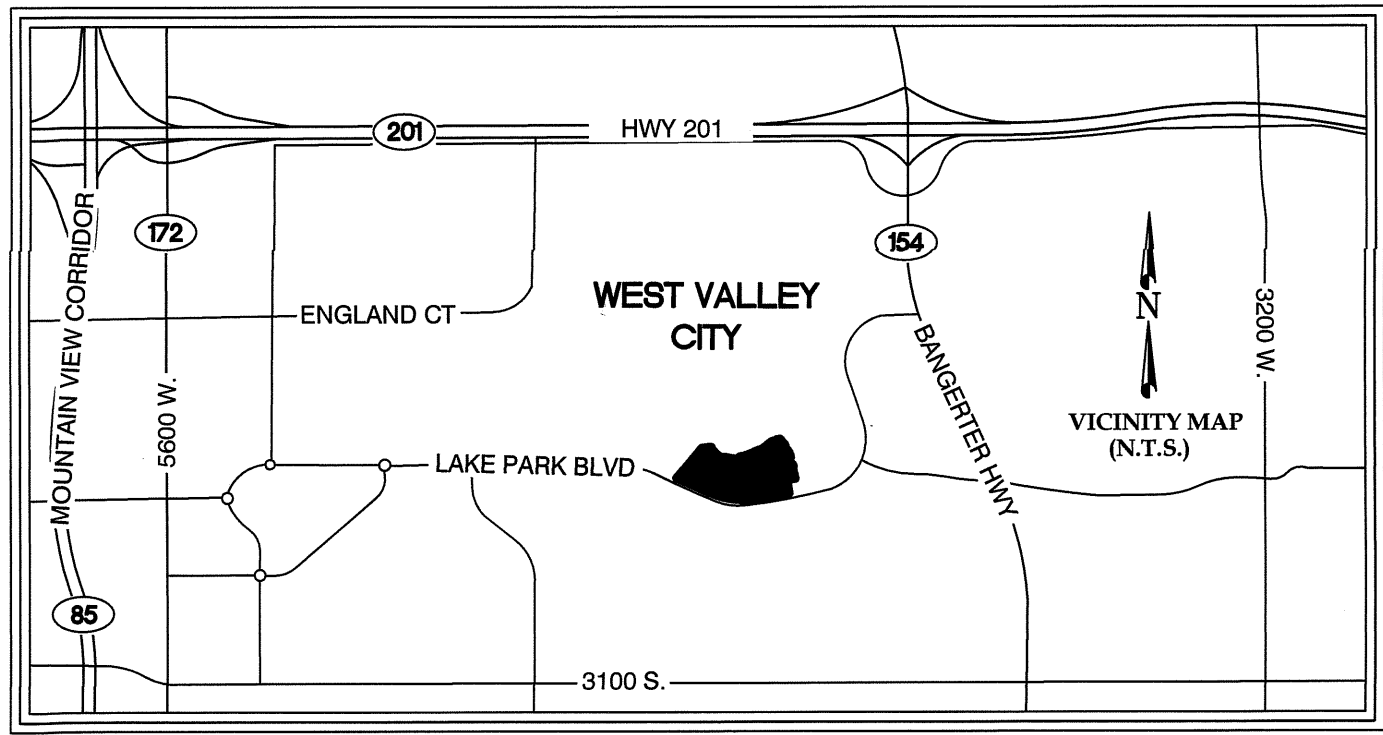


MIT TECH PARK SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 19 & NORTH HALF OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



BOUNDARY DESCRIPTION

A parcel of land being all of those two (2) entire tracts described as: 1) "Lot 105, Proposed Lake Park Corporate Centre" in that Special Warranty Deed recorded May 15, 2024 as Entry No. 14240835 in Book 11491, at Page 552 and; 2) "Parcel #3 Waterway Access Pad" in that Special Warranty Deed recorded October 1, 2024 as Entry No. 14294929 in Book 11522, at Page 1307 in the Office of the Salt Lake County Recorder. Said parcel is located in the North Half of Section 30 and the South Half of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

