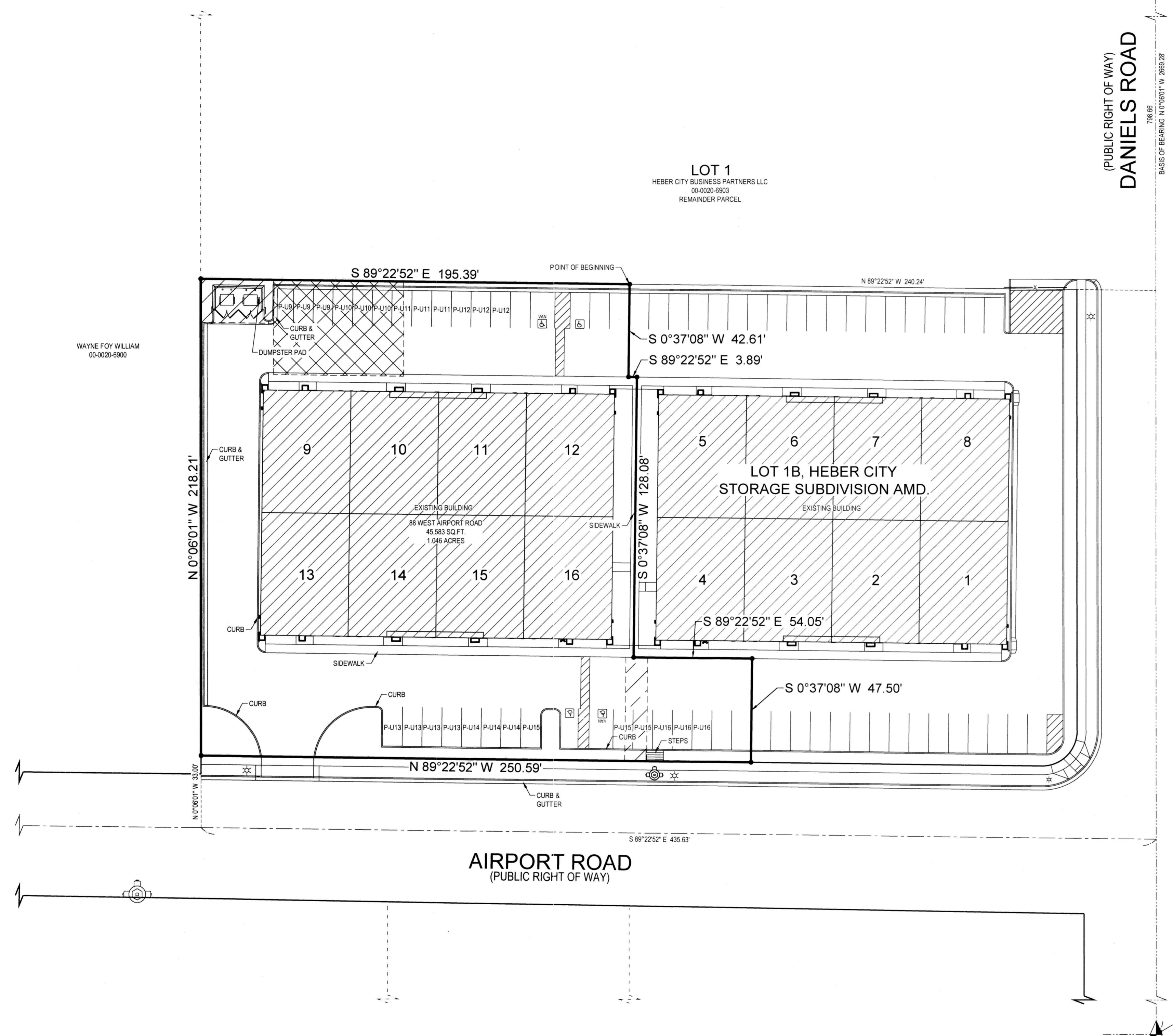
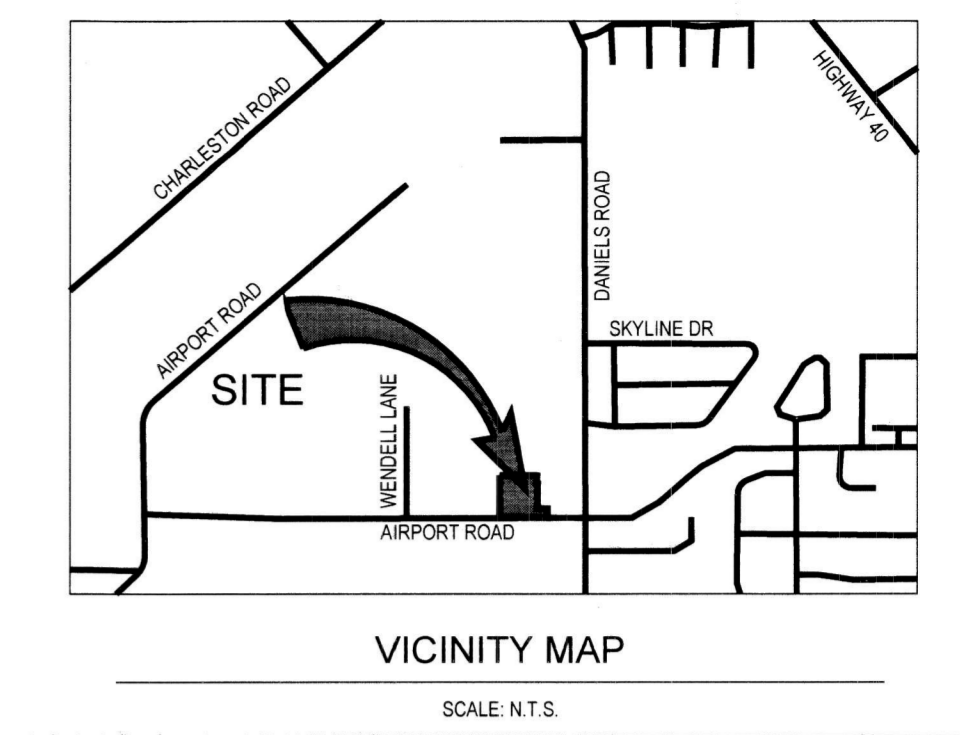
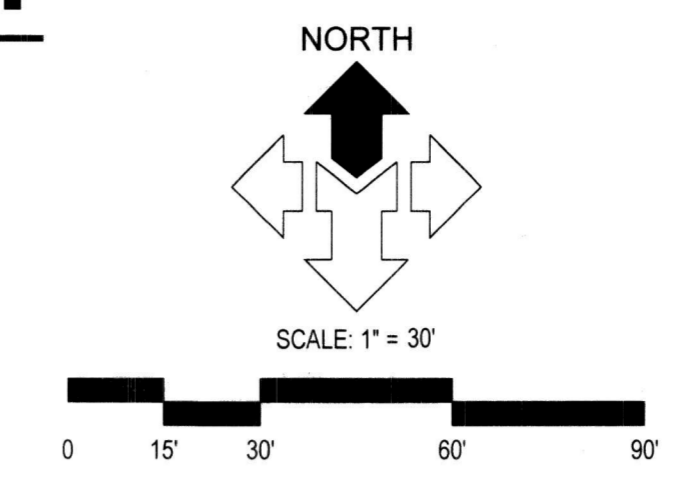


HEBER CITY WAREHOUSE CONDOMINIUM

VACATING-AMENDING LOT 1A, HEBER CITY STORAGE SUBDIVISION AMENDED
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST,
 SALT LAKE BASE AND MERIDIAN
 HEBER CITY, UTAH



- ### LEGEND
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - MONUMENT LINE/CENTER LINE OF ROAD
 - LOT LINE
 - ADJOINING PROPERTY LINE
 - SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
 - EXISTING FIRE HYDRANT
 - 10' WATER LINE LATERAL EASEMENT PER HEBER CITY STORAGE SUBDIVISION AMENDED
 - STORM DRAIN EASEMENT PER HEBER CITY STORAGE SUBDIVISION AMENDED
 - STORM DRAIN EASEMENT PER HEBER CITY STORAGE SUBDIVISION AMENDED
 - PARKING UNIT

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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 BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

HEBER CITY WAREHOUSE CONDOMINIUM

Vacating-AMENDING LOT 1A, HEBER CITY STORAGE SUBDIVISION AMENDED
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOT 1A, HEBER CITY STORAGE SUBDIVISION AMENDED, AS RECORDED WITH THE WASATCH COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1A, SAID POINT BEING SOUTH 0°00'01" EAST ALONG THE SECTION LINE 786.80 FEET AND NORTH 89°22'52" WEST 240.24 FEET ALONG THE NORTH LINE OF SAID HEBER CITY STORAGE SUBDIVISION AMENDED AND ITS EASTERLY EXTENSION FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG THE PERIMETER THE FOLLOWING EIGHT COURSES: 1) SOUTH 00°37'08" WEST 42.61 FEET, 2) SOUTH 89°22'52" EAST 3.89 FEET, 3) SOUTH 00°37'08" WEST 128.08 FEET, 4) SOUTH 89°22'52" EAST 54.05 FEET, 5) SOUTH 00°37'08" WEST 47.50 FEET, 6) NORTH 89°22'52" WEST 250.59 FEET, 7) NORTH 00°06'01" WEST 218.21 FEET, 8) SOUTH 89°22'52" EAST 195.39 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 45,583 SQUARE FEET OR 1.046 ACRES (1 LOT)

David B. Draper
 DAVID B. DRAPER
 L.S. LICENSE NO. 6861599
 (SEAL BELOW)

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREAFTER KNOWN AS:

HEBER CITY WAREHOUSE CONDOMINIUM

Vacating-AMENDING LOT 1A, HEBER CITY STORAGE SUBDIVISION AMENDED
 AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS October DAY OF 11 A.D. 2023

HEBER CITY BUSINESS PARK, LLC
Ryan Dowdle
 BY:
 ITS:

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }
 ON THE 11th DAY OF October, A.D. 2023, BEFORE ME, Trina M. Cooke, A NOTARY PUBLIC, PERSONALLY APPEARED Ryan Dowdle, THE OWNER, WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE HEBER CITY STORAGE SUBDIVISION AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME.
 COMMISSION NUMBER 725852
 MY COMMISSION EXPIRES: 8/21/2026
Trina M. Cooke
 PRINT NAME: TRINA M. COOKE
 A NOTARY PUBLIC COMMISSIONED IN UTAH

HEBER CITY WAREHOUSE CONDOMINIUM

Vacating-AMENDING LOT 1A, HEBER CITY STORAGE SUBDIVISION AMENDED
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST,
 SALT LAKE BASE AND MERIDIAN
 HEBER CITY, UTAH

SHEET
 1
 OF
 2

RYAN DOWDLE, OWNER
 15995 SW 74TH AVE, SUITE 150
 TIGARD, OREGON 97224
 503-815-1207

S:\2019\Files\19416\Survey\Prod_Dwg\19416CP.dwg, Oct. 10, 2023 - 1:00pm

COUNTY RECORDER
 ENTRY # 538493 BOOK 150 PAGE 151
 DATE 07-NOV-23 TIME 10:24 AM FEE \$ 116.00
 FOR HEBER CITY BUSINESS PARK
 BY KM WASATCH COUNTY RECORDER M-W-L-T-M W-M-A-A-M-T

COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS 12th DAY OF October, 2023
 ROSE NA
James C. Karam
 COUNTY SURVEYOR

PLANNING APPROVAL AUTHORITY
 APPROVED THIS 11th DAY OF October, A.D. 2023
 BY THE PLANNING COMMISSION OF HEBER CITY
David M. Brien
 DIRECTOR-SECRETARY
David M. Brien
 CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER APPROVAL
 APPROVED THIS 25th DAY OF October, A.D. 2023
 BY HEBER CITY'S ENGINEER
Russell Pele
 ENGINEER

PREPARED BY:

