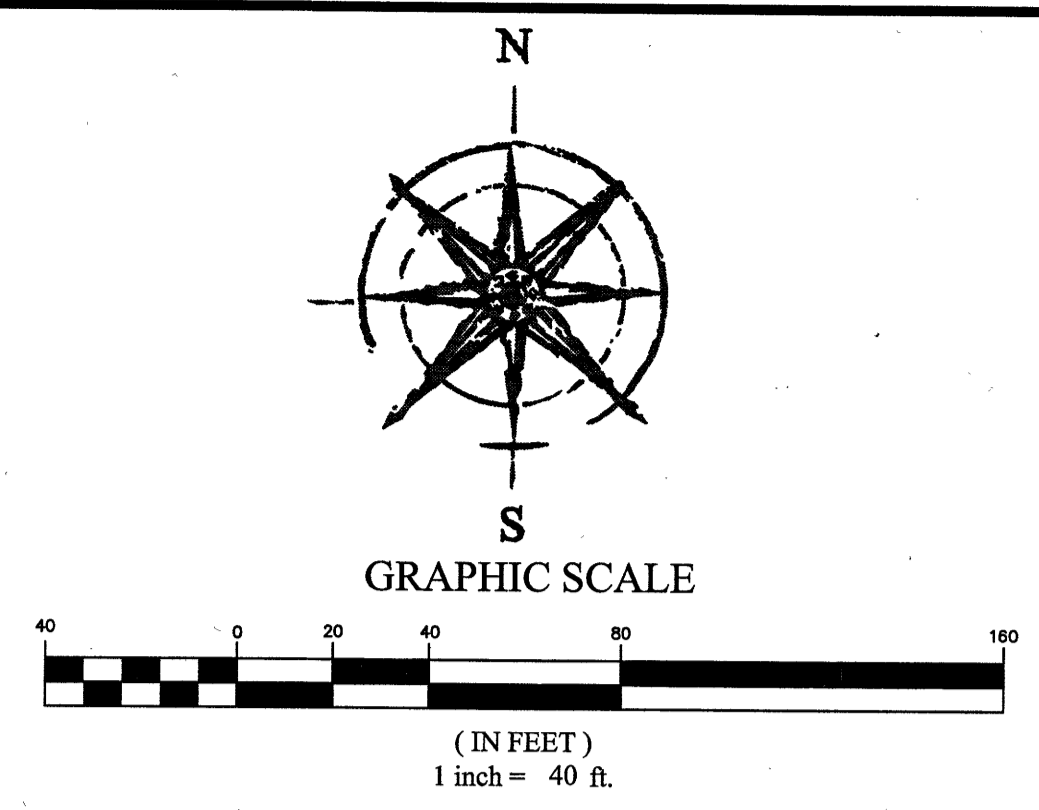
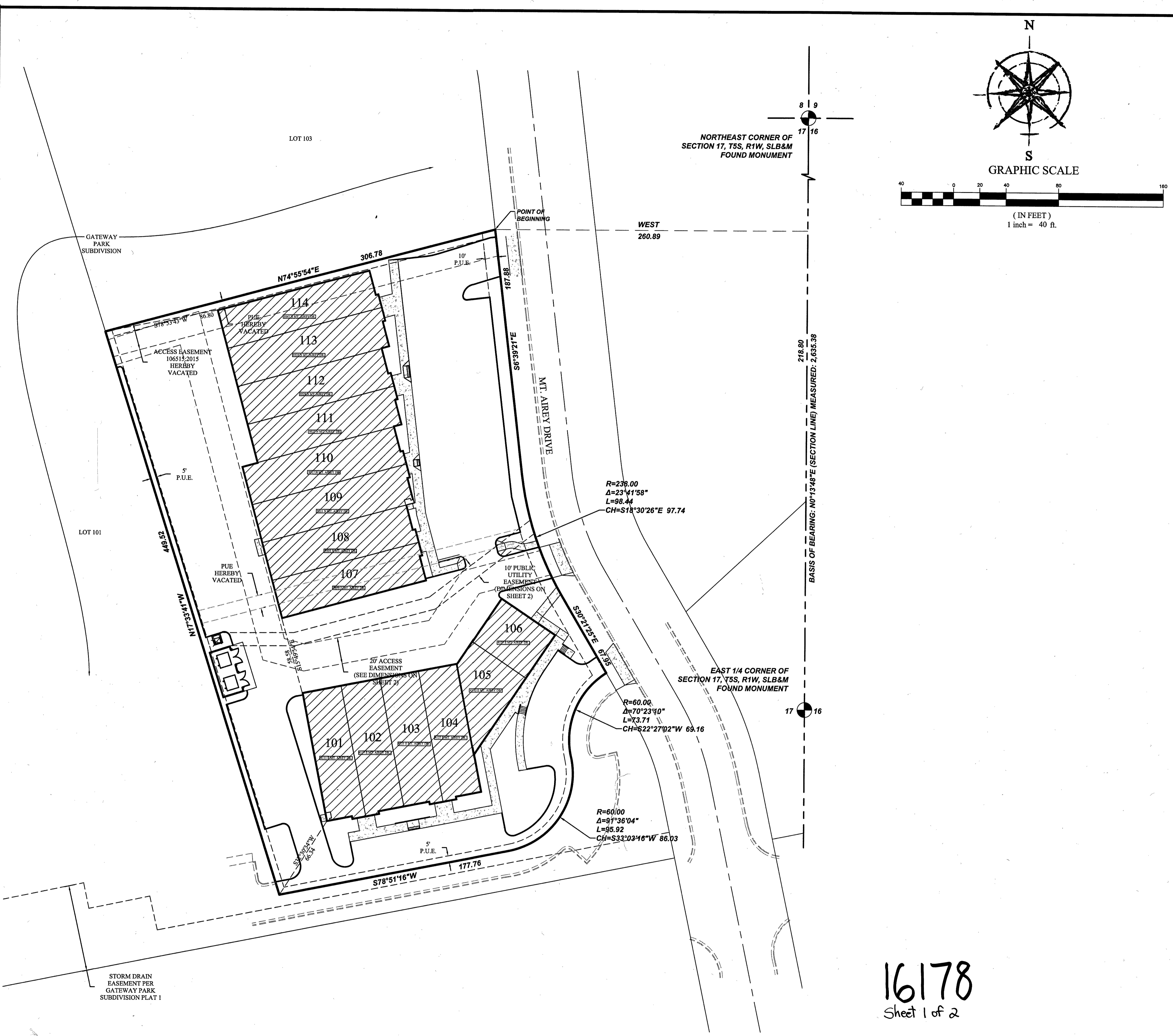
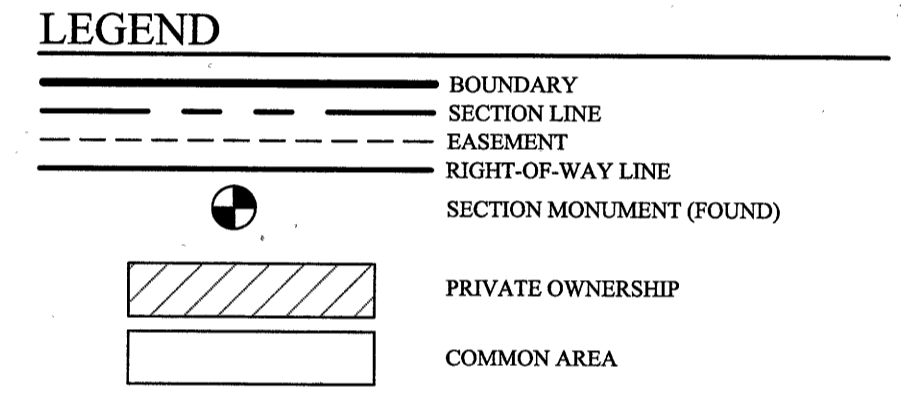