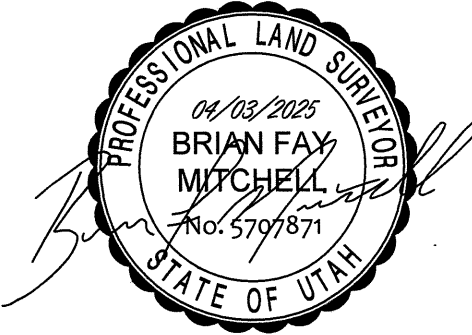
Beginning at a point on the northerly right-of-way line of Lake Park Boulevard, which is 2392.66 feet S. 00°02'02" E. along the Quarter Section line and 600.85 feet West from the Center of said Section 19; thence along an easterly boundary of Stonebridge Golf Course the following two (2) courses: 1) N. 40°13'00" E. 599.33 feet; 2) N 83°49'50" E 143.80 feet to a parcel of land described as "Waterway Area #5" in that Special Warranty Deed recorded September 13, 2002 as Entry No. 8353937 in Book 8648, at Page 4965 in the Office of said Recorder; thence along said "Waterway Area #5" the following twenty-six (26) courses: 1) S. 23°43'53" E. 39.94 feet; 2) S. 36°08'28" E. 66.58 feet; 3) S. 48°33'56" E. 49.91 feet; 4) S. 60°31'23" E. 60.29 feet; 5) S. 87°57'32" E. 45.46 feet; 6) S. 81°24'47" E. 185.57 feet; 7) N. 61°14'35" E. 90.34 feet; 8) S. 43°33'22" E. 16.47 feet; 9) N. 68°51'12" E. 57.99 feet; 10) N. 72°53'35" E. 35.47 feet; 11) N. 67°33'42" E. 64.22 feet; 12) N. 65°41'42" E. 89.07 feet; 13) N. 70°23'25" E. 23.03 feet; 14) N. 81°43'08" E. 24.77 feet; 15) N. 62°17'09" E. 30.71 feet; 16) N. 68°25'30" E. 29.90 feet; 17) N. 47°35'53" E. 35.50 feet; 18) N. 62°21'17" E. 28.11 feet; 19) N. 35°27'04" E. 23.46 feet; 20) N. 48°09'16" E. 18.27 feet; 21) N. 64°08'22" E. 21.75 feet; 22) N. 45°30'05" E. 32.08 feet; 23) N. 63°40'04" E. 17.07 feet; 24) N. 83°21'30" E. 34.24 feet; 25) N. 60°59'48" E. 42.30 feet; 26) N. 80°28'04" E. 47.93 feet to a parcel of land described as "Waterway Area #16" in said Special Warranty Deed recorded as Entry No. 8353937; thence along said "Waterway Area #16" the following twenty-nine (29) courses: 1) S. 56°33'24" E. 13.79 feet; 2) S. 25°17'05" E. 21.50 feet; 3) S. 41°05'49" E. 83.79 feet; 4) S. 11°25'44" E. 21.34 feet; 5) S. 23°28'28" E. 34.22 feet; 6) S. 38°31'12" E. 31.35 feet; 7) S. 28°53'26" E. 71.76 feet; 8) S. 17°17'11" E. 31.36 feet; 9) S. 08°09'17" E. 20.34 feet; 10) S. 17°52'08" W. 33.31 feet; 11) S. 02°52'39" W. 36.93 feet; 12) S. 30°45'40" E. 23.24 feet; 13) S. 57°35'53" E. 32.48 feet; 14) S. 38°14'16" E. 15.94 feet; 15) S. 09°48'36" E. 42.67 feet; 16) S. 05°41'47" W. 37.68 feet; 17) S. 21°51'55" E. 38.31 feet; 18) S. 11°06'11" E. 60.85 feet; 19) S. 04°46'20" W. 27.33 feet; 20) S. 00°51'45" E. 51.49 feet; 21) S. 29°00'11" W. 13.37 feet; 22) S. 39°49'44" W. 19.41 feet; 23) S. 06°50'45" W. 18.41 feet; 24) S. 26°36'56" E. 15.73 feet; 25) S. 43°56'18" E. 32.52 feet; 26) S. 18°37'11" E. 17.47 feet; 27) S. 04°15'17" E. 24.98 feet; 28) S. 32°45'58" E. 20.91 feet; 29) S. 09°29'48" E. 9.36 feet to said northerly right-of-way line of Lake Park Boulevard; thence along said northerly right-of-way line the following three (3) courses: 1) S. 80°30'00" W. 622.84 feet to a point of tangency with a 1262.00 - foot radius curve to the right, concave northerly; 2) Northwestwesterly 737.87 feet along the arc of said curve, through a central angle of 33°30'00" (Chord bears N. 82°45'00" W. 727.41 feet); 3) N. 66°00'00" W. 543.35 feet to the **Point of Beginning**.

