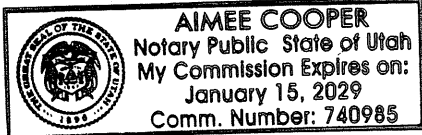


WASATCH ELECTRIC PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

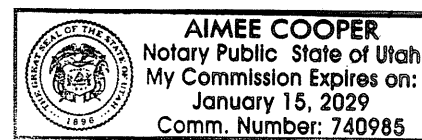
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE
On the 22 day of MAY, A.D. 20 25, CHRISTIAN GARDNER personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, in said State of UTAH, who after being duly sworn, acknowledged to me that he/she is the MANAGER of EQUESTRIAN PARTNERS, LLC, a Utah limited liability company and that he/she/they signed the owner's dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.
MY COMMISSION EXPIRES: JANUARY 15, 2029
NAME: AIIMEE COOPER
NO. 740985
A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN UTAH COUNTY



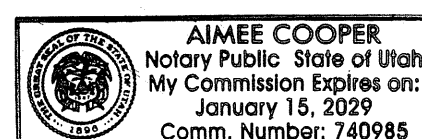
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE
On the 22 day of MAY, A.D. 20 25, MICHAEL L JONES personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, in said State of UTAH, who after being duly sworn, acknowledged to me that he/she is the MANAGER of VJM Jones Family, LLC, a Utah limited liability company and that he/she/they signed the owner's dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.
MY COMMISSION EXPIRES: JANUARY 15, 2029
NAME: AIIMEE COOPER
NO. 740985
A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN UTAH COUNTY



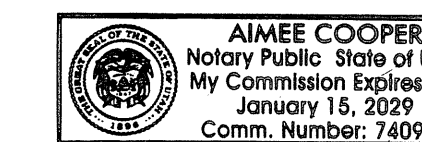
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE
On the 22 day of MAY, A.D. 20 25, MICHAEL L JONES personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, in said State of UTAH, who after being duly sworn, acknowledged to me that he/she is the MANAGER of VJM Jones Family, LLC, a Utah limited liability company and that he/she/they signed the owner's dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.
MY COMMISSION EXPIRES: JANUARY 15, 2029
NAME: AIIMEE COOPER
NO. 740985
A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN UTAH COUNTY



TRUST ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE
On the 16 day of JUNE, A.D. 20 25, KENNETH S. OLSON personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, in said State of UTAH, who after being duly sworn, acknowledged to me that he/she is the TRUSTEE of KSO Revocable Trust, dated May 16, 1984, and executed it with lawful and proper authority, and the execution was a valid act binding on said Trust.
MY COMMISSION EXPIRES: JANUARY 15, 2029
NAME: AIIMEE COOPER
NO. 740985
A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN UTAH COUNTY



- ROCKY MOUNTAIN POWER NOTES:
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. § 17-27A-803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement of right-of-way, prescriptive rights, or any provisions of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Use the note below for Subdivisions which do not have existing Natural Gas easements on the property prior to subdividing.

ENBRIDGE GAS UTAH - NOTE:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement of right-of-way, prescriptive rights, or any provisions of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this 22 day of MAY, 20 25

By: [Signature]

Title: PRE-LIN REP II

DEVELOPER
JONES LANDING INDUSTRIAL 1, LC
201 S. MAIN STREET, STE 2000
SALT LAKE CITY, UTAH 84111
PHONE: 801.870.4120



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LATTON
Phone: 801.547.1100
TODDLE
Phone: 435.843.3560
CEDAR CITY
Phone: 435.885.1453
BOWEN
Phone: 435.886.2983

SHEET 1 OF 2

PROJECT NUMBER: 97089
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 5/19/25

CERTIFICATION OF FINAL CITY APPROVAL

I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 18 DAY OF JULY, A.D. 20 25
ATTEST: CITY OF WEST JORDAN RECORDER CITY OF WEST JORDAN MAYOR

CITY ATTORNEY

APPROVED THIS 24 DAY OF JULY, 20 25
BY THE CITY OF WEST JORDAN ATTORNEY
CITY OF WEST JORDAN ATTORNEY

CITY ENGINEER

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.
CITY OF WEST JORDAN ENGINEER
DATE: 07 July 2025

PLANNING COMMISSION APPROVAL

APPROVED THIS 1 DAY OF JULY, 20 25
BY THE CITY OF WEST JORDAN PLANNING COMMISSION
CHAIR, CITY OF WEST JORDAN PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 29 DAY OF MAY, 20 25
BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT

EASEMENT APPROVAL

DATE: 05/20/2025
DATE: 05/21/2025
DATE: 5/20/2025
DATE: 5/22/25
CENTURYLINK
ROCKY MOUNTAIN POWER
ENBRIDGE GAS UTAH
QUESTAR

RECORD OF SURVEY
ROS NO: S-2022-03-0182
COUNTY SURVEYOR REVIEWER DATE

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. 286882, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's 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; 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 Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast and Southwest Quarters of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

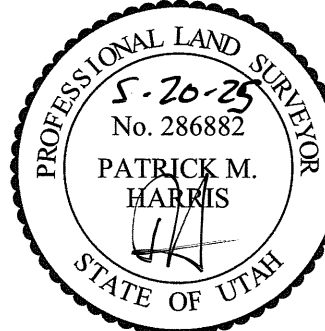
Beginning at a point on the southerly right-of-way line of 9000 South Street, said point being South 89°46'23" East 1,497.97 feet along the section line and South 00°13'37" West 77.00 feet from the West Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said southerly right-of-way line the following five (5) courses:
(1) South 89°45'11" East 27.51 feet;
(2) Northeasterly 10.47 feet along the arc of a 20.00 foot radius curve to the right (center bears South 89°46'12" East and the chord bears North 15°13'57" East 10.35 feet with a central angle of 30°00'19");
(3) South 89°48'29" East 1,055.22 feet;
(4) South 44°46'24" East 32.33 feet;
(5) South 89°46'23" East 87.00 feet;
thence South 00°07'41" West 144.71 feet;
thence South 07°07'48" West 86.23 feet;
thence South 01°29'41" West 30.02 feet;
thence South 00°04'31" West 1,095.75 feet;
thence North 89°55'29" West 80.00 feet;
thence North 00°04'31" East 2.50 feet;
thence Northwesterly 39.27 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°55'29" West and the chord bears North 44°55'29" West 35.36 feet with a central angle of 90°00'00");
thence North 89°55'29" West 579.77 feet;
thence North 00°04'31" East 25.00 feet;
thence North 89°55'29" West 1,328.82 feet to the easterly right-of-way line of Utah Highway 111;
thence North 08°03'09" East 1,057.17 feet along said easterly right-of-way line;
thence South 89°49'31" East 681.23 feet;
thence North 00°10'31" East 253.98 feet to the point of beginning.

Contains 2,360,640 Square Feet or 54.193 Acres and 2 Lots and 1 Parcel

DATE: MAY 20, 2025

PATRICK M. HARRIS
P.L.S. 286882



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

WASATCH ELECTRIC PLAT

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 encumbrance 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.

In witness whereof I / we have hereunto set our hand (s) this 16 day of JUNE, A.D. 20 25.

Gardner Plumb, LLC
By: Christian Gardner
Its: Manager
MAC S, LLC
By: Jerry W. McDougal
Its: Jerry W. McDougal

Equestrian Partners, LLC
By: Christian Gardner
Its: Manager
S A McDougal, LLC
By: Jerry W. McDougal
Its: Jerry W. McDougal

VJM Jones Family, LLC
By: Michael L. Jones
Its: Manager
GKM Family, LLC
By: Jerry W. McDougal
Its: Jerry W. McDougal

MH Jones Family, LLC
By: Michael L. Jones
Its: Manager
KSO Revocable Trust, dated May 16, 1984
By: Kenneth S. Olson
Its: TRUSTEE

