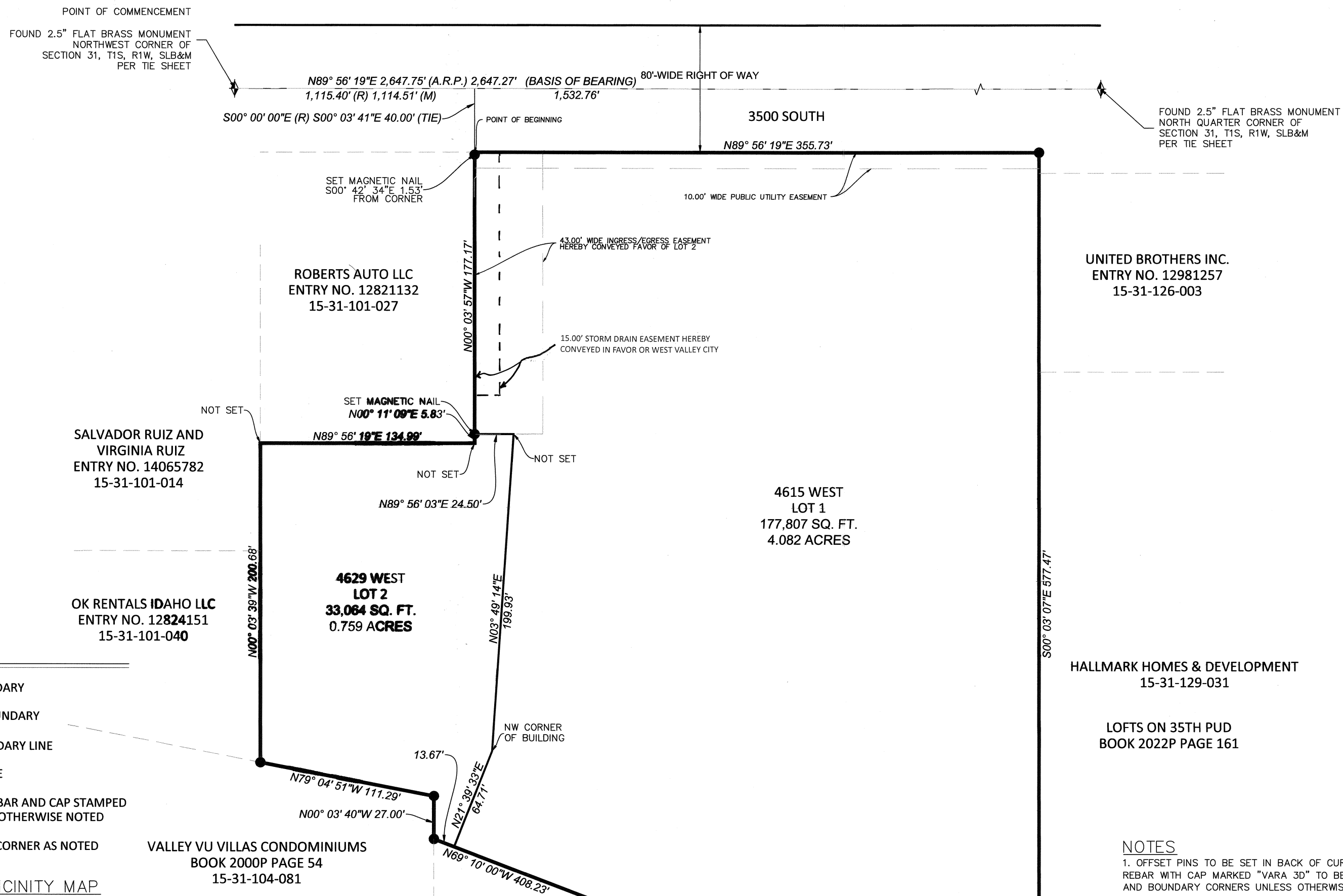
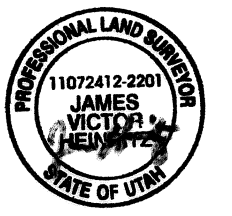


LLORET LEASING LLC SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, T1S, R1W, SLB&M, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 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 COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS



LLORET LEASING LLC SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT
SIGNED THIS _____ DAY OF _____, 20__

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FLAT BRASS MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 31, WHENCE A FLAT BRASS MONUMENT LOCATED AT THE NORTH QUARTER CORNER OF SAID SECTION 31 BEARS NORTH 89°56'19" EAST A DISTANCE OF 2647.27 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE NORTH 89°56'19" EAST ALONG SAID LINE A DISTANCE OF 1114.51 FEET;
THENCE SOUTH 00°03'41" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°56'19" EAST A DISTANCE OF 355.73 FEET TO THE WESTERLY PROPERTY LINE OF "LOFTS ON 35TH P.U.D." SUBDIVISION;
THENCE SOUTH 00°03'07" EAST A DISTANCE OF 577.47 FEET TO THE CENTER OF NORTH JORDAN CANAL AND ALONG THE WESTERLY PROPERTY LINE OF SAID "LOFTS ON 35TH P.U.D." SUBDIVISION TO THE NORTHERLY PROPERTY LINES OF "SUNNYVALE HEIGHTS NO. 10" AND "SUNNYVALE HEIGHTS NO. 7" SUBDIVISIONS;
THENCE NORTH 69°10'00" WEST A DISTANCE OF 408.23 FEET ALONG THE NORTHERLY PROPERTY LINES OF SAID "SUNNYVALE HEIGHTS NO. 10" AND "SUNNYVALE HEIGHTS NO. 7" SUBDIVISIONS TO THE EASTERLY PROPERTY LINE OF "VALLEY VU VILLAS CONDOMINIUMS";
THENCE NORTH 00°03'40" WEST A DISTANCE OF 27.00 FEET ALONG THE EASTERLY PROPERTY LINE OF SAID "VALLEY VU VILLAS CONDOMINIUMS" TO THE NORTHEAST CORNER OF SAID "VALLEY VU VILLAS CONDOMINIUMS" AND CONTINUING TO THE CENTER OF JORDAN CANAL;
THENCE NORTH 79°04'51" WEST A DISTANCE OF 111.29 FEET ALONG THE CENTER OF SAID CANAL AND THE NORTHERLY LINE OF SAID VALLEY VU VILLAS CONDOMINIUMS;
THENCE NORTH 00°03'39" WEST A DISTANCE OF 200.68 FEET;
THENCE NORTH 89°56'19" EAST A DISTANCE OF 134.99 FEET;
THENCE NORTH 00°11'09" EAST A DISTANCE OF 5.83 FEET;
THENCE NORTH 00°03'57" WEST A DISTANCE OF 177.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 210,871 SQ. FT. OR 4.841 ACRES, 2 LOTS.

OWNERS' DEDICATION AND CONSENT TO RECORD:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND DOES HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

LLORET LEASING LLC SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED 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 OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON, IN WITNESS WHEREOF WE HAVE SIGNED THIS PLAT THIS 1st DAY OF November, A.D. 2023

LLORET LEASING, LLC.
SIGNATURE
BY (PRINT NAME): David Lloret
ITS (TITLE): President / Manager



