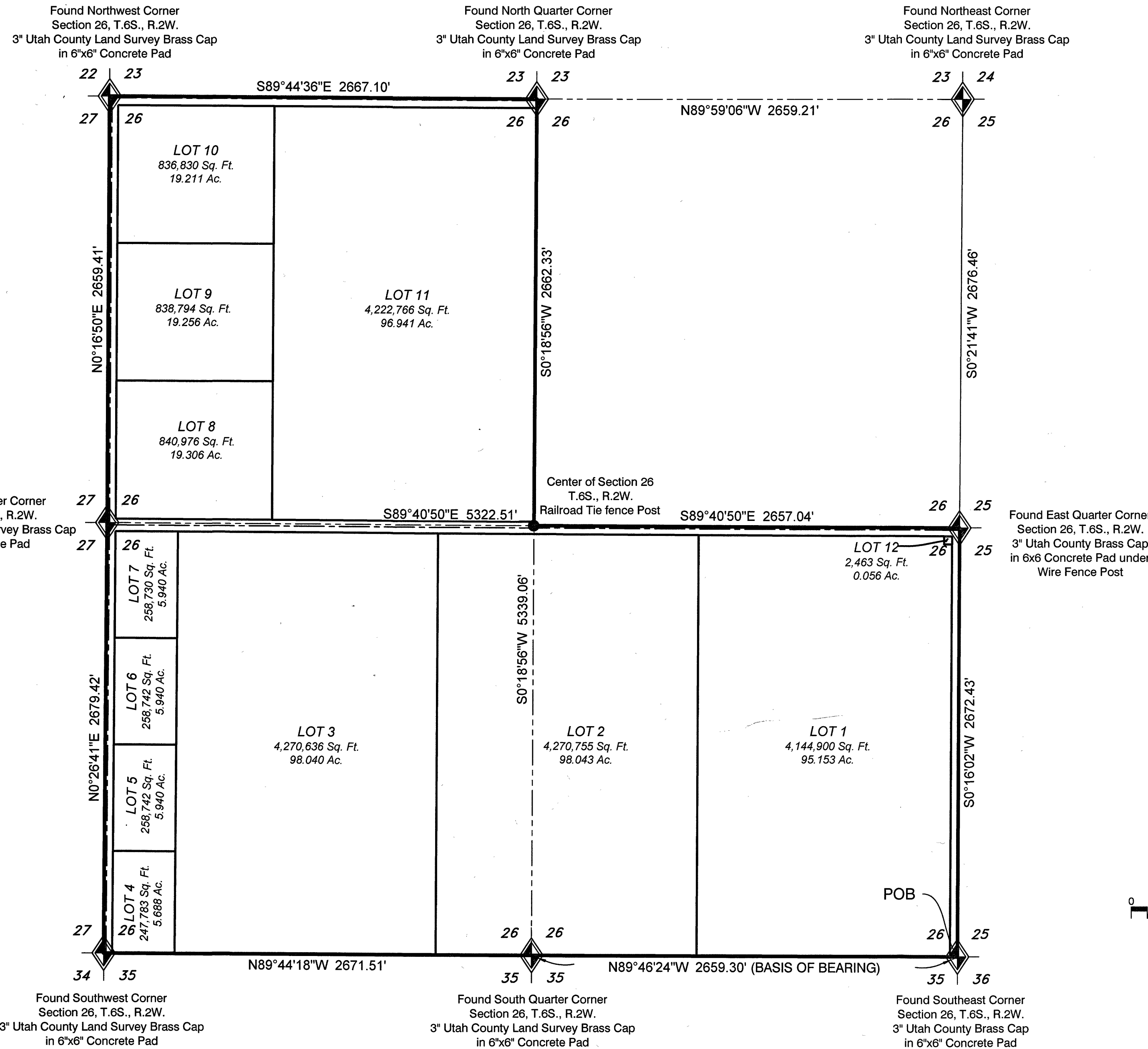


EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION

LOCATED IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
MAY 2023



PLAT NOTES

- Subject to Pole Line Easement recorded January 4, 1963, as Entry No. 154, in Book 926, at Page 200.
- Subject to A 30 foot right of way easement as disclosed in that certain Trustee's Deed, dated October 26, 1989 and recorded November 17, 1989 as Entry No. 34927 in Book 2644 at Page 6.
- Subject to Easement Agreement dated March 3, 2020 and recorded March 27, 2020 as Entry No. 39721:2020.
- Subject to Easement Agreement dated March 3, 2020 and recorded March 27, 2020 as Entry No. 39722:2020.
- Subject to Improvement Agreement recorded May 13, 2022 as Entry No. 58980:2022.

