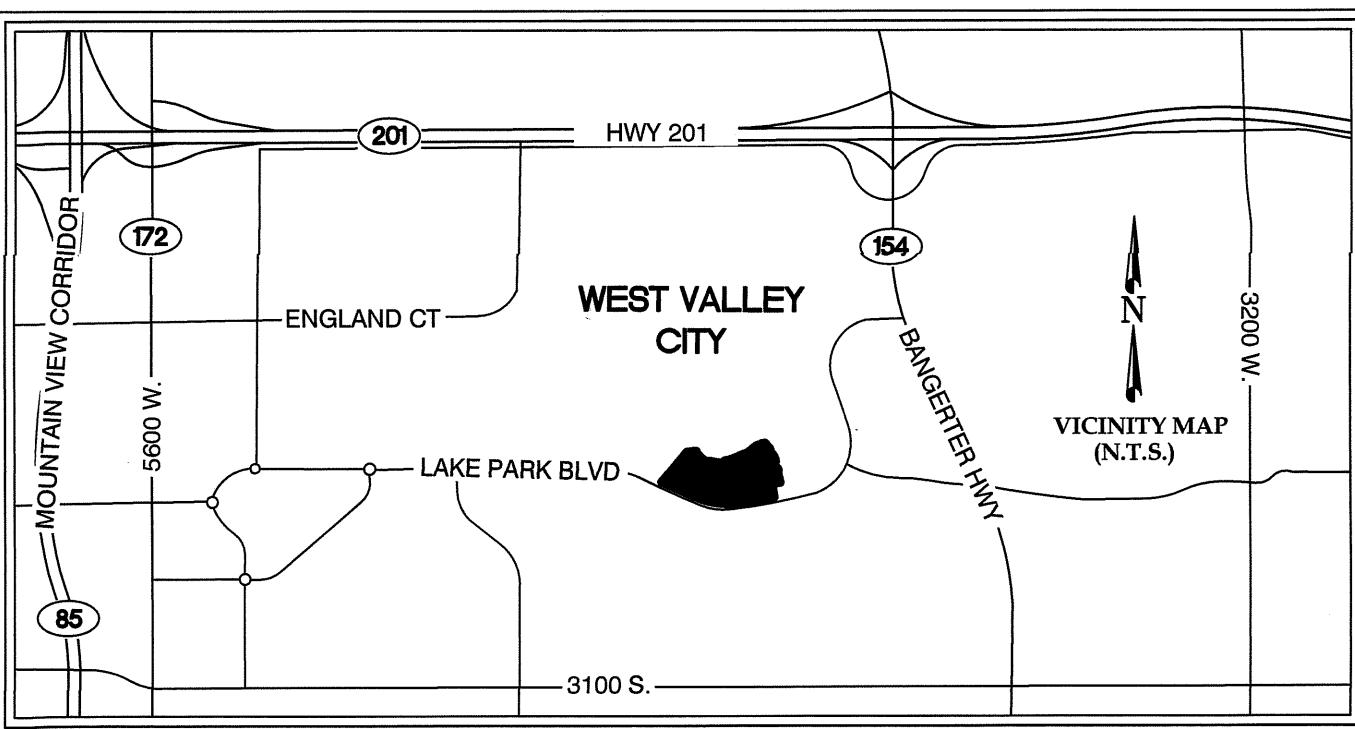


**MIT TECH PARK SUBDIVISION**  
 LOCATED IN THE SOUTH HALF OF SECTION 19 & NORTH HALF OF SECTION 30,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