LLC ACKNOWLEDGEMENT:
STATE OF UTAH | S.S.
COUNTY OF SALT LAKE |

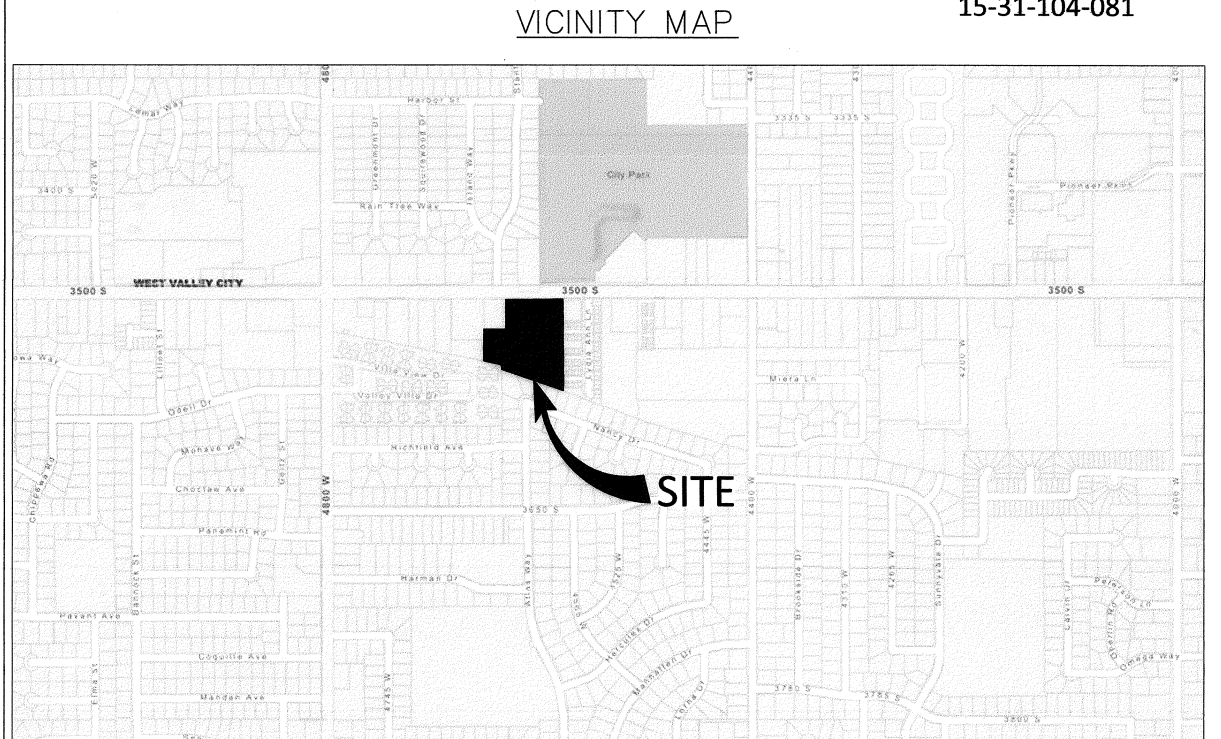
ON THE 1st DAY OF November, A.D. 2023, David Lloret PERSONALLY APPEARED BEFORE ME, WHO, BEING DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE Manager OF LLORET LEASING LLC, AND THAT THE FOREGOING OWNERS CONSENT, REGARDING THE PLAT OF LLORET LEASING LLC SUBDIVISION, WAS SIGNED BY HER ON BEHALF OF SAID LLORET LEASING LLC.

MY COMMISSION NUMBER: 712901
MY COMMISSION EXPIRES: 7-16-2024
Krista Crook
NOTARY PUBLIC (PRINT NAME)
Krista Crook
(SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

LLORET LEASING LLC SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, T1S, R1W, SLB&M, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

- LEGEND:**
- PROPERTY BOUNDARY
 - SUBDIVISION BOUNDARY
 - NEIGHBOR BOUNDARY LINE
 - ROAD CENTERLINE
 - SET 5/8" X 24" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
 - FOUND SECTION CORNER AS NOTED



SALT LAKE COUNTY SURVEYOR
R.O.S. NO: S 2023-09-0731
County Surveyor Reviewer: [Signature] DATE: 11/7/23

PLANNING COMMISSION:
APPROVED THIS 1 DAY OF Nov, A.D., 2023 BY THE WEST VALLEY CITY PLANNING COMMISSION
Chair: West Valley City Planning Commission

WEST VALLEY ENGINEER'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
West Valley City Engineer: [Signature] DATE: 11-7-23

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 1st DAY OF November, 2023.
West Valley City Attorney: [Signature]

WEST VALLEY CITY COUNCIL
PRESENTED TO THE WEST VALLEY CITY THIS 0 DAY OF November, A.D., 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
West Valley City Manager: [Signature] West Valley Recorder: [Signature]

SALT LAKE COUNTY RECORDER
RECORDED # 14172276
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Lloret Leasing LLC
DATE 11/26/23 TIME 10:03 AM BOOK 2023P PAGE 223
\$24.00 FEE \$ SALT LAKE COUNTY DEPUTY RECORDER