

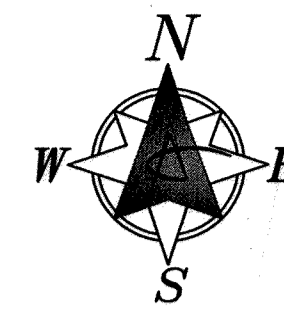
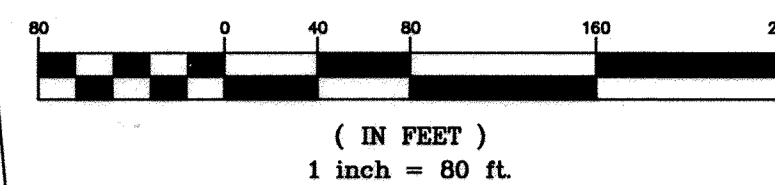
GATEWAY NEIGHBORHOOD PUD PHASE 4

(AMENDING, AND RE-SUBDIVING LOT 2, PHASE 3, GATEWAY NEIGHBORHOOD PUD AMENDED TO CREATE LOTS 401 & 402)
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.
LOCATED IN STANSBURY PARK, COUNTY OF TOOELE, STATE OF UTAH.

KENNECOTT UTAH,
COPPER CORPORATION
ENTRY NO.: 234451

STANSBURY PARK
SERVICE AGENCY
ENTRY NO.: 218362
S 89°58'12" E 121.06'

GRAPHIC SCALE

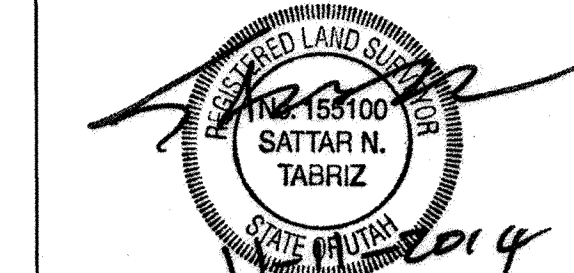


SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO 2 LOTS, AND STREET TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS:

GATEWAY NEIGHBORHOOD PUD PHASE 4

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAN.



SATTAR N. TABRIZ LICENSE NO. 155100 DATE:

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; ALL OF LOT 2 PHASE 3 OF THE GATEWAY NEIGHBORHOOD PUD AMENDED PLAT RECORDED IN THE TOOELE COUNTY RECORDERS OFFICE AS ENTRY NO. 237505. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH LIES NORTH 89°57'10" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 1,483.10 FEET (1483.10 FEET PER SAID PLAT), AND NORTH 00°02'30" WEST, A DISTANCE OF 1,295.16 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 36; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 05°10'34" EAST, A DISTANCE OF 1,017.34 FEET (THE FOLLOWING FIVE (5) COURSES: SOUTH 05°10'55" EAST, A DISTANCE OF 21.72 FEET; THENCE SOUTH 05°12'00" EAST, A DISTANCE OF 200.44 FEET; THENCE SOUTH 05°11'45" EAST, A DISTANCE OF 192.97 FEET; THENCE SOUTH 05°09'20" EAST, A DISTANCE OF 130.09 FEET; THENCE SOUTH 05°12'00" EAST, A DISTANCE OF 475.47 FEET PER SAID PLAT) TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 138; THENCE SOUTH 84°42'35" WEST (SOUTH 84°41'45" WEST PER SAID PLAT) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 532.62 FEET TO THE WESTERLY LINE OF THE UDOT HAUL ROAD (UDOT PARCEL NO. 00962306); THENCE ALONG SAID WESTERLY LINE NORTH 05°12'00" WEST, A DISTANCE OF 25.64 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH 84°00'00" WEST, A RADIAL DISTANCE OF 82.71 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.17 FEET; THENCE NORTH 38°34'08" WEST, A DISTANCE OF 155.17 FEET; THENCE NORTH 38°40'15" WEST, A DISTANCE OF 24.65 FEET; THENCE NORTH 51°19'40" EAST, A DISTANCE OF 86.05 FEET TO THE EASTERLY LINE OF SAID HAUL ROAD; THENCE NORTH 38°27'15" WEST, A DISTANCE OF 75 FEET; THENCE NORTH 37°12'55" WEST, A DISTANCE OF 492.14 FEET; THENCE NORTH 28°26'34" WEST, A DISTANCE OF 92.82 FEET; THENCE LEAVING SAID HAUL ROAD NORTH 89°12'05" EAST, A DISTANCE OF 698.88 FEET; THENCE NORTH 00°09'52" EAST, A DISTANCE OF 364.55 FEET; THENCE SOUTH 89°58'12" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 05°10'55" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°58'12" EAST, A DISTANCE OF 38.83 (40.05 FEET PER SAID PLAT) FEET TO THE POINT OF BEGINNING.