McNEIL ENGINEERINGTM
 Economic and Sustainable Designs, Professionals You Know and Trust.
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

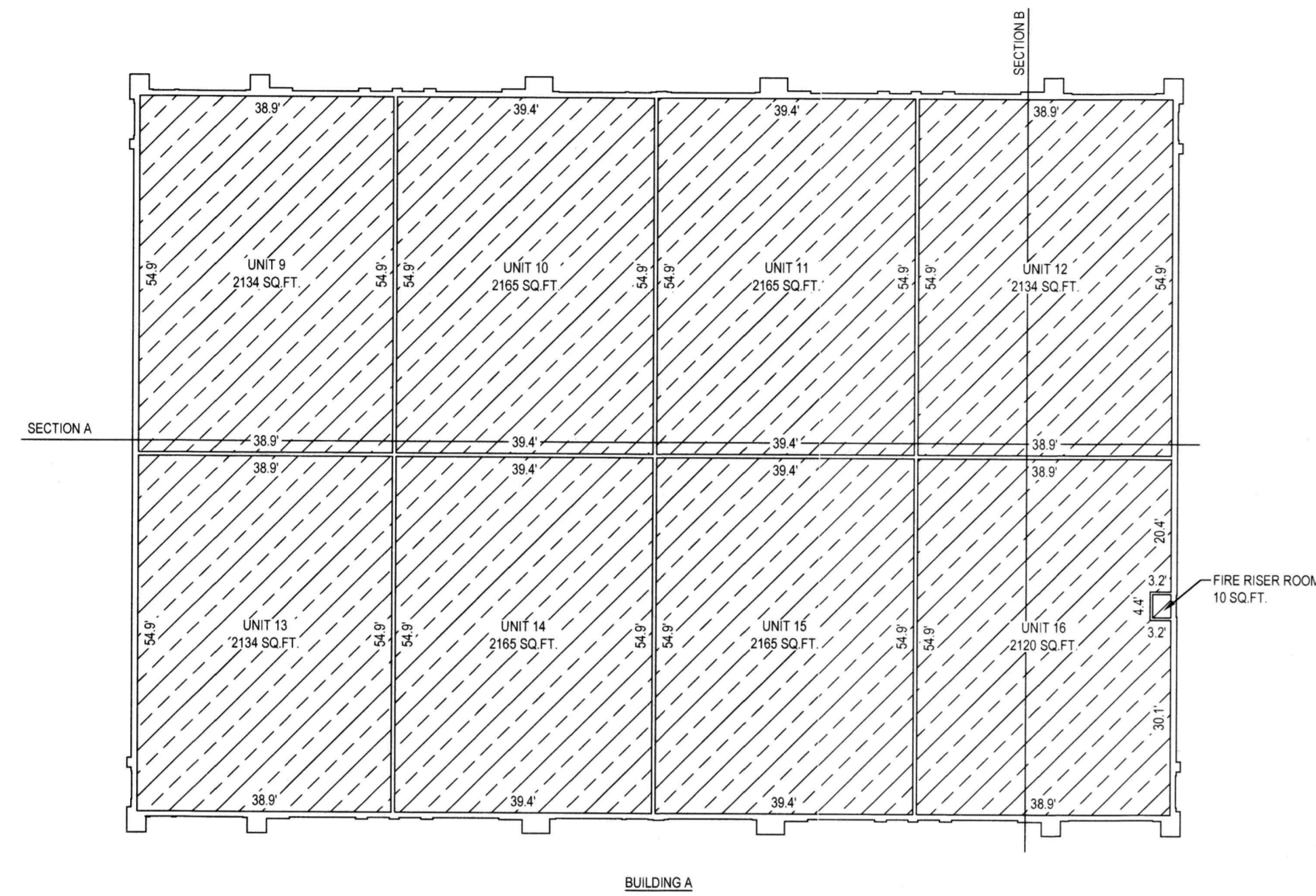
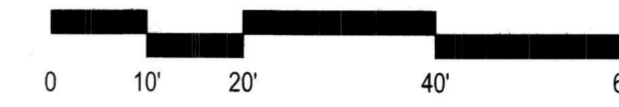
SURVEYOR'S SEAL

