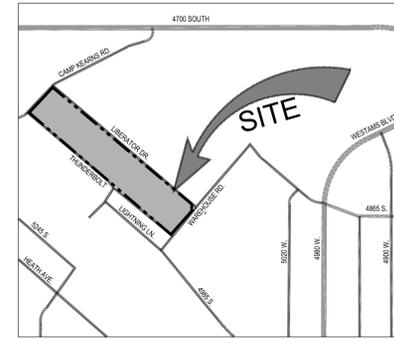


CAMP KEARNS SUBDIVISION

A COMMERCIAL SUBDIVISION

AMENDING AND RESTATING PORTIONS OF RIGHT-OF-WAY LINES OF LIBERATOR DRIVE, WAREHOUSE ROAD, AND THUNDERBOLT DRIVE, ESTABLISHED PER THE CAMP KEARNS ROAD DEDICATION PLAT, RECORDED AS ENTRY NO. 13650698, IN BOOK 2021P, AT PAGE 107 LOCATED IN THE NORTH HALF (N-1/2) OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, KEARNS METRO TOWNSHIP AUGUST 2023



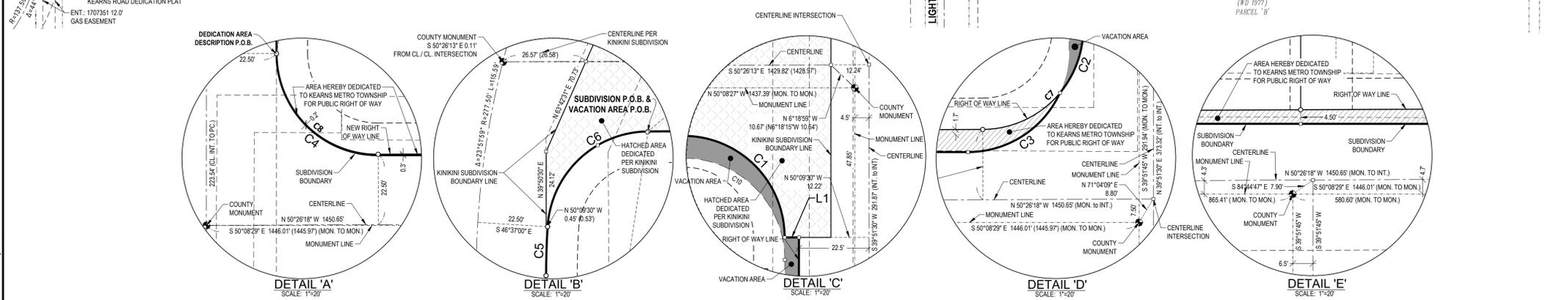
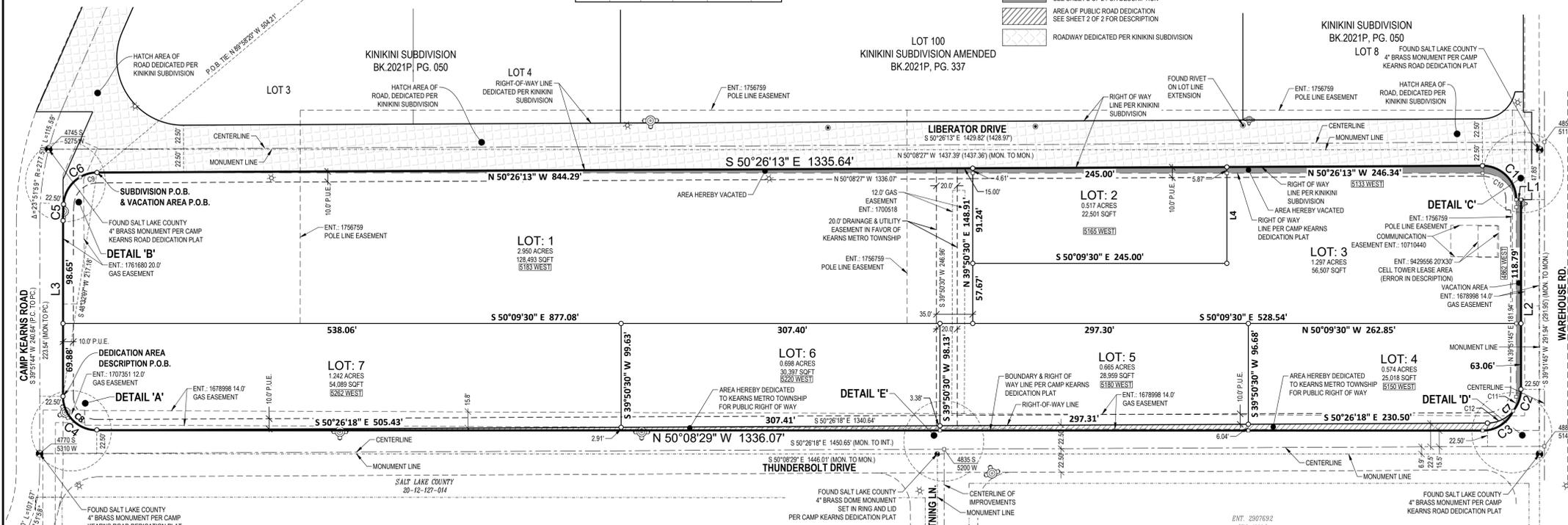
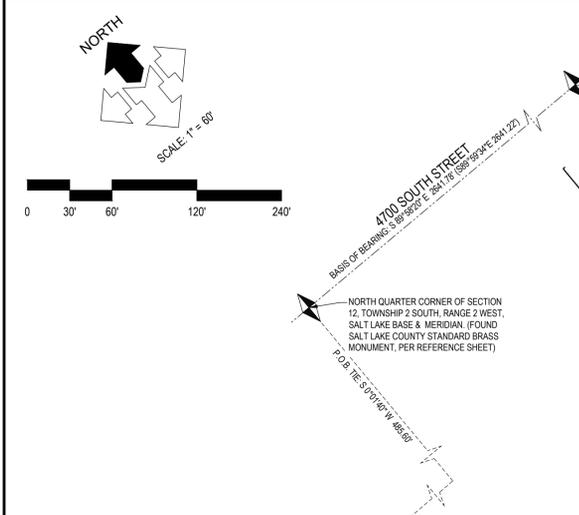
VICINITY MAP
SCALE: N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE
- STREET CENTERLINE
- NEW LOT LINE
- ADJOINING DEED LINES
- EXISTING EASEMENT LINES
- NEW EASEMENT LINES
- SUBDIVISION LOT CORNER TO BE SET
- CALCULATED POINT, NOTHING FOUND OR SET
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- FOUND PROPERTY MARKER, AS DESCRIBED
- FOUND SALT LAKE SECTION CORNER, AS NOTED
- P.U.E. (POINT OF BEGINNING)