**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. 14234929 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:

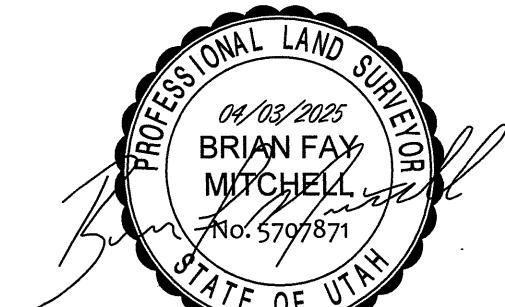
**Beginning** at a point on the northerly right-of-way line of Lake Park Boulevard, which is 2392.66 feet S. 00°02'02" E. along the Quarter Section line and 600.85 feet West from the Center of said Section 19; thence along an easterly boundary of Stonebridge Golf Course the following two (2) courses: 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 8649, at Page 4965 in the Office of said Recorder; thence along said "Waterway Area #5" the following twenty-six (26) courses: 1) S. 23°42'39" E. 39.94 feet; 2) S. 36°10'28" 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°43'06" E. 24.77 feet; 15) N. 62°17'09" E. 30.71 feet; 16) N. 66°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°28'22" 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°11'11" E. 31.36 feet; 9) S. 08°09'17" E. 20.34 feet; 10) S. 17°52'09" E. 33.31 feet; 11) S. 02°23'39" 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" E. 37.69 feet; 17) S. 21°51'55" E. 38.31 feet; 18) S. 11°05'11" 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. 32.32 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°29'46" E. 9.36 feet to a 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) Northwesternly 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



**NOTARY ACKNOWLEDGMENT**

State of Utah  
County of Salt Lake

On this 1st day of May, in the year 2015, before me, MATTHEW WILCOX, a Notary Public, personally appeared JOHN DAHLSTROM, the authorized agent 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 732-110  
My Commission Expires 01/13/2027

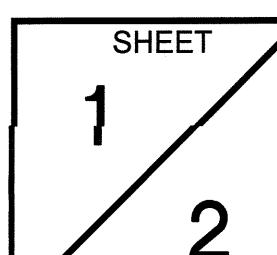
Signature: *Matthew Wilcox*  
Print Name: MATTHEW WILCOX

A Notary Public Commissioned in Utah

PREPARED BY:

**CIR** | CIVIL ENGINEERING  
+ SURVEYING

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



**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

**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

GRANGER HUNTER IMPROVEMENT DISTRICT  
Approved this 6th day of May A.D. 2025  
*John Dahlstrom* *REX DEPT*

SALT LAKE COUNTY HEALTH  
DEPARTMENT  
Approved this 8th day of May A.D. 2025  
*John Dahlstrom* *REX DEPT*

WEST VALLEY CITY PLANNING COMMISSION  
Approved this 14th day of May A.D. 2025 by the West  
Valley City Planning Commission  
*John Dahlstrom* *REX DEPT*  
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* *REX DEPT*  
West Valley City Engineer  
Date

CITY ATTORNEY  
Approved as to form this 25th day of May A.D. 2025  
*John Dahlstrom* *REX DEPT*  
West Valley City Attorney  
Date

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: 5/25/25 Time: 11:13 AM Book: 2025 Page: 128  
Fee \$ 104.00  
Deputy, Salt Lake County Recorder  
*John Dahlstrom* *REX DEPT*

15-19-41  
15-19-2

15-19-376-003, 15-19-451-003

289 104, 0

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)

24 19  
24 19

19 19  
19 19

19 20  
19 20

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

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

N40°13'00"E 389.33  
2392'66"

WEST 600.85'

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

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

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

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	737.87	1282.00	33°30'00"	N82° 45' 00"W	727.41
C2	507.91	1282.00	23°03'35"	N87° 58' 12"W	504.49
C3	229.96	1282.00	10°26'25"	N71° 13' 12"W	229.64

0 60 120  
1'=60'  
Scale in Feet



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	S60° 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° 55' 30"E
L15	35.50	N47° 35' 53"E
L16	28.11	N62° 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	N60° 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
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	37.68	S5° 41' 47"W
L41	38.31	S21° 51' 55"E
L42	60.85	S11° 06' 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

LINE TABLE		
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L1	39.94	S23° 43' 53"E
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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° 55' 30"E
L15	35.50	N47° 35' 53"E
L16	28.11	N62° 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	N60° 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
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	37.68	S5° 41' 47"W
L41	38.31	S21° 51' 55"E
L42	60.85	S11° 06' 11"E
L43	27.33	S4° 46' 20"W
L44	51.49	S0° 51' 45"E
L45	13.37	S29° 00' 11"W

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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' 2