Rocky Mountain Power

- 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-603(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

By: Del Edwards Date: 6-1-2023
Rocky Mountain Power

Dominion Energy Utah

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 8 day of June, 20 23

By: Heidi R. Ruck

Title: pre-construction exp II

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Set Rebar and Cap stamped "CIR"

TABULATIONS

Total Acreage: 490.140 AC.
Total Acreage in Lots: 469.514 AC.
Total Acreage in Roads: 20.626 AC.
Average Lot Size: 39.126 AC.
Largest Lot Size: 96.941 AC.
Smallest Lot Size: 0.056 AC.
Total # of Lots: 12

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

By: [Signature]
Direct Communications

Date: 6-6-23

CITY ENGINEER APPROVAL

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this 14th day of June, A.D. 2023.

By: [Signature]
Eagle Mountain City Engineer

CITY ATTORNEY APPROVAL

Marcus Draper hereby certifies that I have reviewed this entire document and approve it as to form, on this 27th day of June, A.D. 2023.

By: [Signature]
Eagle Mountain City Attorney

ACCEPTANCE BY LEGISLATIVE BODY

The city council of the Eagle Mountain, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This 27th day of June, A.D. 20 23
By: [Signature] City Manager
By: [Signature] City Recorder (See Seal Above)

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 tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 27th day of May, 20 23 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

An entire tract being all of those two parcels of land described as "New Parcel 1" & "New Parcel 2" in that Quit Claim Deed recorded May 12, 2022 as Entry No. 58779:2022 in the Office of the Utah County Recorder. Said entire tract is located in the Southeast, Southwest, and Northwest Quarters of Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning the Southeast Corner of said Section 26 to the South Quarter Corner of said Section 26; thence N. 89°46'24" W. 2,659.30 feet along the Section line to the South Quarter Corner of said Section 26; thence N. 89°44'18" W. 2,671.51 feet along the Section line to the Southwest Corner of said Section 26; thence N. 00°26'41" E. 2,679.42 feet along the Section line to the West Quarter Corner of said Section 26; thence N. 00°16'50" E. 2,659.41 feet along the Section line to the Northwest Corner of said Section 26; thence S. 89°44'36" E. 2,667.10 feet along the Section line to the North Quarter Corner of said Section 26; thence S. 00°18'56" W. 2,662.33 feet along the Section line to a Railroad Tie marking the Center of said Section 26; thence S. 89°40'50" E. 2,657.04 feet along the Section line to the East Quarter Corner of said Section 26; thence S. 00°16'02" W. 2,672.43 feet along the Section line to said Southeast Corner of Section 26 and the **Point of Beginning**.

The above-described entire tract contains 21,350.523 sq. ft. or 490.140 acres, more or less. Twelve (12) Lots.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into a street to be hereafter known as:

EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION

and does hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby conveys to Eagle Mountain City and 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.

In witness whereof, I have hereunto set my hand this 18th day of May, 2023.

QTS Eagle Mountain I, LLC

By: [Signature]

Print Name: David Robey

By: COO of QTS

Eagle Mountain Data Center Campus, LLC

By: [Signature]

Print Name: Paul W. Ritchie

By: Manager of The Ritchie Group

NOTARY ACKNOWLEDGMENT

State of Virginia
County of Henrico

On this 18th day of May, in the year 2023 before me, Erica Hill, a Notary Public, personally appeared David Robey, the COO of QTS Eagle Mountain I, 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 **EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION** and was signed by him/her on behalf of said and acknowledged that he/she/they executed the same.

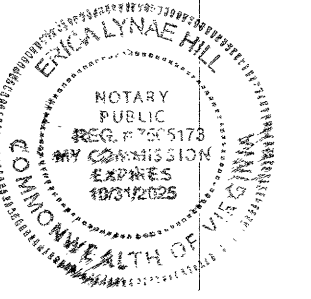
Commission Number 7565173

My Commission Expires 10/31/25

Signature: [Signature]

Print Name: Erica Lynae Hill

A Notary Public Commissioned in Virginia



NOTARY ACKNOWLEDGMENT

State of Utah
County of Utah

On this 6th day of June, in the year 2023 before me, Stephanie Acton, a Notary Public, personally appeared Paul W. Ritchie, the Manager of Eagle Mountain Data Center Campus, 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 **EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION** and was signed by him/her on behalf of said and acknowledged that he/she/they executed the same.

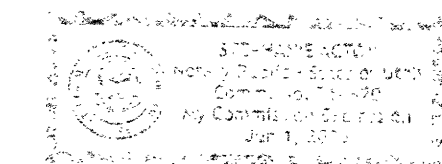
Commission Number 718620

My Commission Expires 6/11/2025

Signature: [Signature]