- P.O.B. (POINT OF BEGINNING)
- MON. (MONUMENT)
- INT. (INTERSECTION)
- P.C. (POINT OF CURVATURE)
- AREA OF PUBLIC ROAD VACATION
SEE SHEET 2 OF 2 FOR DESCRIPTION
- AREA OF PUBLIC ROAD DEDICATION
SEE SHEET 2 OF 2 FOR DESCRIPTION
- ROADWAY DEDICATED PER KINKINI SUBDIVISION

LINE #	DIRECTION	LENGTH
L1	S 50°09'30" E	4.57'
L2	S 39°51'30" W	181.88'
L3	N 39°51'44" E	168.53'
L4	N 39°50'30" E	92.44'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	32.50'	51.22'	90°17'43"	S5°17'22"E	46.08'
C2	32.50'	22.54'	39°44'07"	S59°43'33"W	22.09'
C3	32.50'	37.09'	65°23'12"	N82°50'05"W	35.11'
C4	32.50'	51.05'	90°00'13"	N5°08'22"W	45.96'
C5	255.00'	15.67'	3°31'15"	N41°37'23"E	15.67'
C6	32.50'	48.88'	86°10'47"	N86°28'24"E	44.40'
C7	32.50'	50.88'	89°42'12"	N84°42'36"E	45.84'
C8	32.50'	50.93'	89°47'39"	S5°32'37"E	45.88'
C9	32.50'	16.88'	29°24'23"	N84°50'38"W	16.50'
C10	32.50'	51.05'	90°00'12"	N5°08'21"W	45.96'
C11	32.50'	13.96'	24°36'34"	N52°10'02"E	13.85'
C12	32.50'	28.34'	49°58'05"	S75°25'21"E	27.45'



