LAKEVIEW BUSINESS PARK SUBDIVISION SURVEYOR'S CERTIFICATE I, James D. Pitkin, an employee of Dominion Engineering Associates, L.C., do hereby certify that I am a PHASE 2, LOT 2 AMENDED Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58. Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described VACATING AND AMENDING LOT 2, LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 2 hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots hereafter to be known as LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN LAKEVIEW BUSINESS PARK SUBDIVISION PHASE 2. LOT 2 AMENDED and that the same has been surveyed and monuments have been placed on the ground as represented on IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH this plat. North 1/4 Corner Section 2, Northwest Corner Section 2 T. 3 S., R. 5 W., S.L.B.&M. SUBDIVISION BOUNDARY DESCRIPTION T. 3 S., R. 5 W., S.L.B.&M. Found Tooele County Found Topele County Dependent Resurvey Monument All of Lat 2. Lakeview Business Park Subdivision Final Plat Phase 2, recorded July 27, 2022 as Entry No. Dependent Resurvey Dated 1986 577198 in the Office of the Tooele County Recorder, located in the Northeast Quarter of Section 2, Monument (Dated 1986) Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, being more N89'39'44"E 2660.99 particularly described as follows: Northeast Corner Section 2, T. 3 S., R. 5 W., S.L.B.&M. - Found Tooele County BEGINNING at the Northeast Corner of said Lot 2, Lakeview Business Park Subdivision Final Plat Phase 2, Dependent Resurvey said point being 426.31 feet South 00'39'55" East along the east line of Section 2. Township 3 South. Entry No. 262519 Monument (No Date) Range 5 West, Salt Lake Base and Meridian and 50.36 feet North 83°48'21" West from the Tooele County 01-129-0-0001 ______1194.21'________ Dependent Resurvey monument representing the Northeast Corner of said Section 2, and running thence NAD 83 Coordinates along said Lot 2 the following six (6) courses: (1) South 00°39'55" East 1,047.21 feet to a point of X 1396141.92 curvature with a 39.00 foot radius to the right; thence (2) southwesterly 61.49 feet along the arc of said Y 7386049.27 curve through a central angle of 90°20'01" (chord bears South 44°30'05" West 55.31 feet); thence (3) South 89°40'06" West 2,117.13 feet; thence (4) North 00°16'57" West 1,205.66 feet; thence (5) North N83'48'21"W 50.36'-Utility Easement 65'10'34" West 393.73 feet; thence (6) South 83'48'21" East 2,521.73 feet to the POINT OF BEGINNING. NAD 83 Coordinates En. 577421 X 1396499.21 Said parcel contains 2,625,150 square feet or 60.265 acres, more or less. Y 7385883.90 Rail Line Easement Point of Beginning 10.0' Wide NAD 88 Coordinates Utility Easement 10.0' Wide En. 577421 X 1398648.65 Remainder of Lot - Utility Easement En. 577421 Y 7385776.65 RG Lakeview, LLC Date: May 17, 2024 Entry No. 515368 14-043-0-0006 Lot 3 JAMES DALE LINEAGE LOGISTICS, LLC Entry No. 577422 James D. Pitkin, PLS 20' Wide Public Utility License No. 171546 22-037-0-0003 & Drainage Easement (Not a Part) RECORD OF SURVEY NO. 2021-0141 Lot 2A 330 South Sheep Lane 1855 East Lakeview Boulevard Corners will be marked with a 5/8"x24" rebar and cap marked "Dominion Engineering" or 1941 East Lakeview Boulevard 1,089,000 sq. ft. or 25,000 acres at the time of recording unless noted otherwise. 1,536,150 sq. ft. or 35,265 acres OWNER'S DEDICATION AND CONSENT TO RECORD Know all men by these presents that the undersigned are the owners of the heron described tract of land 10.0' Wide and hereby cause the same to be divided into lots together with easements as set forth hereafter to be 35.0' Wide Power Utility Easement RG Lakeview, LLC Transmission Easement En. 577421 Entry No. 561976 En. 577421 01-129-0-0004 LAKEVIEW BUSINESS PARK SUBDIVISION PHASE 2. LOT 2 AMENDED The undersigned owners hereby dedicate to Grantsville City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public 35.0' Wide Power thoroughfares forever. The undersigned owners also hereby convey to Grantsville