The above-described parcel of land contains 1,087,632 sq. ft. or 24.969 acres, more or less. 2 lots.

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 17-23-17 and have verified all measurements, and have subdivided said tract of land into lots and street, together with easements, hereafter to be known as **MIT TECH PARK SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 3rd day of April, 2025



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, together with easements as set forth to be hereafter known as:

MIT TECH PARK SUBDIVISION

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.

MIT R&D PARK QOZ BUSINESS, LLC

By: John Dahlstrom

Print Name: John Dahlstrom

Title: Authorized Representative

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Salt Lake)

On this 3rd day of MAY, in the year 2025, before me, MATTHEW WILCOX, a Notary Public, personally appeared JOHN DAHLSTROM, the Authorized Rep. of MIT R&D PARK QOZ BUSINESS, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **MIT TECH PARK SUBDIVISION** and was signed by him/her on behalf of said MIT R&D PARK QOZ BUSINESS, LLC and acknowledged that he/she/they executed the same.

Commission Number 732110
My Commission Expires 01/13/2027

Signature: MATTHEW WILCOX

Print Name: MATTHEW WILCOX

A Notary Public Commissioned in Utah

OWNER:
MIT R&D Park QOZ Business, LLC

DEVELOPER:
Wasatch Commercial Management, Inc.
John Dahlstrom
299 South Main Street, Suite 2400
Salt Lake City, UT 84111

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

SHEET
1
2

MIT TECH PARK SUBDIVISION
LOCATED IN THE SOUTH 1/2 OF SEC. 19 & NORTH 1/2 OF SEC. 30,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

GRANGER HUNTER IMPROVEMENT DISTRICT

Approved this 6th day of MAY, A.D. 2025

John Dahlstrom
District Manager - ENR DEPT

SALT LAKE COUNTY HEALTH
DEPARTMENT

Approved this 6 day of May, A.D. 2025

John Dahlstrom

WEST VALLEY CITY PLANNING COMMISSION

Approved this 14th day of May, A.D. 2025 by the West Valley City Planning Commission.

John Dahlstrom
Chairman, West Valley City Planning Commission Date

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.

John Dahlstrom
West Valley City Engineer Date 5-20-25

CITY ATTORNEY

Approved as to form this 25th day of May, A.D. 2025

John Dahlstrom
West Valley City Attorney

SALT LAKE COUNTY RECORDER

Recorded # 14389869
State of Utah, County of Salt Lake, Recorded and filed at the request of
MIT R&D Park QOZ Business, LLC
Date: 5/20/25 Time: 1:13 PM Book: 2025 Page: 128
Fee \$ \$104.00
John Dahlstrom
Deputy, Salt Lake County Recorder

15-19-41
15-30-21
15-19-376-003, 15-19-451-003
2025 \$104.00

Found West Quarter Corner
Section 19, T.1S., R.1W., SLB&M
Standard Flat Brass 2.5"
(SLCo. Mon#1S2W2406)

Found Center of Section 19,
T.1S., R.1W., SLB&M
Standard Flat Brass 2.5"
(SLCo. Mon#1S1W1905)

Found East Quarter Corner
Section 19, T.1S., R.1W., SLB&M
Standard Flat Brass 2.5"
(SLCo. Mon#1S1W1906)

LEGEND

- Subdivision Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way (ROW)
- Road Monument Line
- Section Line
- Easement Line
- Lot Line

- Cross Access Easement Line
- Storm Drain Easement Line
- Fire Line Easement Line
- Water Easement Line