Print Name: Stephanie Acton

A Notary Public Commissioned in Utah

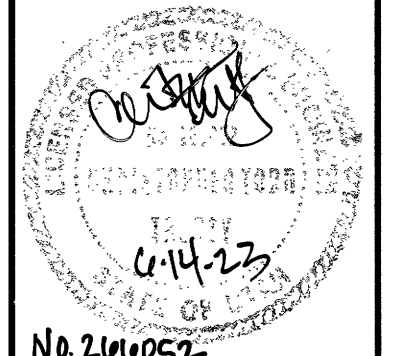
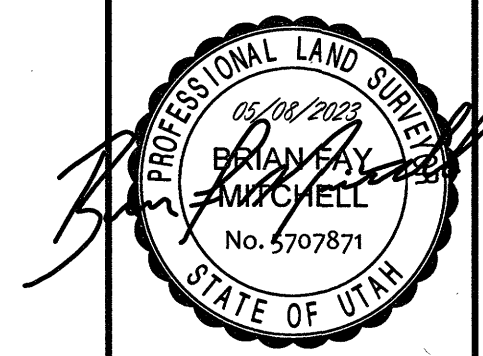


SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

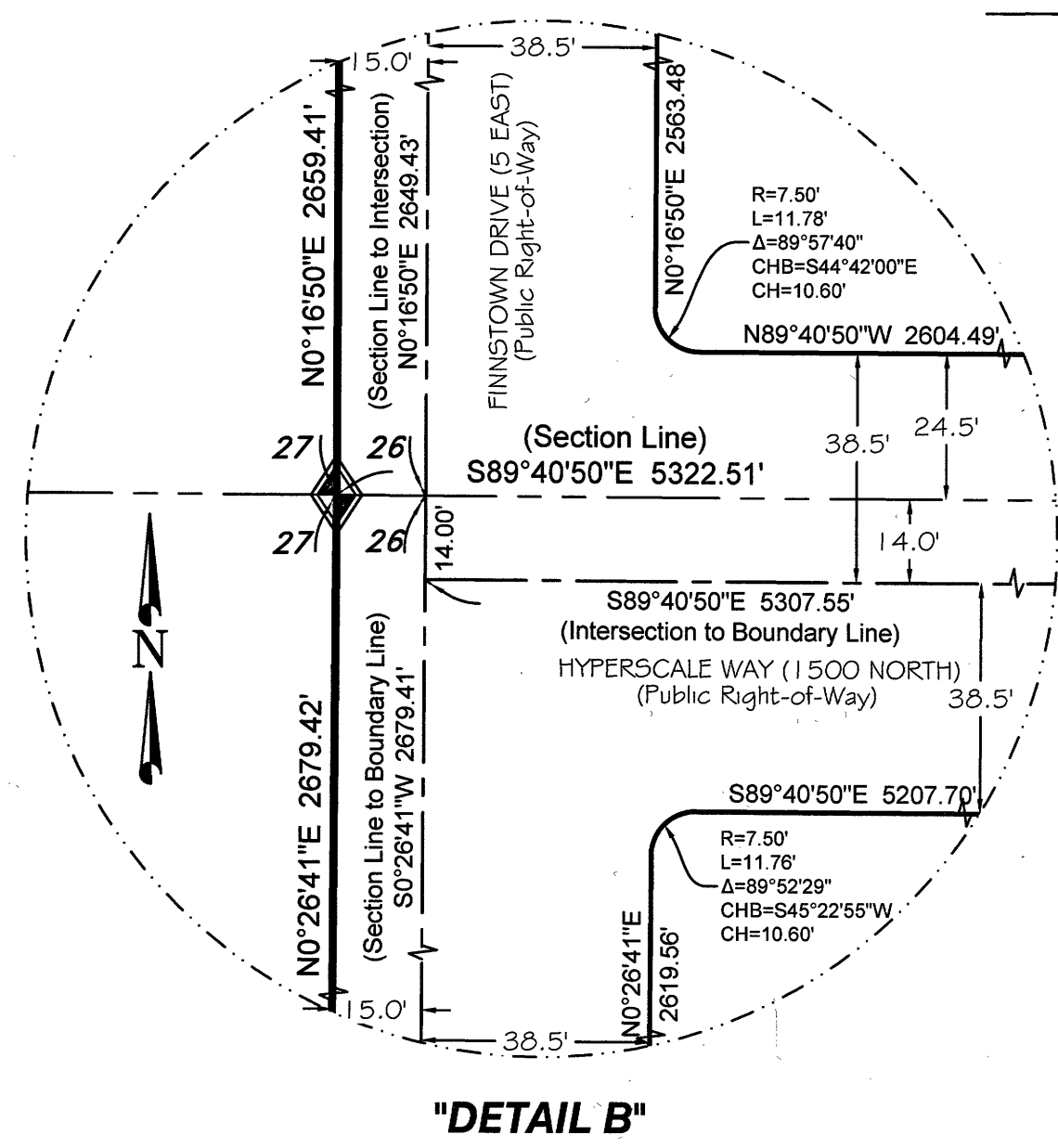
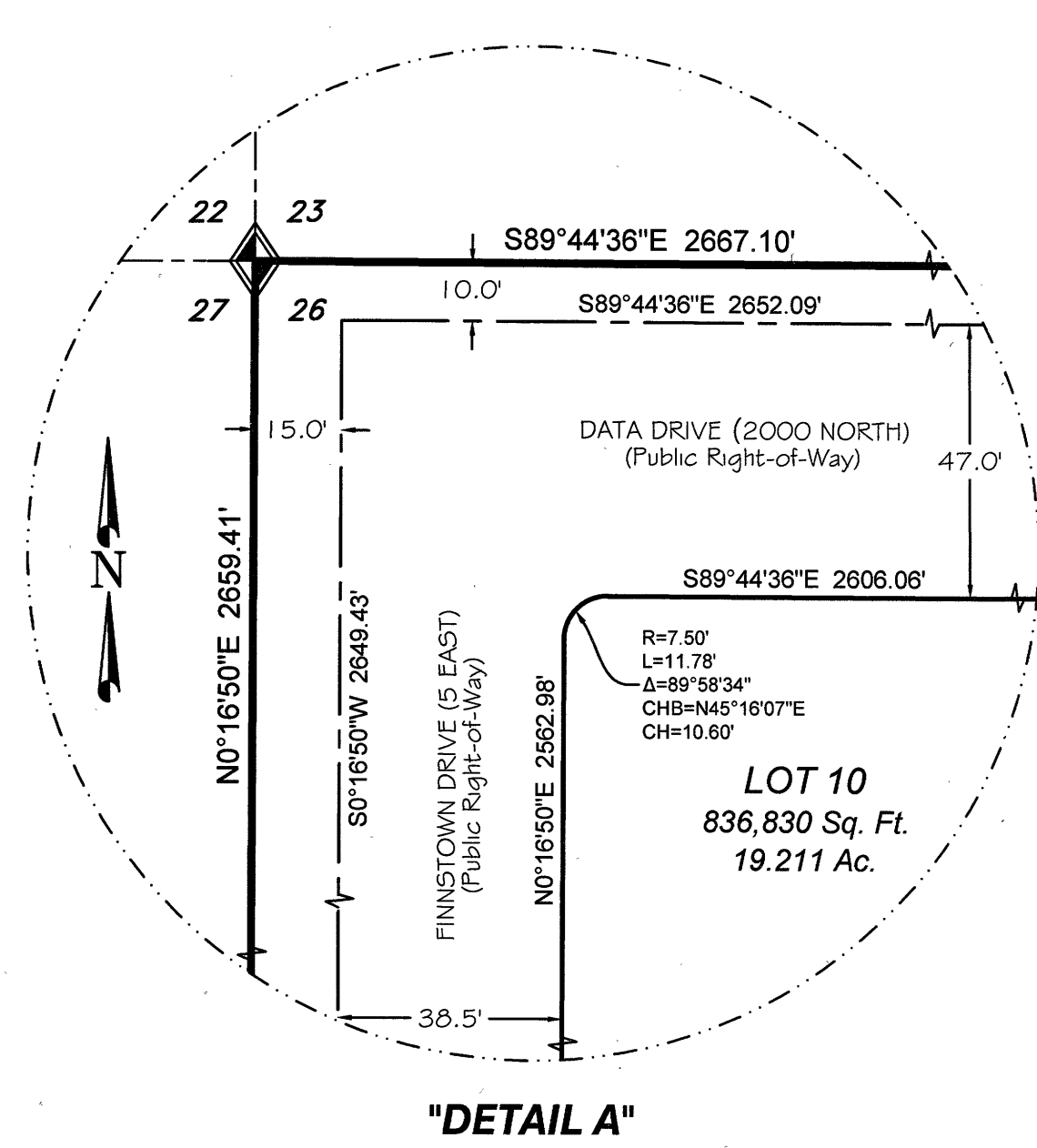
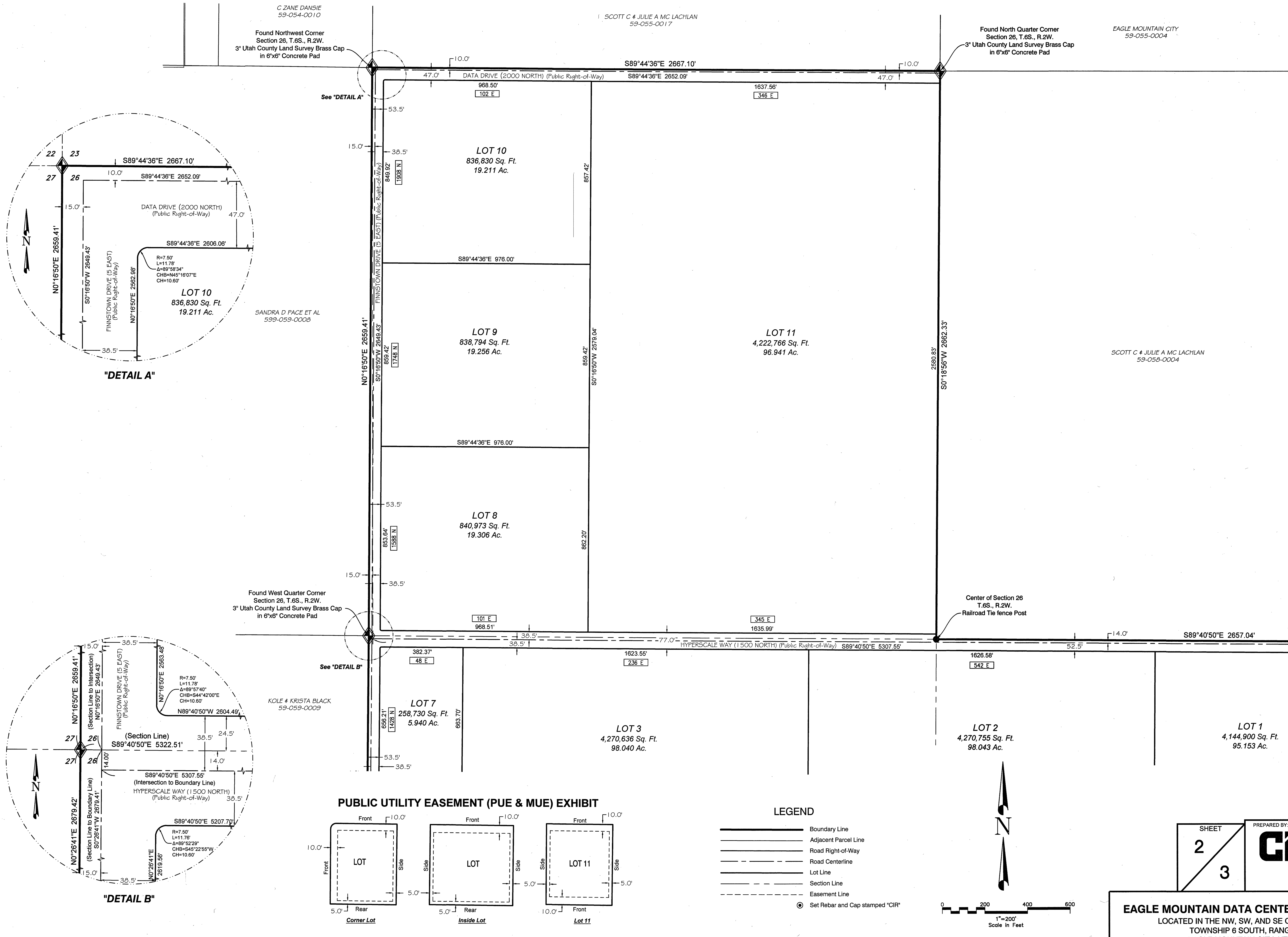
COUNTY RECORDER SEAL