VICINITY MAP  
N.T.S.



**SURVEYOR'S CERTIFICATE**  
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE PERFORMED A SURVEY OF THE LAND DESCRIBED ON THIS CONDOMINIUM PLAT OF GATEWAY PARK PLAT 1A, AND THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH IT WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE. IN COMPLIANCE WITH SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

Spencer W. Llewelyn  
Professional Land Surveyor  
Certificate No. 10516507

Date 7/16/18

**BOUNDARY DESCRIPTION**  
All of Lot 101 & Lot 102 of Gateway Park Subdivision Plat 1, according to the Official Plat thereof on file in the Office of the Utah County Recorder, more particularly described as follows:  
Beginning at the Northeast Corner of Lot 102, GATEWAY PARK FINAL PLAT 1, according to the Official Plat thereof recorded January 15, 2015 as Entry No. 33342015 in the Office of the Utah County Recorder, said point being located N0°13'48"E along the Section line 218.80 feet and West 260.89 feet from the East 1/4 Corner of Section 17, T5S, R1W, SLB&M; thence S06°39'21"E 187.88 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 238.00 feet (radius bears: N83°20'33"E) a distance of 98.44 feet through a central angle of 23°41'58" Chord: S18°30'26"E 97.74 feet; thence S30°21'25"E 67.95 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 60.00 feet (radius bears: S32°21'23"E) a distance of 73.71 feet through a central angle of 70°23'10" Chord: S22°27'02"W 69.16 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 60.00 feet (radius bears: S77°51'4"W) a distance of 95.92 feet through a central angle of 91°36'04" Chord: S33°03'16"W 86.03 feet; thence S78°51'16"W 177.76 feet; thence N17°33'41"W 449.52 feet; thence N74°55'54"E 306.78 feet to the point of beginning.

Contains: 2.86 acres±

**OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

- CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF ELEVEN (11) PAGES, TO BE PREPARED;
- CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR

**GATEWAY PARK**  
(INCLUDING A PARTIAL VACATION OF LOT 101 & LOT 102 GATEWAY PARK PLAT 1)  
PLAT 1A  
THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;

- CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO ALL IN ACCORDANCE WITH, AND AS MORE SPECIFICALLY SET FORTH IN THE DECLARATION OF CONDOMINIUM.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30 DAY OF JULY A.D. 20 18.

OWNER(S):  
PRINTED NAME OF OWNER: **IRON EAGLE DEVELOPMENT, LLC**  
BY **ISAAC PATTERSON, PRESIDENT**

AUTHORIZED SIGNATURE(S):  
*Isaac Patterson*

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF Utah  
ON THE 30 DAY OF July A.D. 20 18 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, **Isaac Patterson**, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE President OF Iron Eagle Development, LLC AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/1/2020  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY

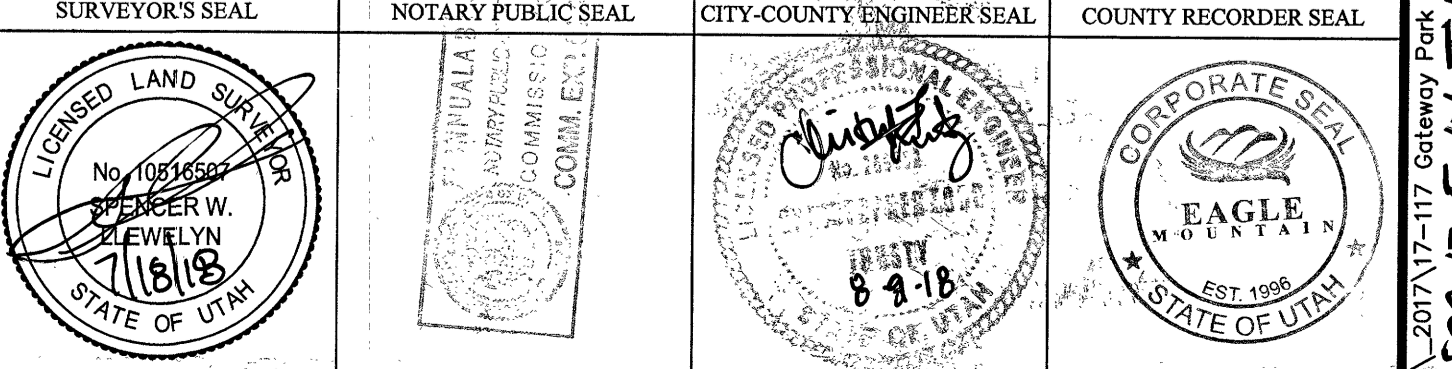
MY COMMISSION No. 686717  
**Forrestman B. Kester**  
PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 9 DAY OF August, 2018.

APPROVED BY MAYOR: *Isaac Patterson*  
APPROVED BY CITY ATTORNEY: *[Signature]*

APPROVED BY CITY ENGINEER: *Christy Tuck*  
APPROVED BY CITY RECORDER: *[Signature]*  
(SEE SEAL BELOW)

**GATEWAY PARK**  
PLAT 1A  
A CONDOMINIUM PROJECT  
(INCLUDING A PARTIAL VACATION OF LOT 101 & LOT 102 GATEWAY PARK PLAT 1)  
LOCATED IN THE SE 1/4 OF SECTION 17, T5S, R1W, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



NOTES:  
1. #5 REBAR AND CAP TO BE SET AT ALL PROPERTY CORNERS.  
2. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.

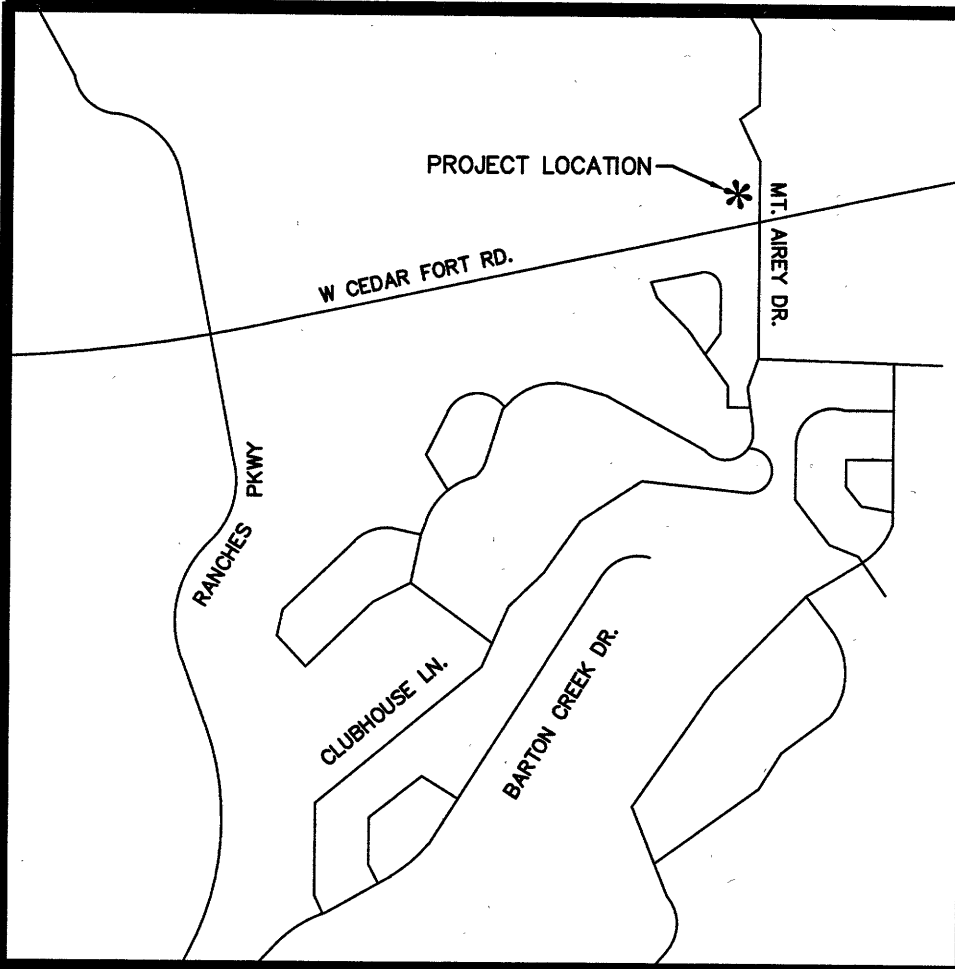
**DIRECT COMMUNICATIONS**  
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.  
*[Signature]*  
DATE: 7/20/18

**DOMINION ENERGY COMPANY**  
Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.  
Approved this 22 day of July, 2018, Dominion Energy Company  
By *[Signature]*  
Title: Assistant Manager

**ROCKY MOUNTAIN POWER**  
1. 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.  
2. 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:  
(1) A recorded easement or right-of-way  
(2) The law applicable to prescriptive rights  
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or  
(4) Any other provision of law  
*[Signature]*  
ROCKY MOUNTAIN POWER  
DATE: 7/20/18

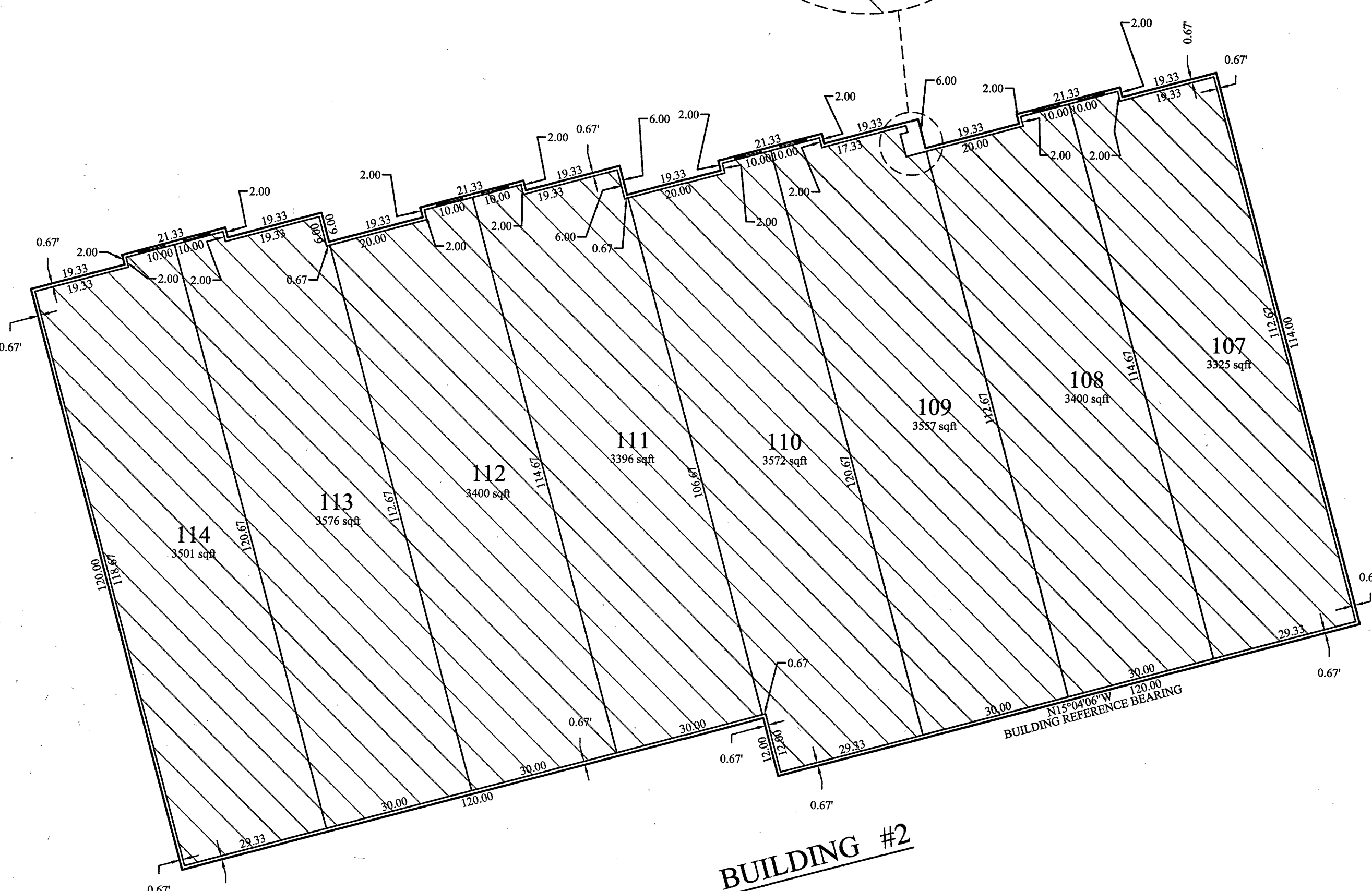
16178  
Sheet 1 of 2

2017-17-Gateway Park Phase 1 Subdivision Design 17-117-Veg/Sheets C2.0 Final Plat.dwg  
SEC. 17-5-W TU-03P (LOT 101 & 102, GATEWAY PARK PLAT 1)

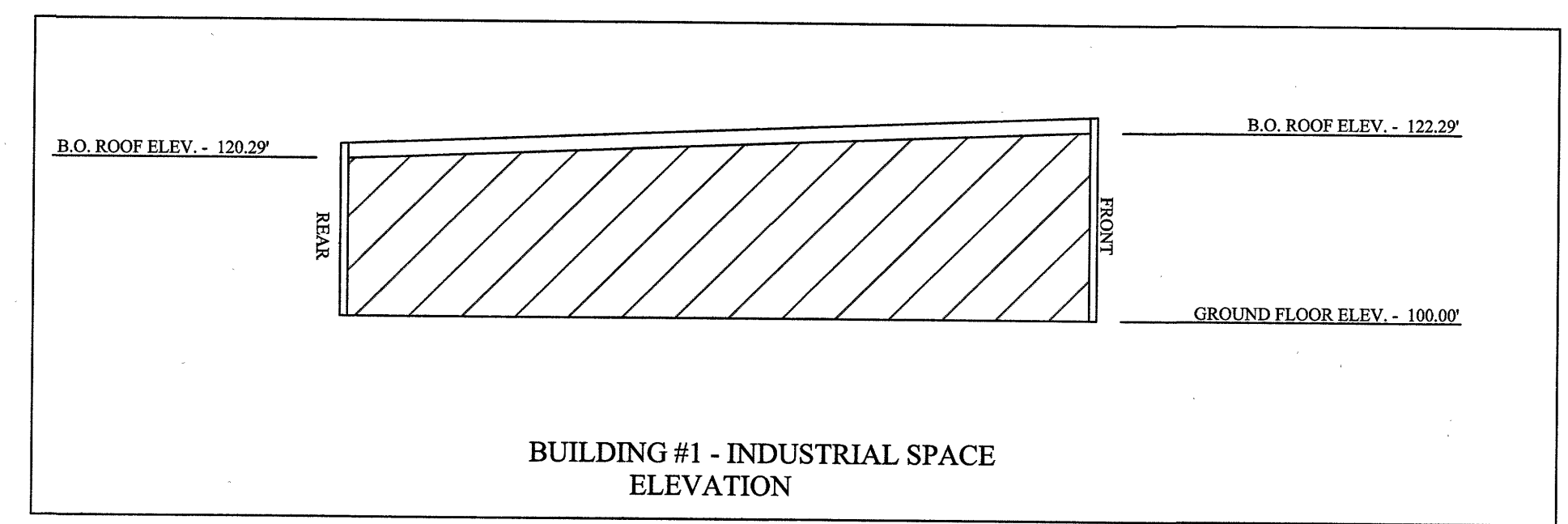


VICINITY MAP  
N.T.S.