WASATCH ELECTRIC PLAT

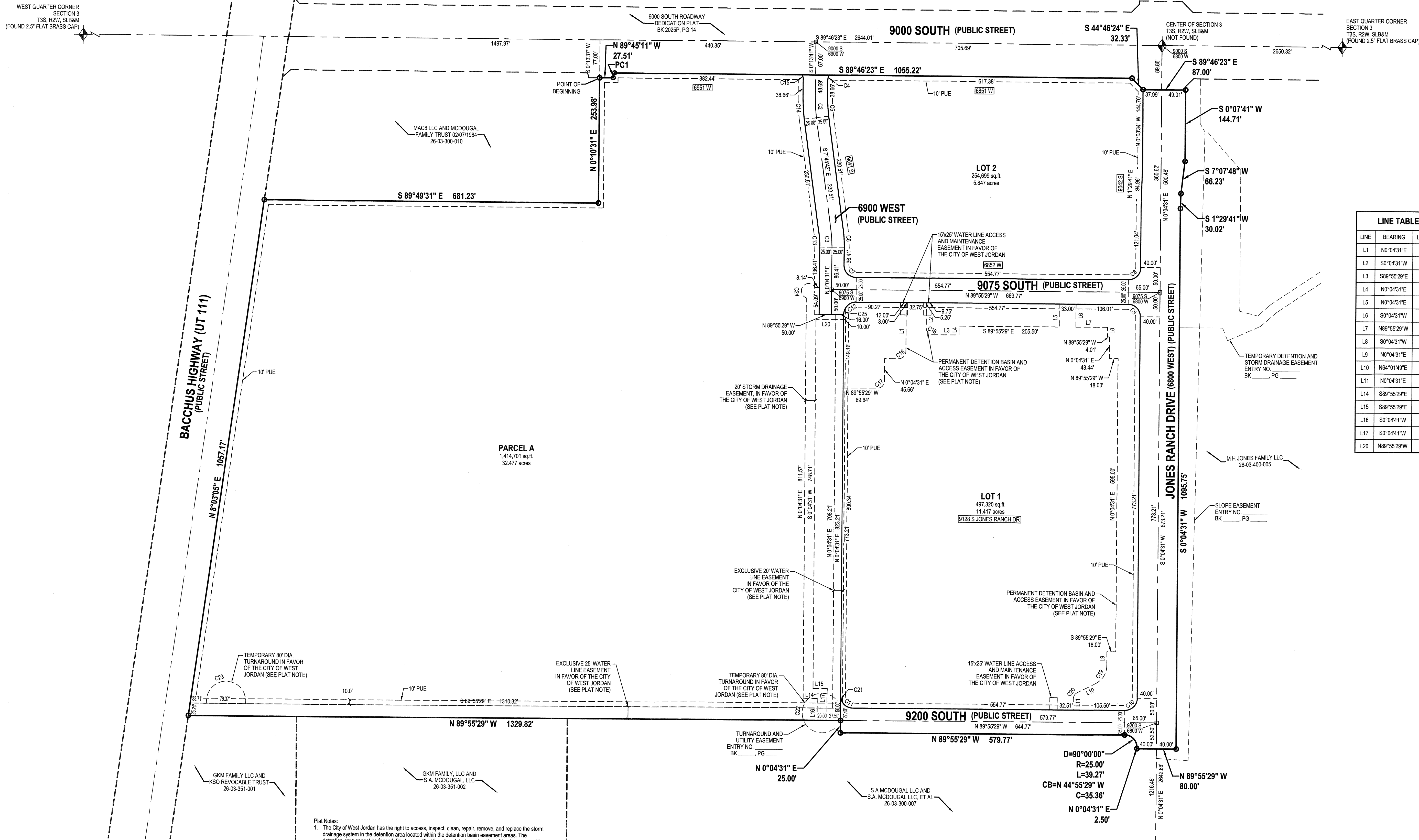
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # 14913423
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Gardner Plumb, LLC
DATE: 7/13/2025 TIME: 1:31 PM BOOK: 2025 PAGE: 185
FEES: \$106.00
DEPUTY SALT LAKE COUNTY RECORDER

WASATCH ELECTRIC PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	20.00'	10.47'	30°00'19"	N15°13'57"E	10.35'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	273.00'	37.99'	7°58'23"	S3°45'30"E	37.96'
C3	250.00'	34.12'	7°49'13"	N3°50'05"W	34.10'
C4	20.00'	10.51'	30°06'36"	S15°16'59"W	10.39'
C5	248.00'	34.51'	7°58'23"	S3°45'30"E	34.48'
C6	275.00'	37.53'	7°49'13"	N3°50'05"W	37.51'
C7	25.00'	39.27'	90°00'00"	S44°55'29"E	35.36'
C8	25.00'	39.27'	90°00'00"	N45°04'31"E	35.36'
C9	25.00'	39.27'	90°00'00"	N44°55'29"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°04'31"E	35.36'
C11	25.00'	39.27'	90°00'00"	S44°55'29"E	35.36'
C12	25.00'	39.27'	90°00'00"	S45°04'31"W	35.36'
C13	225.00'	30.71'	7°49'13"	N3°50'05"W	30.69'
C14	298.00'	41.47'	7°58'23"	N3°45'30"W	41.43'
C15	20.00'	10.51'	30°06'24"	N14°49'31"W	10.39'
C16	14.50'	22.78'	90°00'00"	N45°04'31"E	20.51'
C17	14.50'	22.78'	90°00'00"	N45°04'31"E	20.51'
C18	14.50'	22.78'	90°00'00"	S44°55'29"E	20.51'
C19	41.50'	46.32'	63°57'18"	N32°03'01"E	43.96'
C20	14.50'	16.19'	63°57'17"	S32°03'10"W	15.36'
C21	25.00'	14.34'	32°51'36"	N16°21'17"W	14.14'
C22	40.00'	128.43'	183°57'40"	S70°01'53"W	79.95'
C23	40.00'	135.69'	194°21'41"	N89°55'29"W	79.37'
C24	15.00'	58.20'	222°18'54"	S40°42'14"W	27.98'
C25	25.00'	14.34'	32°51'36"	N16°30'19"E	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°04'31"E	99.50'
L2	S0°04'31"W	50.50'
L3	S89°55'29"E	52.49'
L4	N0°04'31"E	18.00'
L5	N0°04'31"E	47.00'
L6	S0°04'31"W	47.00'
L7	N89°55'29"W	64.50'
L8	S0°04'31"W	19.50'
L9	N0°04'31"E	27.58'
L10	N64°01'49"E	40.72'
L11	N0°04'31"E	22.50'
L14	S89°55'29"E	28.86'
L15	S89°55'29"E	28.86'
L16	S0°04'41"W	44.50'
L17	S0°04'41"W	64.50'
L20	N89°55'29"W	56.36'