 NOTARY PUBLIC SEAL

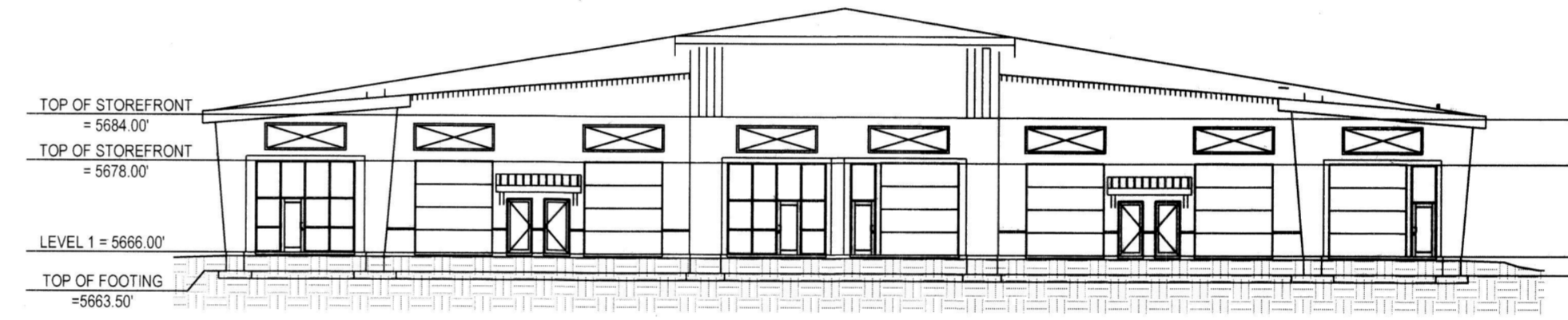
 ENGINEER'S SEAL
 CLERK-RECORDERS SEAL

HEBER CITY WAREHOUSE CONDOMINIUM

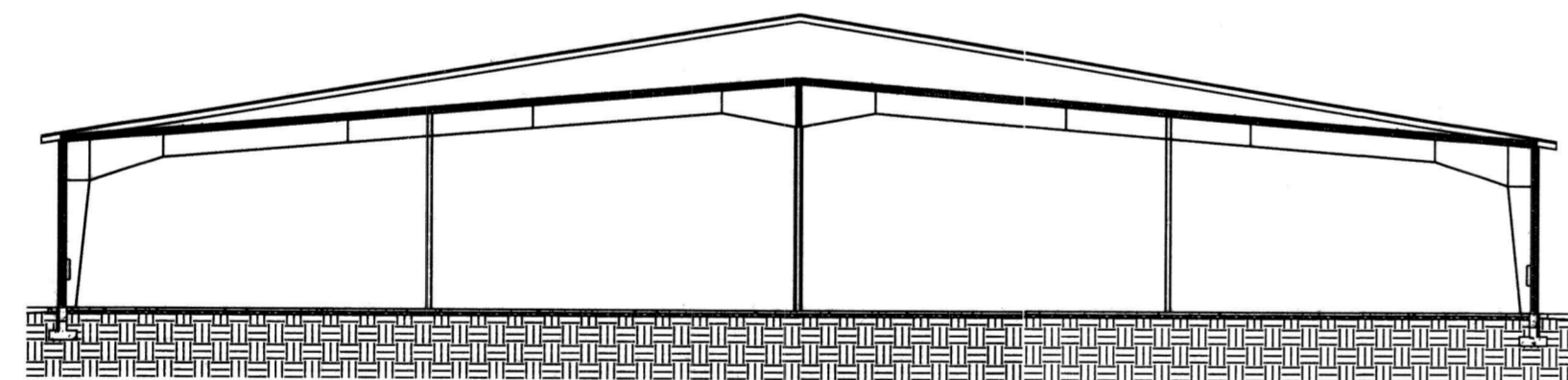
A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST,
 SALT LAKE BASE AND MERIDIAN
 HEBER CITY, UTAH