CONTAINS 559,844 SQUARE FEET OR 12.85 ACRES

2 LOTS

LEGEND:

- FOUND SECTION CORNER
- SECTION CORNER NOT FOUND
- STREET MONUMENT
- STREET MONUMENT (NOT FOUND)
- BOUNDARY CORNER
- FOUND REBAR AND CAP
- RIGHT OF WAY MARKER
- BOUNDARY LINE
- ADJOINING SUBDIVISION LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINES
- DEED LINES
- EASEMENT LINES
- *P.U.E. - PUBLIC UTILITY EASEMENT

Curve Table				
Curve #	Length	Radius	Bearing	DELTA
C1	83.53	131.11	N21°32'51"W	82.12 36°30'11"
C2	67.39	115.71	N21°53'04"W	66.44 33°22'08"
C3	48.17	82.71	N21°53'04"W	47.49 33°22'08"

Line Table		
Line #	Length	Direction
L1	26.48	N5°18'15"W
L2	7.06	N38°27'15"W
L3	40.00	S5°10'55"E
L4	38.83	S89°58'12"E
L5	24.65	N38°40'15"W
L6	66.05	N51°19'45"E
L7	3.75	N38°27'15"W
L8	25.64	N5°12'08"W
L9	25.59	S5°12'08"E

GENERAL NOTES

- THE BASIS OF BEARING FOR THIS PLAN IS NORTH 89°57'10" EAST, 2629.13 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, FROM THE FOUND TOOELE COUNTY MONUMENT MARKING THE SOUTHWEST CORNER, TO THE FOUND TOOELE COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (AS SHOWN HEREON)
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- THIS MAP WAS PREPARED AT THE REQUEST OF JADE CONSULTING FOR THE PURPOSE OF AMENDING AND SUBDIVIDING THE HEREON DESCRIBED LOT OF LAND INTO 2 LOTS.
- THE MAP WAS PREPARED BASED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., ORDER NO. 13703747 WITH AN EFFECTIVE DATE OF DEC. 1, 2014. AT 3:30PM. ONLY EASEMENTS REFERENCED IN THE ABOVE COMMITMENT ARE ADDRESSED BY THIS MAP.
- THE SUBJECT PROPERTY IN THE LAND DESCRIBED IN THE COMMITMENT IS FEE SIMPLE IN THE NAME OF LEUCADIA FINANCIAL CORPORATION, FORMERLY KNOWN AS TERRACOR, A UTAH CORPORATION 455-700-E L.L.C. AN ALABAMA LIMITED LIABILITY COMPANY PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 6" X 2" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THE MAP

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO 2 LOTS, AND STREET TOGETHER WITH EASEMENTS TO BE HEREAFTER BE KNOWN AS:

GATEWAY NEIGHBORHOOD PUD PHASE 4

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE COUNTY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE COUNTY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS. OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAN TO THE PARTIES INDICATED AND FOR THE PURPOSES NOTED HEREON. IN WITNESS WHEREOF, WE HAVE HERETO SET OUR

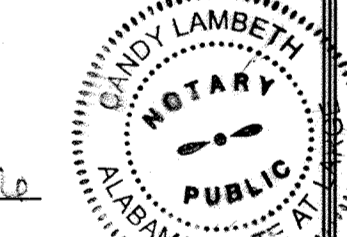
HANDS THIS 25th DAY OF November, A.D. 2014

H. Ray Hix Jr.
HSC TOOELE, LLC

ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF TOOELE }
ON THE 25th DAY OF November, 2014, H. Ray Hix Jr. PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN BY ME, DID SAY THAT HE/SHE/THEY IS/ARE HSC TOOELE, LLC OF HSC TOOELE, LLC A UTAH LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: Cheryl Lambeth RESIDING IN: Alabama
MY COMMISSION EXPIRES: June 11, 2016



ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF TOOELE }
ON THE _____ DAY OF _____, 20____, _____ PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN BY ME, DID SAY THAT HE/SHE/THEY IS/ARE _____ OF LEUCADIA FORMERLY KNOWN AS TERRACOR A UTAH LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: _____ RESIDING IN: _____
MY COMMISSION EXPIRES: _____

WEST QUARTER CORNER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 4 WEST,
SALT LAKE BASE & MERIDIAN.
(NOT FOUND TOOELE COUNTY DEPENDANT
RESURVEY MONUMENT)

PROJECT

KENNECOTT UTAH,
COPPER CORPORATION
ENTRY NO.: 257424

UDOT NON-ACCESS
LINE ALONG EAST
BOUNDARY LINE

LOT 402
CONTAINS: 365,744 SQ. FT.
OR 8.40 ACRES

LOT 401
CONTAINS: 176,056 SQ. FT.
OR 4.04 ACRES

SOUTHWEST CORNER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 4 WEST,
SALT LAKE BASE & MERIDIAN.
(FOUND TOOELE COUNTY DEPENDANT
RESURVEY MONUMENT)

UDOT EASEMENT
ENTRY NO.: 189540

BASIS OF BEARING: N 89°57'10" E 2629.13' (2629.25')

SOUTH QUARTER CORNER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 4 WEST,
SALT LAKE BASE & MERIDIAN.
(FOUND TOOELE COUNTY DEPENDANT
RESURVEY MONUMENT)

NOTES:

- SHADED AREA IS BOUNDED TO THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED AND VACATED HISTORIC HIGHWAY (138); TO THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 36; TO THE SOUTH BY THE SOUTHERLY RIGHT OF WAY LINE OF THE REALIGNED STATE ROUTE 138; IS ENTITLED TO 3.3 ACRE FT. PER ACRE OF WATER RIGHTS. CONTAINS: 309,537 SQ. FT., OR 7.10 ACRES

TOOELE COUNTY SURVEYOR	TOOELE COUNTY ATTORNEY	TOOELE COUNTY TREASURER	TOOELE COUNTY HEALTH DEPARTMENT
APPROVED THIS <u>12th</u> DAY OF <u>Dec</u> A.D. 20 <u>14</u> <i>Douglas</i> TOOELE COUNTY SURVEYOR	APPROVED THIS <u>9th</u> DAY OF <u>December</u> A.D. 20 <u>14</u> <i>Scott Burdell</i> TOOELE COUNTY ATTORNEY	APPROVED THIS <u>5th</u> DAY OF <u>December</u> A.D. 20 <u>14</u> <i>Kathia Toranzo</i> TOOELE COUNTY TREASURER	APPROVED THIS <u>4</u> DAY OF <u>December</u> A.D. 20 <u>14</u> <i>Wade Tolbert</i> TOOELE COUNTY HEALTH DEPARTMENT
NORTH TOOELE COUNTY FIRE DISTRICT	STANSBURY PARK IMPROVEMENT DISTRICT	TOOELE COUNTY ENGINEERING	TOOELE COUNTY PLANNING COMMISSION
APPROVED THIS <u>4</u> DAY OF <u>Dec</u> A.D. 20 <u>14</u> <i>W. G.</i> CHIEF, NORTH TOOELE COUNTY FIRE DISTRICT	APPROVED THIS <u>17</u> DAY OF <u>December</u> A.D. 20 <u>14</u> <i>Paul Pol</i> MANAGER	APPROVED THIS <u>5th</u> DAY OF <u>Dec</u> A.D. 20 <u>14</u> <i>[Signature]</i> DIRECTOR, TOOELE COUNTY ENGINEERING DEPT.	APPROVED THIS <u>11th</u> DAY OF <u>Dec</u> A.D. 20 <u>14</u> <i>Bryan Coult</i> CHAIR, TOOELE COUNTY PLANNING COMMISSION

GATEWAY NEIGHBORHOOD PUD PHASE 4

(AMENDING, AND RE-SUBDIVING LOT 2, PHASE 3, GATEWAY NEIGHBORHOOD AMENDED TO CREATE LOTS 401 & 402) SITUATE IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN STANSBURY PARK, COUNTY OF TOOELE, STATE OF UTAH.

TOOELE COUNTY RECORDER
RECORDED # 407176
APPROVED THIS 17th DAY OF December A.D. 2014
Phonda D. Green Deputy Recorder
TOOELE COUNTY RECORDER

Ward Engineering Group

Planning # Engineering # Surveying
231 WEST 800 South
Salt Lake City, Utah 84115
Phone: (801)487-8040 Fax: (801)487-8668

REVISIONS			
No.	DATE	BY	REVISION