City and to any and all Transmission Easement NAD 83 Coordinates public utility companies providing service to the hereon described tract a perpetual, non-exclusive NAD 83 Coordinates En. 577421 20' Wide Public Utility - X 1398660.58 easement over the public utility and drainage easements shown on this plat, the same to be used for X 1396504.89 · & Drainage Easement Y 7384729.60 Y 7384678.37 drainage and the installation, maintenance and operation of public utility service lines and facilities. The £=====1287.07'=========== undersigned owners also hereby convey any other easements as shown and/or noted on this plat to the parties indicated and for the purposed hereon. 40.0' S89'40'06"W 3480.27' In witness whereof, I have hereunto set my/our hand this _____ day of _______ NAD 83 Coordinates LAKEVIEW BOULEVARD X 1398621.80 RG LAKEVIEW, LLC, a Utah limited liability company Y 7384690.16 (Existing 80' Wide Public Road) By: In Stanton Remainder of Lot 6 RG Lakeview, LLC Entry No. 515368 14-043-0-0006A RG Lakeview, LLC Entry No. 561976 01-129-0-0004 **ACKNOWLEDGMENT** STATE OF Utan East 1/4 Corner Section 2, T. 3 S., R. 5 W., S.L.B.&M. - Found Tooele County Dependent Resurvey Monument (No Date) 20 24 before me, Janet Farnsworth appeared <u>Anthon Stauffer</u> the <u>manager</u> of RG LAKEVIEW, LLC pronthe basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the — BOUNDARY LINES foregoing Owner's Dedication and Consent regarding the Lakeview Business Park Final Plat Phase 1, Lot 1 Amended and Extended and was signed by him/her/them on behalf of said Northpoint Development and ----- SECTION/MONUMENT LINES acknowledged that he/she/they executed the same. Commission Number 717049 ---- EASEMENT LINES (LINETYPE VARIES) My Commission Expires 4/3 ● · · · · · · SET CORNER (5/8" R&C "DOMINION ENGINEERING" (UNLESS NOTED OTHERWISE) Treet Monuments found CURVE TABLE Janet Farmsworth CURVE | RADIUS | LENGTH | CHORD | TANGENT SECTION CORNER MONUMENT (AS NOTED) DELTA BEARING A Notary Public Commissioned in Utah C1 | 39.00' | 61.49' | 90°20'01" | S 44°30'05" W | 55.31' | 39.23' Scole 1"= 200' SITE LAKEVIEW BUSINESS PARK SUBDIVISION PHASE 2, LOT 2 AMENDED TOOELE COUNTY TREASURER TOOELE COUNTY SURVEYOR VACATING AND AMENDING LOT 2, LAKEVIEW BUSINESS PARK SUBDIVISION FINAL PLAT PHASE 2 I HEREBY CERTIFY THAT TAXES DUE AND OWING APPROVED THIS 22nd DAY 1. Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Lakeview Business Park, recorded August 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 2 HAVE BEEN PAID IN FULL DEVELOPER 2022 as Entry No. 577421 apply to this subdivision. BY THE TOOELE COUNTY SURVEY DIRECTOR. RG LAKEVIEW LLC THIS _____, 20____. TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN Vicinity Map 2265 E. MURRAY HOLLADAY RD. FOR PARCEL NO. ___ IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH HOLLADAY, UT 84117 May 22, 2024 TOOELE COUNTY TREASURER CITY FIRE DEPARTMENT APPROVAL GRANTSVILLE CITY PUBLIC WORKS APPROVAL PREPARED BY: PLANNING COMMISSION APPROVAL GRANTSVILLE CITY ENGINEER CITY MAYOR APPROVAL GRANTSVILLE CITY ATTORNEY TOOELE COUNTY RECORDER SHEET 1 OF 1 APPROVED THIS 22, DAY APPROVED THIS 22 DAY RECORDED No. <u>003490</u> APPROVED THIS 23, DAY APPROVED THIS 23, DAY APPROVED AS TO FORM APPROVED AS TO FORM PROJECT NO. 3523 OF MAY 20 24. MAY 2074. OF May 2024. OF MAY 2024. THIS <u>33</u>. STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE DAY OF MAY MANAGER <u>CAB</u> BY THE GRANTSVILLE CITY PUBLIC WORKS. BY THE GRANTSVILLE CITY FIRE DEPARTMENT. BY THE GRANTSVILLE CITY MAYOR BY THE GRANTSVILLE CITY PLANNING COMMISSION. DAY OF REQUEST OF RG LAKEVIEW LLC GRANTSVILLE CITY MAYOR DRAWN BY BJE Engineering Associates, L.C. 00-1 GRANTSVILLE PUBLIC WORKS DIRECTOR DATE 5/23/24 TIME 2:09 5684 South Green Street CHECKED BY JDP GRANTSVILLE CITY FIRE CHIEF Murray, Utah 84123 801-713-3000 May 22, 2024 \$54.00 FEES PRANTSVILLE PLANNING COMMISSION May 22, 2024

GRANTSVILLE CITY ENGINEER OR DESIGNEE

ATTEST: GRANTSVILLE CITY RECORDER

DATE <u>10/09/2023</u>