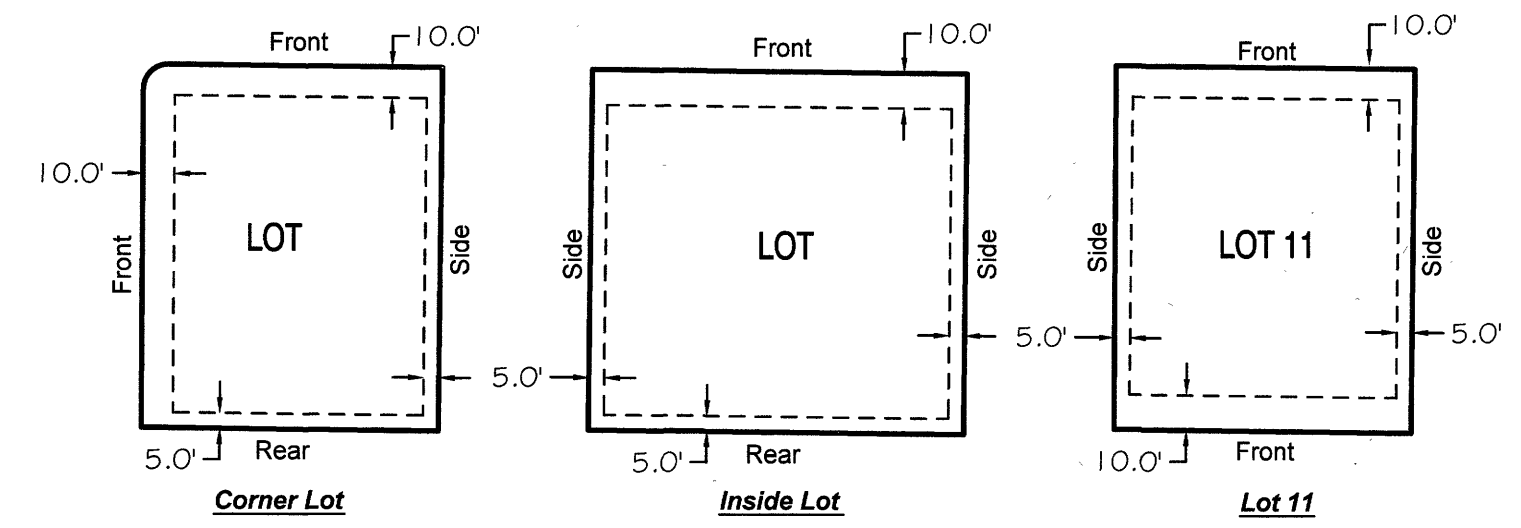
No. 200052

UTAH COUNTY RECORDER

ENT 41992:2023 Map # 18809
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 28 3:45 PM FEE 174.00 BY AR
RECORDED FOR EAGLE MOUNTAIN CITY

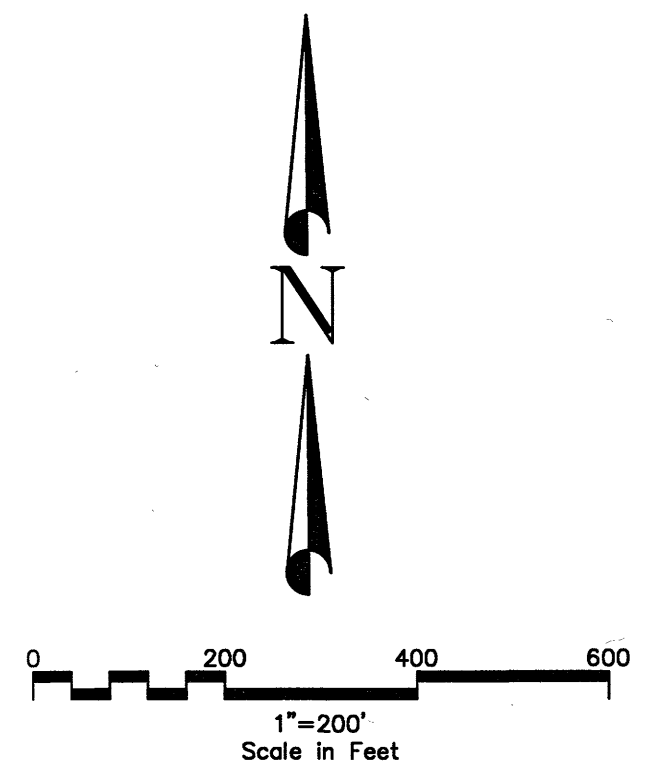


PUBLIC UTILITY EASEMENT (PUE & MUE) EXHIBIT



LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
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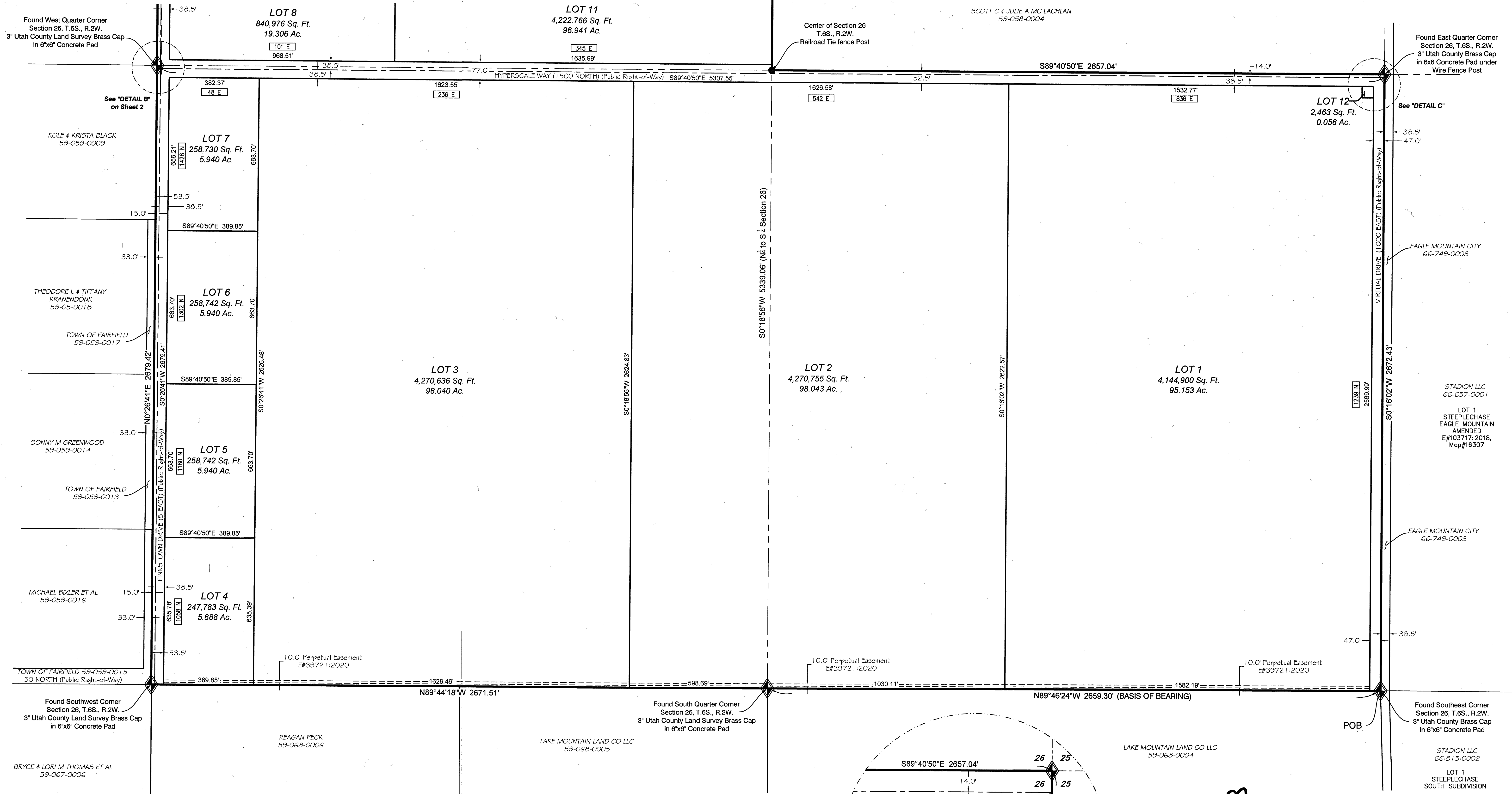
SHEET
2
3

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

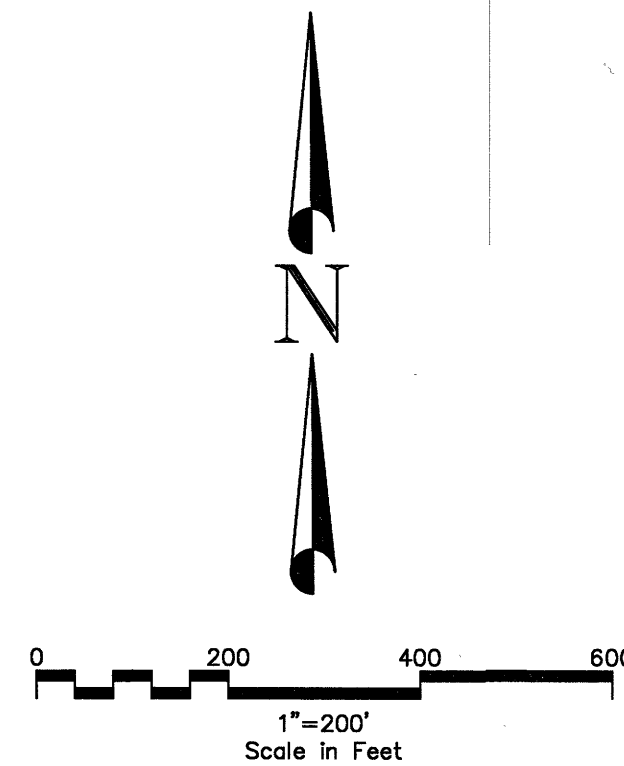
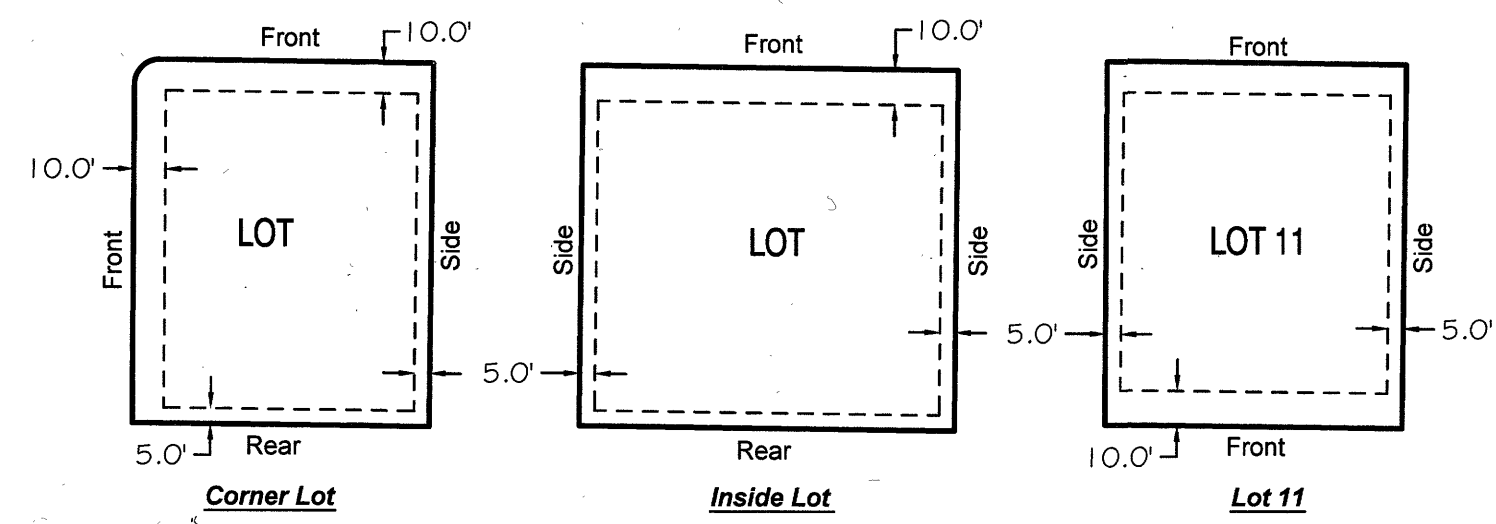
EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION
LOCATED IN THE NW, SW, AND SE QUARTERS OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

#18809 2013

ENT 41922:2023 Map # 18809
ANDREA ALLEN
UTAH COUNTY RECORDER
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RECORDED FOR EAGLE MOUNTAIN CITY

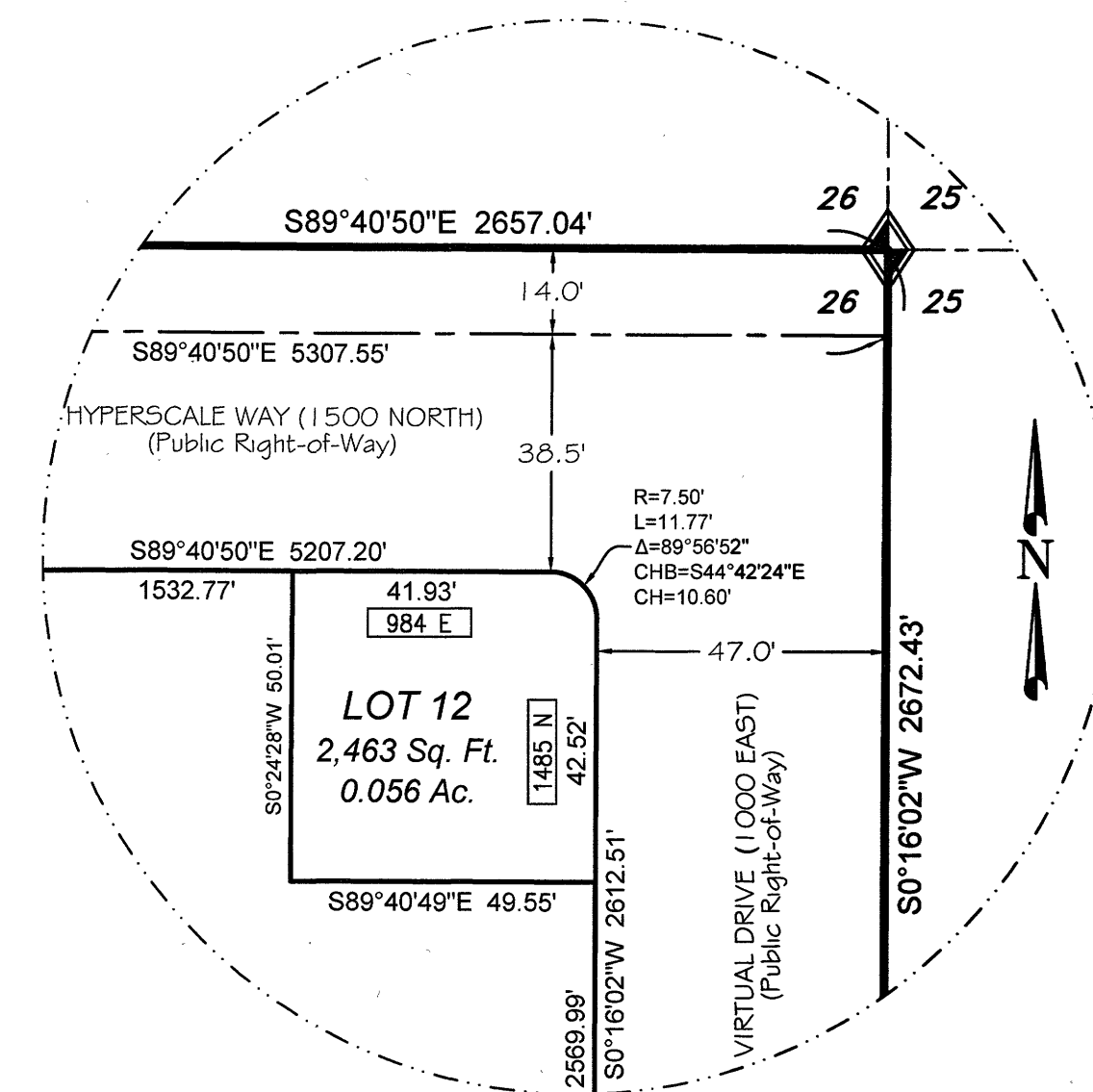


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 LOCATED IN THE NW, SW, AND SE QUARTERS OF SECTION 26,
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 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

#18009 3013

SHEET
 3
 3

PREPARED BY:
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