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6135190 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT. I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, 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, AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS:

CAMP KEARNS SUBDIVISION A COMMERCIAL SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTH HALF OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE KEARNS METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LIBERATOR DRIVE, PER THE KINKINI SUBDIVISION RECORDED IN BOOK 2021P, AT PAGE 050 OF PLAT, ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 0°14'00" WEST, PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 465.80 FEET AND NORTH 89°58'20" WEST, PARALLEL TO SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 504.21 FEET, FROM THE QUARTER CORNER COMMON TO SECTION 1 AND 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING FOR THIS DESCRIPTION BEING SOUTH 89°58'20" EAST, ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER) AND RUNNING THENCE SOUTH 50°26'13" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, PER SAID KINKINI SUBDIVISION PLAT, A DISTANCE OF 1335.64 FEET, TO A POINT OF CURVATURE, THENCE SOUTHERLY, ALONG THE ARC OF A TANGENT 32.50 FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°17'43", A DISTANCE OF 51.22 FEET, SUBTENDED BY A LONG CHORD BEARING SOUTH 5°17'22" EAST, A DISTANCE OF 46.08 FEET, TO A NORTHWESTERLY LINE OF SAID KINKINI SUBDIVISION, THENCE SOUTH 50°09'30" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 4.57 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAREHOUSE ROAD, THENCE SOUTH 39°51'30" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 181.88 FEET, TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY, ALONG THE ARC OF A TANGENT 32.50 FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°44'07", A DISTANCE OF 22.54 FEET, SUBTENDED BY A LONG CHORD BEARING SOUTH 59°43'33" WEST, A DISTANCE OF 22.09 FEET, TO A POINT OF INTERSECTION WITH NON-TANGENT ARCS, THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT 32.50 FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 65°23'12", A DISTANCE OF 35.11 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 82°50'05" WEST, A DISTANCE OF 35.11 FEET, TO A POINT IN THE NORTHEASTERLY LINE OF THUNDERBOLT DRIVE, PER THE CAMP KEARNS ROAD DEDICATION PLAT, RECORDED IN BOOK 2021P, AT PAGE 107 OF PLATS, IN THE OFFICE OF SAID RECORDER, THENCE NORTH 50°08'29" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 1336.07 FEET, TO A POINT OF CURVATURE, THENCE NORTHERLY ALONG THE ARC OF A TANGENT 32.50 FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'12", A DISTANCE OF 45.96 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 5°08'21" WEST, A DISTANCE OF 45.96 FEET, TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAREHOUSE ROAD, PER AFORESAID CAMP KEARNS ROAD DEDICATION PLAT, THENCE NORTH 39°51'44" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 168.53 FEET, TO A POINT OF CURVATURE, THENCE NORTHERLY, ALONG THE ARC OF A TANGENT 32.50 FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°10'47", A DISTANCE OF 44.40 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 86°28'24" EAST, A DISTANCE OF 44.40 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 351,131 SQ. FT. OR 8.061 ACRES, IN SEVEN (7) COMMERCIAL LOTS



DENNIS K. WITHERS
L.S. LICENSE NO. 6135190

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS 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 TO BE HEREAFTER KNOWN AS:

CAMP KEARNS SUBDIVISION A COMMERCIAL SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE TO KEARNS METRO TOWNSHIP. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY 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. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____ A.D. 20____

BY: LABREE TRUESDALE LABREE TRUESDALE ITS: MANAGER BY: _____	BY: ABSOLUTE HEATING & AIR INC. ABSOLUTE HEATING & AIR INC. ITS: _____ BY: _____
BY: KILEY VINCENT KILEY VINCENT ITS: MANAGING PARTNERS BY: _____	BY: SALT LAKE LAWN HOLDINGS, LLC. SALT LAKE LAWN HOLDINGS, LLC. ITS: MEMBER BY: _____
BY: MARIO ANGIANO MARIO ANGIANO ITS: _____ BY: _____	BY: DAVID ARTHUR PRICE FAMILY LIVING TRUST DAVID ARTHUR PRICE JANCE PRICE ITS: TRUSTEES BY: _____
BY: _____	BY: _____