- Plat Notes:
- 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 fenced, 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.
 - For each temporary turnaround (TA) identified on this plat, upon construction of a through street that replaces the TA and that complies with city standards, the TA shall be automatically terminated, without the need to utilize the "vacate" process.
 - The City of West Jordan is hereby granted an Exclusive water line easement as described and depicted herein. The City shall have the right of ingress and egress over, under, across, and through the Exclusive Easement, as well as perpetual access across the immediately adjacent property, to inspect, operate, maintain, repair, remove, and replace any materials comprising the water line, including any appurtenances connected thereto, from time to time as the City may require. In no event will the City or its easement be subject to the terms or conditions of any other utility easement dedicated hereon or subsequently conveyed to a third party. As such, no other utility easements will be allowed in the Exclusive Easement without prior written approval from the West Jordan City Engineer. Moreover, no structures, buildings, footings or foundations, nor any trees or shrubbery with root zones that can contact or interfere with the City's utility system, will be allowed in the Exclusive Easement without prior written permission of the West Jordan City Engineer. However, the Exclusive Easement may be crossed or covered with sidewalks, curb and gutter, roadways, or similar improvements. This water line easement shall automatically expire and terminate when a future City-approved public road is dedicated over the exclusive easement described herein, with the City-approved public road dedication being filed in the office of the Salt Lake County Recorder; provided, however, that in the event a City-approved public road dedication is recorded over only a portion of the exclusive easement described herein, then this easement shall automatically expire and terminate only to that portion of the exclusive easement covered by the newly dedicated public road, and this easement shall remain in full force and effect for the remainder of the property that is not covered by the dedicated public road.
 - Parcel A is understood to be a part of this subdivision plat, but remains undeveloped and is subject to all applicable planning and zoning regulations set by the City of West Jordan upon further development.

EASEMENT NOTES

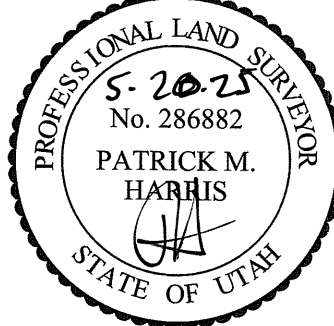
- Right of Way Easement in favor of the Utah Independent Telephone Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject land, recorded March 16, 1905, as Entry No. 182134, in Book 6-U, at Page 168 and as Entry No. 192142, in Book 6-U, at Page 171. (exact location not disclosed)

DEVELOPER
JONES LANDING INDUSTRIAL 1, LC
201 S. MAIN STREET, STE 2000
SALT LAKE CITY, UTAH 84111
PHONE: 801.870.4120



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSINGENG.COM

LAYTON
Phone: 801.547.1109
TOLENE
Phone: 435.843.3999
CEDAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.898.2883



SHEET 2 OF 2

PROJECT NUMBER: 87068
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 5/19/25

WASATCH ELECTRIC PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
RECORDED # 14413413
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Gardner West Jordan LC
DATE: 7/23/2025 TIME: 1:31 PM BOOK: 1025 PAGE: 185
FEE: \$100.00
DEPUTY SALT LAKE COUNTY RECORDER