Set 5/8" x 24" Rebar and Cap stamped "CIR"
POB Point of Beginning

LINE TABLE		
LINE #	LENGTH	BEARING
L1	39.94	S23° 43' 53"E
L2	66.58	S36° 08' 28"E
L3	49.91	S48° 33' 56"E
L4	60.29	S80° 31' 23"E
L5	45.46	S87° 57' 32"E
L6	16.47	S43° 33' 22"E
L7	57.99	N68° 51' 12"E
L8	35.47	N72° 53' 35"E
L9	64.22	N67° 33' 42"E
L10	89.07	N65° 41' 42"E
L11	23.03	N70° 23' 25"E
L12	24.77	N81° 43' 06"E
L13	30.71	N62° 17' 09"E
L14	29.90	N66° 25' 30"E
L15	35.50	N47° 35' 53"E

LINE TABLE		
LINE #	LENGTH	BEARING
L16	28.11	N82° 21' 17"E
L17	23.46	N35° 27' 04"E
L18	18.27	N48° 09' 16"E
L19	21.75	N64° 08' 22"E
L20	32.08	N45° 30' 05"E
L21	17.07	N63° 40' 04"E
L22	34.24	N83° 21' 30"E
L23	42.30	N80° 59' 48"E
L24	47.93	N80° 28' 04"E
L25	13.79	S56° 33' 24"E
L26	21.50	S25° 17' 05"E
L27	83.79	S41° 05' 49"E
L28	21.34	S11° 25' 44"E
L29	34.22	S23° 28' 28"E
L30	31.35	S38° 31' 12"E

LINE TABLE		
LINE #	LENGTH	BEARING
L31	71.76	S28° 53' 26"E
L32	31.36	S17° 17' 11"E
L33	20.34	S8° 09' 17"E
L34	33.31	S17° 52' 08"W
L35	36.93	S2° 52' 39"W
L36	23.24	S30° 45' 40"E
L37	32.48	S57° 35' 53"E
L38	15.94	S38° 14' 16"E
L39	42.67	S9° 48' 36"E
L40	37.88	S5° 41' 47"W
L41	38.31	S21° 51' 55"E
L42	60.85	S11° 08' 11"E
L43	27.33	S4° 46' 20"W
L44	51.49	S0° 51' 45"E
L45	13.37	S29° 00' 11"W

LINE TABLE		
LINE #	LENGTH	BEARING
L46	19.41	S39° 49' 44"W
L47	18.41	S6° 50' 45"W
L48	15.73	S26° 36' 56"E
L49	32.52	S43° 56' 18"E
L50	17.47	S18° 37' 11"E
L51	24.98	S4° 15' 17"E
L52	20.91	S32° 45' 58"E
L53	9.36	S9° 29' 46"E

WEST VALLEY CITY
GOLF COURSE AREA NO. 12
Entry No. 7965828
15-19-376-006

WATERWAY
AREA #5
WEST VALLEY CITY
Entry No. 8353937,
Bk:8648, Pg:4965
15-19-401-012

WEST VALLEY CITY
WATERWAY
AREA #16

WEST VALLEY CITY
15-19-451-002
Entry No. 8353937,
Bk:8648, Pg:4965
WATERWAY
AREA #15

LOT 2
375,439 Sq. Ft.,
8.619 Acres
4428 WEST

LOT 1
712,193 Sq. Ft.,
16.350 Acres
4296 WEST

WEST 600.85'

20.0' Maintenance, Drainage
& Utility Easement
Entry No. 7195177 in Book 98-12P
of Plats at Page 349

15.0' Fire Line Easement
in favor of Lots 1 & 2
E#14360105

Storm Drain Easement
in favor of Lots 1 & 2
E#14360105

10.0' Water Line Easement
in favor of Lot 2
E#14360105

Cross Access Easement
in favor of Lots 1 & 2
E#14360105

20.0' Maintenance, Drainage
& Utility Easement
Entry No. 7195177 in Book 98-12P
of Plats at Page 349

Cross Access Easement
in favor of Lots 1 & 2
E#14360105

Found South Quarter Corner
Section 19, T.1S., R.1W., SLB&M
Standard Flat Brass 2.5"
(SLCo. Mon#1S1W1902)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	737.87	1262.00	33°30'00"	N82° 45' 00"W	727.41
C2	507.91	1262.00	23°03'35"	N87° 58' 12"W	504.49
C3	229.96	1262.00	10°26'25"	N71° 13' 12"W	229.64

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET
2
2

MIT TECH PARK SUBDIVISION
LOCATED IN THE SOUTH 1/2 OF SEC. 19 & NORTH 1/2 OF SEC. 30,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH