



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract into Lots, hereafter to be known as MIDA MASTER DEVELOPMENT PLAT LOTS 12 & 13 AMENDED.

LEGAL DESCRIPTIONS

LOT 12

A parcel of land located in the East half of Section 23 and the West half of Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel of land being described as follows:

Beginning at a point that is West 1597.44 feet and North 1849.60 feet from a brass cap at the north quarter corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearings for the herein described parcel being South 2611⁴⁷' East 5917.16 feet from said North Quarter Corner of Section 25 to the Southeast Corner of said Section 25, said North Quarter Corner also being North 8957'12" West 2633.77 feet from the Northeast Corner of said Section 25, See Record of Survey Maps 2647 & 3058 on file with the Wasatch County Surveyor's office for said Section 25 retrace and the Mayflower LDP coordinate system projection parameters), said point being on the southerly boundary line of Lot 12, Mida Master Development Plat, recorded June 30, 2020, as Entry No. 480155 in the Office of the Recorder, Wasatch County, Utah; thence coincident with said Lot 12 boundary line five (5) courses: 1) South 48³⁰' West 180.88 feet to a point on the northerly boundary line of Lot 12; thence 2) North 2045⁴⁰' East 1481.50 feet, thence 3) North 28²²'28" East 3721.5 feet; thence 4) North 2045⁴⁰' East 196.93 feet to a point on the northerly boundary line of Lot 1 Pioche Village, recorded January 25, 2021, as Entry No. 492733 in the Office of the Recorder, Wasatch County, Utah; thence coincident with said Lot 1 Pioche Village the following eight (8) courses: 1) South 1234¹⁴' West 207.69 feet; thence 2) South 2045⁰¹' East 153.36 feet to a point on a non tangent curve to the right having a radius of 120.50 feet, of which the radius point bears South 2045⁰¹' East; thence 3) along the arc of said curve 162.09 feet through a central angle of 7704¹³'; thence 4) South 3340⁴⁸' East 149.93 feet to a point on a curve to the right having a radius of 330.50 feet, of which the radius point bears South 5619¹²' West; thence 5) along the arc of said curve 121.13 feet through a central angle of 2059⁵⁴' to a point of reverse curve to the left having a radius of 229.50 feet, of which the radius point bears North 7719⁰⁶' East; thence 6) along the arc of said curve 20.38 feet through a central angle of 0505¹⁹'; thence 7) South 7745⁴⁷' East 222.18 feet; thence 8) North 7217¹⁹' East 424.06 to a point on the easterly boundary line of said Lot 12; thence coincident with said Lot 12 the following five (5) courses: 1) South 2611¹⁸' East 308.63 feet; thence 2) South 2910¹⁰' East 440.39 feet; thence 3) South 1327²⁸' East 334.74 feet; thence 4) South 1328⁰⁶' East 28.57 feet to a point on a non tangent curve to the left having a radius of 766.20 feet, of which the radius point bears North 7630³⁹' East; thence 5) along the arc of said curve 156.83 feet through a central angle of 1143⁴⁰', thence South 4939³⁰' West 214.14 feet to the point of beginning.

Description contains 61.71 acres.

LOT 13

A parcel of land located in the West half of Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel of land being described as follows:

Beginning at a point that is West 1597.44 feet and North 1849.60 feet from a brass cap at the north quarter corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearings for the herein described parcel being South 2611⁴⁷' East 5917.16 feet from said North Quarter Corner of Section 25 to the Southeast Corner of said Section 25, said North Quarter Corner also being North 8957'12" West 2633.77 feet from the Northeast Corner of said Section 25, See Record of Survey Maps 2647 & 3058 on file with the Wasatch County Surveyor's office for said Section 25 retrace and the Mayflower LDP coordinate system projection parameters), said point being on the southerly boundary line of Lot 13, Mida Master Development Plat, recorded June 30, 2020, as Entry No. 480155 in the Office of the Recorder, Wasatch County, Utah; thence coincident with said Lot 13 boundary line five (5) courses: 1) North 4939³⁰' East 180.88 feet to a point on a non tangent curve to the left having a radius of 766.20 feet, of which the radius point bears North 6446⁵⁹' East; said point also being on the easterly boundary line of said Lot 13; thence coincident with said Lot 13 the following five (5) courses: 1) along the arc of said curve 327.78 feet through a central angle of 2430⁴⁰'; thence 2) South 3824³³' East 7610.10 feet; thence 3) South 6356³⁰' West 263.53 feet; thence 4) North 6930⁴³' West 96.01 feet; thence 5) North 4129³¹' West 406.64 feet to the point of beginning.

Description contains 2.75 acres.

OWNER'S CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that BLX LOT 12 LLC, a Delaware limited liability, is the owner of this certain tract of land known as Tax serial No. OIX-L012-0-024-024, hereby causes the same to be divided into Lots and Parcels as set forth, to be hereafter known as MIDA MASTER DEVELOPMENT PLAT LOTS 12 & 13 AMENDED.

In witness whereof, the undersigned set his hand this 7th day of May 2021.

BLX LOT 12 LLC, a Delaware limited liability company
By: KURT KRIEG Its authorized signer

ACKNOWLEDGEMENT

State of UTAH :ss
County of SUMMIT :ss

On this 7th day of May 2021, KURT KRIEG, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for BLX LOT 12 LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

Scott Buchanan
Notary Public
Scott Buchanan
Printed Name
Residing in: FRANCIS, UT
My commission expires: 10/1/2023
Commission No. 708115

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Scott Buchanan
Notary Public
Scott Buchanan
Printed Name
Residing in: FRANCIS, UT
My commission expires: 10/1/2023
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NOTES

- Lots 12 & 13 as shown on this MIDA MASTER DEVELOPMENT PLAT LOTS 12 & 13 AMENDED are located within that portion of the MIDA Project Area located in Wasatch County, Utah and West of U.S. Highway 40.
- Lots 12 & 13 as shown on this MIDA MASTER DEVELOPMENT PLAT LOTS 12 & 13 AMENDED are being created for purposes of consolidating various parcels of record into the Lots shown herein and in accordance with Section 5.03 of the MIDA Development Standards & Guidelines. This MIDA Master Development Plat is being recorded in anticipation and furtherance of future land use approvals and development of the BLM Mountain Resort; development of the Lots shown herein may not occur except in accordance with the MIDA Development Standards & Guidelines, including all subdivision and site plan approval requirements.
- Records of Survey 1803, 2654, 3134, 3058, and ongoing boundary survey determination were all utilized in the preparation of this plat.

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF EXTELL DEVELOPMENT COMPANY
DATE 05-17-21 TIME 4:15pm BOOK 1355 PAGE 1770
\$54.00 MARCY M MURRAY 500436
FEE WASATCH RECORDER ENTRY NO.