* SEE SALT LAKE COUNTY SIGNATURES & ACKNOWLEDGEMENT SHEET 2 OF 2

* SEE OWNERS ACKNOWLEDGEMENTS ON SHEET 2 OF 2

CAMP KEARNS SUBDIVISION

A COMMERCIAL SUBDIVISION
AMENDING AND RESTATING PORTIONS OF RIGHT-OF-WAY LINES OF LIBERATOR DRIVE, WAREHOUSE ROAD, AND THUNDERBOLT DRIVE, ESTABLISHED PER THE CAMP KEARNS ROAD DEDICATION PLAT, RECORDED AS ENTRY NO. 13650698, IN BOOK 2021P, AT PAGE 107 LOCATED IN THE NORTH HALF (N-1/2) OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, KEARNS METRO TOWNSHIP AUGUST 2023

UTILITY COMPANIES DOMINION ENERGY _____ DATE: _____ CENTURY LINK _____ DATE: _____ ROCKY MOUNTAIN POWER _____ DATE: _____ COMCAST _____ DATE: _____	CHECK FOR ZONING COMPLIANCE ZONE: _____ LOT AREA: _____ LOT WIDTH: _____ FRONT YARD: _____ SIDE YARD: _____ REAR YARD: _____ SIGNED: _____ DATE: _____	ADDRESSING APPROVAL APPROVED THIS _____ DATE OF _____ 20____ SIGNED: _____	UNIFIED FIRE AUTHORITY APPROVED THIS _____ DATE OF _____ 20____ SIGNED: _____	SALT LAKE COUNTY SURVEYOR'S OFFICE RECORD OF SURVEY FILE NO. _____ SIGNED: _____ DATE: _____	DEVELOPER INFO. KILEY VINCENT SALT LAKE LAWNS 2632 MEADOW RIDGE DRIVE WEST JORDAN, UTAH 84088 801.598.1830 KILEY@SALT.LAKE.LAWNS.COM
PREPARED BY: McNEIL ENGINEERING Economic and Sustainable Designs, Professionals You Know and Trust 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.355.7700 mcneilengineering.com Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20____ BOARD OF HEALTH	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE KEARNS METRO TOWNSHIP PLANNING COMMISSION. CHAIRMAN, CITY PLANNING COMM.	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ KEARNS METRO TOWNSHIP ATTORNEY	TOWNSHIP MAYOR PRESENTED TO THE KEARNS METRO TOWNSHIP COUNCIL THIS _____ DAY OF _____ 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. KEARNS METRO TOWNSHIP MAYOR	SALT LAKE COUNTY ENGINEERING I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. SIGNED: _____ DATE: _____

SHEET
1
OF
2

SALT LAKE COUNTY RECORDER

RECORD NO. _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

CAMP KEARNS SUBDIVISION

A COMMERCIAL SUBDIVISION

AMENDING AND RESTATING PORTIONS OF RIGHT-OF-WAY LINES OF LIBERATOR DRIVE, WAREHOUSE ROAD, AND THUNDERBOLT DRIVE, ESTABLISHED PER THE CAMP KEARNS ROAD DEDICATION PLAT, RECORDED AS ENTRY NO.: 13650698, IN BOOK 2021P, AT PAGE 107 LOCATED IN THE NORTH HALF (N-1/2) OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, KEARNS METRO TOWNSHIP AUGUST 2023

<p align="center">CORPORATE ACKNOWLEDGMENT (LOT 1)</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, LABREE TRUESDALE, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF T & C PROPERTY HOLDING, LLC, A UTAH CORPORATION, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME AND HEREBY ACKNOWLEDGES THAT THE LOT LINES SHOWN ON THIS PLAT ARE TRUE AND CORRECT AND ARE CONSISTENT WITH THE INTENT OF THE LAND OWNERS.</p> <p>MY COMMISSION EXPIRES: _____</p> <p align="right">NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY</p>	<p align="center">CORPORATE ACKNOWLEDGMENT (LOT 4)</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, SAUL A. GUZMAN AND REGINA GUZMAN, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE MEMBERS OF SIMPLY TOPPZ, LLC, A UTAH CORPORATION, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME AND HEREBY ACKNOWLEDGES THAT THE LOT LINES SHOWN ON THIS PLAT ARE TRUE AND CORRECT AND ARE CONSISTENT WITH THE INTENT OF THE LAND OWNERS.</p> <p>MY COMMISSION EXPIRES: _____</p> <p align="right">NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY</p>	<p align="center">SALT LAKE COUNTY ACKNOWLEDGMENT</p> <p>BY: _____ (PRINT NAME) BY: _____ (PRINT NAME) ITS: MAYOR OR DESIGNEE ITS: COUNTY CLERK OR DESIGNEE BY: _____ (SIGNATURE) BY: _____ (SIGNATURE)</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN, DID SAY THAT _____ HE IS THE _____ OF SALT LAKE COUNTY, OFFICE OF MAYOR, AND THAT THE OWNER'S DEDICATION WAS SIGNED ON BEHALF OF SALT LAKE COUNTY, BY AUTHORITY OF LAW.</p> <p>WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN:</p> <p>NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____ RESIDING IN: _____</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN, DID SAY THAT _____ HE IS THE CLERK OF SALT LAKE COUNTY AND THAT THE OWNER'S DEDICATION WAS SIGNED ON BEHALF OF SALT LAKE COUNTY, BY AUTHORITY OF A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL.</p> <p>WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN:</p> <p>NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____ RESIDING IN: _____</p>
<p align="center">CORPORATE ACKNOWLEDGMENT (LOT 2)</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, DAVID E. BURKETT, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF ABSOLUTE HEATING & AIR, INC., A UTAH CORPORATION, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME AND HEREBY ACKNOWLEDGES THAT THE LOT LINES SHOWN ON THIS PLAT ARE TRUE AND CORRECT AND ARE CONSISTENT WITH THE INTENT OF THE LAND OWNERS.</p> <p>MY COMMISSION EXPIRES: _____</p> <p align="right">NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY</p>	<p align="center">INDIVIDUAL ACKNOWLEDGMENT (LOT 5)</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT MARIO ANGUIANO SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED AND DO HEREBY ACKNOWLEDGES THAT THE LOT LINES SHOWN ON THIS PLAT ARE TRUE AND CORRECT AND ARE CONSISTENT WITH THE INTENT OF THE LAND OWNERS.</p> <p>MY COMMISSION EXPIRES: _____</p> <p align="right">NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY</p>	<p align="center">INDIVIDUAL ACKNOWLEDGMENT (LOT 7)</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT REENA D. SULLIVAN SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED AND DO HEREBY ACKNOWLEDGES THAT THE LOT LINES SHOWN ON THIS PLAT ARE TRUE AND CORRECT AND ARE CONSISTENT WITH THE INTENT OF THE LAND OWNERS.</p> <p>MY COMMISSION EXPIRES: _____</p> <p align="right">NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY</p>
<p align="center">CORPORATE ACKNOWLEDGMENT (LOT 3)</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, DAVID ARTHUR PRICE AND JANICE PRICE, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE MANAGING PARTNERS OF SALT LAKE LAWN HOLDINGS, LLC, A UTAH CORPORATION, AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME AND HEREBY ACKNOWLEDGES THAT THE LOT LINES SHOWN ON THIS PLAT ARE TRUE AND CORRECT AND ARE CONSISTENT WITH THE INTENT OF THE LAND OWNERS.</p> <p>MY COMMISSION EXPIRES: _____</p> <p align="right">NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY</p>	<p align="center">CORPORATE ACKNOWLEDGMENT (LOT 6)</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, DAVID ARTHUR PRICE AND JANICE PRICE, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE TRUSTEES OF THE DAVID ARTHUR PRICE FAMILY LIVING TRUST, DATE OF JANUARY 04, 2000, AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID TRUST EXECUTED THE SAME AND HEREBY ACKNOWLEDGES THAT THE LOT LINES SHOWN ON THIS PLAT ARE TRUE AND CORRECT AND ARE CONSISTENT WITH THE INTENT OF THE LAND OWNERS.</p> <p>MY COMMISSION EXPIRES: _____</p> <p align="right">NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY</p>	<p align="center">INDIVIDUAL ACKNOWLEDGMENT (LOT 7)</p> <p>STATE OF UTAH } COUNTY OF SALT LAKE } S.S.</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT REENA D. SULLIVAN SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED AND DO HEREBY ACKNOWLEDGES THAT THE LOT LINES SHOWN ON THIS PLAT ARE TRUE AND CORRECT AND ARE CONSISTENT WITH THE INTENT OF THE LAND OWNERS.</p> <p>MY COMMISSION EXPIRES: _____</p> <p align="right">NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY</p>

THUNDERBOLT DRIVE HEREBY DEDICATED TO KEARNS METRO TOWNSHIP, FOR PUBLIC ROAD PURPOSES

LIBERATOR DRIVE & WAREHOUSE ROAD VACATION AREA

A PARCEL OF LAND SITUATE WITHIN THE NORTH HALF OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE KEARNS METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LIBERATOR DRIVE, PER THE KINKINI SUBDIVISION RECORDED IN BOOK 2021P, AT PAGE 050 OF PLAT, ON FILE WITH THE SALT LAKE COUNTY RECORDERS OFFICE, SAID POINT BEING SOUTH 0°14'00" WEST, PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 485.60 FEET AND NORTH 89°58'20" WEST, PARALLEL TO SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 504.21 FEET, FROM THE QUARTER CORNER COMMON TO SECTION 1 AND 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING FOR THIS DESCRIPTION BEING SOUTH 89°58'20" EAST, ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER) AND RUNNING THENCE SOUTH 50°28'13" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, PER SAID KINKINI SUBDIVISION PLAT, A DISTANCE OF 1333.64 FEET, TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG THE ARC OF A TANGENT 32.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°17'43", A DISTANCE OF 51.22 FEET, SUBTENDED BY A LONG CHORD BEARING SOUTH 91°22'21" EAST, A DISTANCE OF 46.08 FEET, TO A NORTHWESTERLY LINE OF SAID KINKINI SUBDIVISION; THENCE SOUTH 50°29'30" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 4.57 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAREHOUSE ROAD, THENCE SOUTH 39°51'30" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 181.85 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT 32.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°40'07", A DISTANCE OF 22.54 FEET, SUBTENDED BY A LONG CHORD BEARING SOUTH 59°43'33" WEST, A DISTANCE OF 22.09 FEET, TO A POINT OF INTERSECTION WITH NON-TANGENT ARCS; THENCE NORTHEASTERLY ALONG THE ARC OF A 32.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°58'34", A DISTANCE OF 13.96 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 52°10'02" EAST, A DISTANCE OF 13.85 FEET, TO A POINT OF TANGENCY AND THE NORTHWESTERLY LINE OF WAREHOUSE ROAD, PER AFORESAID CAMP KEARNS ROAD DEDICATION PLAT, RECORDED IN BOOK 2021P, AT PAGE 107, OF OFFICIAL RECORDS; THENCE ALONG THE LINES OF WAREHOUSE ROAD AND THUNDERBOLT DRIVE, PER SAID CAMP KEARNS ROAD DEDICATION PLAT, THE FOLLOWING FOUR (4) COURSES: (1) NORTH 39°51'45" EAST, A DISTANCE OF 181.94 FEET; (2) NORTHERLY ALONG THE ARC OF A CURVE 32.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°17'12", A DISTANCE OF 51.05 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 91°22'17" WEST, A DISTANCE OF 45.86 FEET; (3) NORTH 50°28'27" WEST, A DISTANCE OF 1336.07 FEET; (4) NORTHWESTERLY ALONG THE ARC OF 32.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°24'23", A DISTANCE OF 16.66 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 64°50'38" WEST, A DISTANCE OF 16.50 FEET, TO A POINT OF INTERSECTION WITH NON-TANGENT ARCS; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT 32.50 FOOT RADIUS CURVE TO THE RIGHT, AND THE RIGHT-OF-WAY LINE OF SAID LIBERATOR DRIVE, PER SAID KINKINI SUBDIVISION, THROUGH A CENTRAL ANGLE OF 29°57'50", A DISTANCE OF 17.00 FEET, SUBTENDED BY A LONG CHORD BEARING SOUTH 69°25'08" EAST, A DISTANCE OF 16.80 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 6,022 SQ. FT., OR 0.139 ACRES