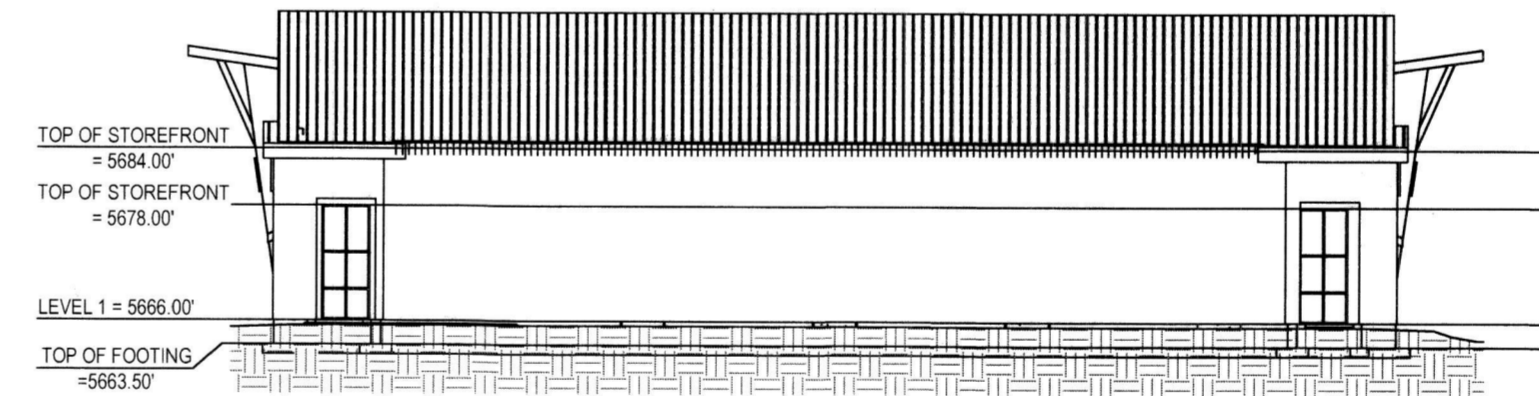
BUILDING A



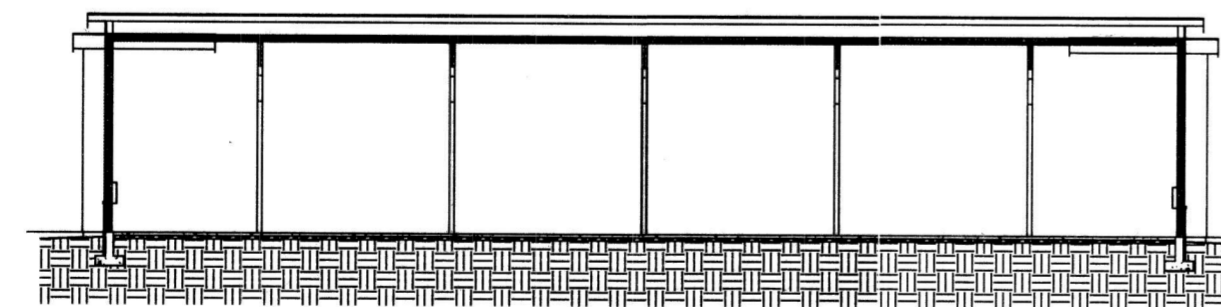
BUILDING A NORTH ELEVATION



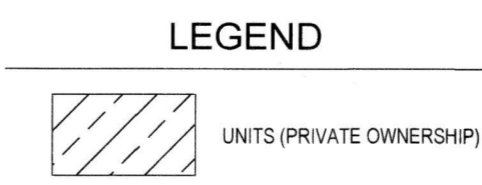
SECTION A BUILDING A



BUILDING A WEST ELEVATION



SECTION B BUILDING A



SHEET
 2
 OF
 2

HEBER CITY WAREHOUSE CONDOMINIUM
 VACATING AMENDING LOT 1A, HEBER CITY STORAGE SUBDIVISION AMENDED
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
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PREPARED BY:
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ENT: 538493 BK: 1458 PG: 151