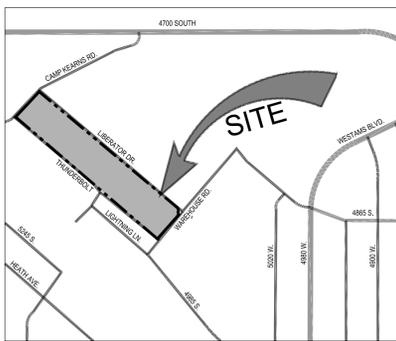
A PARCEL OF LAND SITUATE WITHIN THE NORTH HALF OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE KEARNS METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF CAMP KEARNS ROAD, PER THE CAMP KEARNS ROAD DEDICATION PLAT, RECORDED IN BOOK 2021P, AT PAGE 107, OF OFFICIAL RECORDS, SAID POINT BEING SOUTH 0°10'40" WEST, PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 485.60 FEET AND NORTH 89°58'20" WEST, PARALLEL TO SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 504.21 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF LIBERATOR DRIVE, PER THE KINKINI SUBDIVISION RECORDED IN BOOK 2021P, AT PAGE 050 OF PLAT, ON FILE WITH THE SALT LAKE COUNTY RECORDERS OFFICE AND SOUTH 48°23'07" WEST, ON A RANDOM LINE, A DISTANCE OF 217.18 FEET FROM THE QUARTER CORNER COMMON TO SECTION 1 AND 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING FOR THIS DESCRIPTION BEING SOUTH 89°58'20" EAST, ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER) AND RUNNING THENCE SOUTHERLY ALONG THE ARC OF A TANGENT 32.50 FOOT RADIUS CURVE TO THE LEFT, AND THE RIGHT-OF-WAY LINE OF THUNDERBOLT DRIVE, THROUGH A CENTRAL ANGLE OF 89°47'39", A DISTANCE OF 50.39 FEET, SUBTENDED BY A LONG CHORD BEARING SOUTH 92°23'21" EAST, A DISTANCE OF 48.88 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THUNDERBOLT DRIVE; THENCE SOUTH 89°28'19" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1340.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 32.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°58'05", A DISTANCE OF 28.34 FEET, SUBTENDED BY A LONG CHORD BEARING SOUTH 79°25'21" EAST, A DISTANCE OF 27.45 FEET, TO A POINT OF INTERSECTION WITH NON-TANGENT ARCS; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT 32.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 65°23'12", A DISTANCE OF 22.54 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 82°00'55" WEST, A DISTANCE OF 35.11 FEET, TO A POINT OF TANGENCY ON THE NORTHEASTERLY LINE OF THUNDERBOLT DRIVE, PER SAID CAMP KEARNS ROAD DEDICATION PLAT, RECORDED IN BOOK 2021P, AT PAGE 107, OF OFFICIAL RECORDS; THENCE NORTH 50°28'29" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1336.07 FEET, TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 32.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'13", A DISTANCE OF 51.05 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 9°22'22" WEST, A DISTANCE OF 45.96 TO THE POINT OF BEGINNING.

CONTAINS: 5,167 SQ. FT., OR 0.119 ACRES

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO: a) SUBDIVIDE AND CREATE SEVEN (7) COMMERCIAL LOTS BASED UPON THE OCCUPATION OF SEVEN (7) EXISTING PRIVATELY OWNED PARCELS WITHIN THE BLOCK; b) TO DISSOLVE VARIOUS "GAP PARCELS" THROUGHOUT THE BLOCK AND ABSORB THOSE SAME GAP PORTIONS INTO THE ADJOINING LOTS. c) TO AMEND AND RESTATE THE RIGHT-OF-WAY LINES, OF THUNDERBOLT DRIVE, WAREHOUSE ROAD, AND LIBERATOR DRIVE, TO BE CONCENTRIC WITH THE EXISTING STREET IMPROVEMENTS.
- AT THE TIME OF THIS PLAT, THERE EXISTS STRUCTURES WITHIN THE BLOCK THAT ARE ANTICIPATED TO REMAIN INTACT FOR THE FORESEEABLE FUTURE. NO NEW SITE IMPROVEMENTS, OR MODIFICATIONS TO EXISTING UTILITY CONNECTIONS HAVE BEEN CONTEMPLATED IN CONNECTION WITH THIS SUBDIVISION.
- THE LOT CONFIGURATION SHOWN ON THIS PLAT WAS DEVELOPED TO MAINTAIN THE INTEGRITY OF EXISTING DEED LINES, OCCUPATION OF THE PARCELS, ABSORB VARIOUS GAP PARCELS THROUGHOUT THE BLOCK, AND ACCOMMODATE PENDING LAND TRANSACTIONS BETWEEN THE CURRENT OWNERS OF THE PARCELS.
- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°58'20" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, BETWEEN SALT LAKE COUNTY MONUMENTS MARKING THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.
- SUBDIVISION AND LOT CORNER MARKERS ARE TO BE MONUMENTED WITH A 5/8" REBAR TWO FEET IN LENGTH AND RED NYLON CAP STAMPED "MCNEIL ENGINEERING" OR A NAIL AND WASHER BEARING THE SAME INSIGNIA. FRONT LOT MARKERS ARE TO BE EXTENDED TO THE CURB, OR SIDEWALK AND MARKED WITH A 1/2" COPPER RIVET.
- THIS PLAT IS SUBJECT TO THE FOLLOWING RECORD DOCUMENTS: RESERVATION OF MINERAL RIGHTS, PER ENTRY NO.: 1153884; GAS EASEMENT ENTRY NO.: 1347043 (BLANKET EASEMENT); GAS EASEMENT ENTRY NO.: 1678998; GAS EASEMENT ENTRY NO.: 1700518; GAS EASEMENT ENTRY NO.: 1707351; GAS EASEMENT 1701680; TELEPHONE EASEMENT 3121258; TELEPHONE EASEMENT ENTRY NO.: 3144934; WIRELESS COMMUNICATION ACCESS EASEMENT ENTRY NO.: 10741449.
- BY SCALED LOCATION AND GRAPHICAL REPRESENTATION THE SUBJECT PARCEL IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 2% CHANCE OF FLOOD, PER FEMA MAP NO. 4903502756, WITH AN EFFECTIVE DATE OF 09/25/2009.
- THE CENTERLINE OF WAREHOUSE ROAD AND THUNDERBOLT DRIVE WERE ESTABLISHED AT THE MEAN CENTERLINE OF EXISTING IMPROVEMENTS AND HELD AT A HALF WIDTH OF 22.50 FEET, THE DIMENSION PER THE CAMP KEARNS ROAD DEDICATION PLAT. IN SPEAKING WITH THE SURVEYOR OF RECORD FOR THE KINKINI SUBDIVISION THE CENTERLINE OF LIBERATOR DRIVE WAS ESTABLISHED ALONG THE MEAN CENTERLINE OF IMPROVEMENTS. THE CENTERLINE AND RIGHT-OF-WAY LINES SHOWN THEREON GENERALLY AGREES WITH THE MEASURED LOCATION OF IMPROVEMENTS AND THE CENTERLINE LIBERATOR DRIVE HELD PER GEOMETRY SHOWN ON THE KINKINI SUBDIVISION.
- LIBERATOR DRIVE AND WAREHOUSE ROAD VACATION AREA, DESCRIBED HEREON, IS THE AREA BETWEEN LINES ESTABLISHED PER THE CAMP KEARNS ROAD DEDICATION PLAT AND THE RIGHT-OF-WAY LINES (OR SUBDIVISION LINES) ESTABLISHED BY THE KINKINI SUBDIVISION AND RIGHT-OF-WAY LINE BEING ESTABLISHED BY THIS PLAT.
- THUNDERBOLT DEDICATION AREA, DESCRIBED HEREON, IS THE AREA BETWEEN LINES ESTABLISHED BY THE CAMP KEARNS ROAD DEDICATION PLAT AND THE RIGHT-OF-WAY LINES BEING ESTABLISHED BY THIS PLAT.



PREPARED BY:

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OF
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SALT LAKE COUNTY RECORDER

RECORD NO. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

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