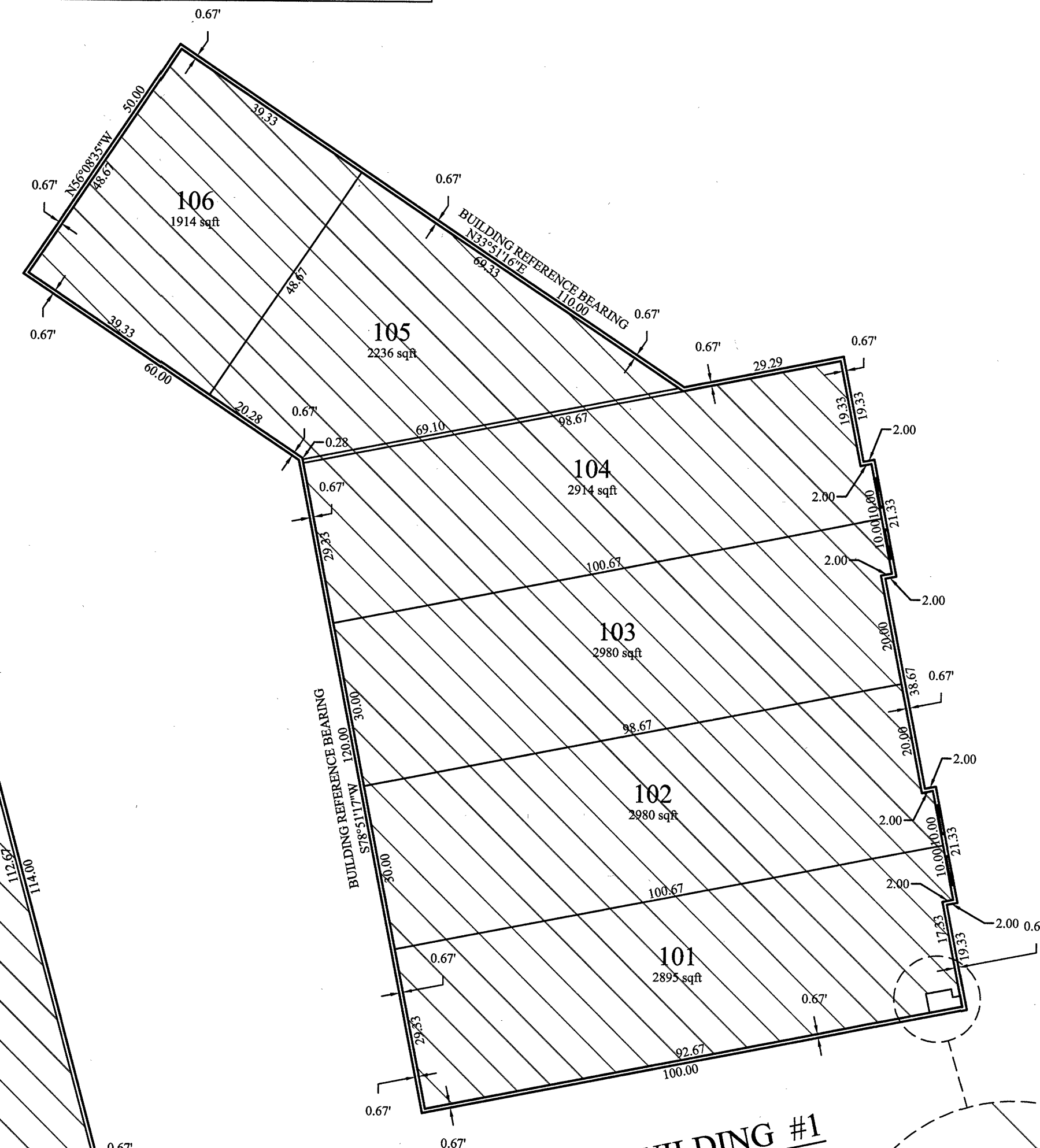
- NOTES:
- #5 REBAR AND CAP TO BE SET AT ALL PROPERTY CORNERS.
  - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.



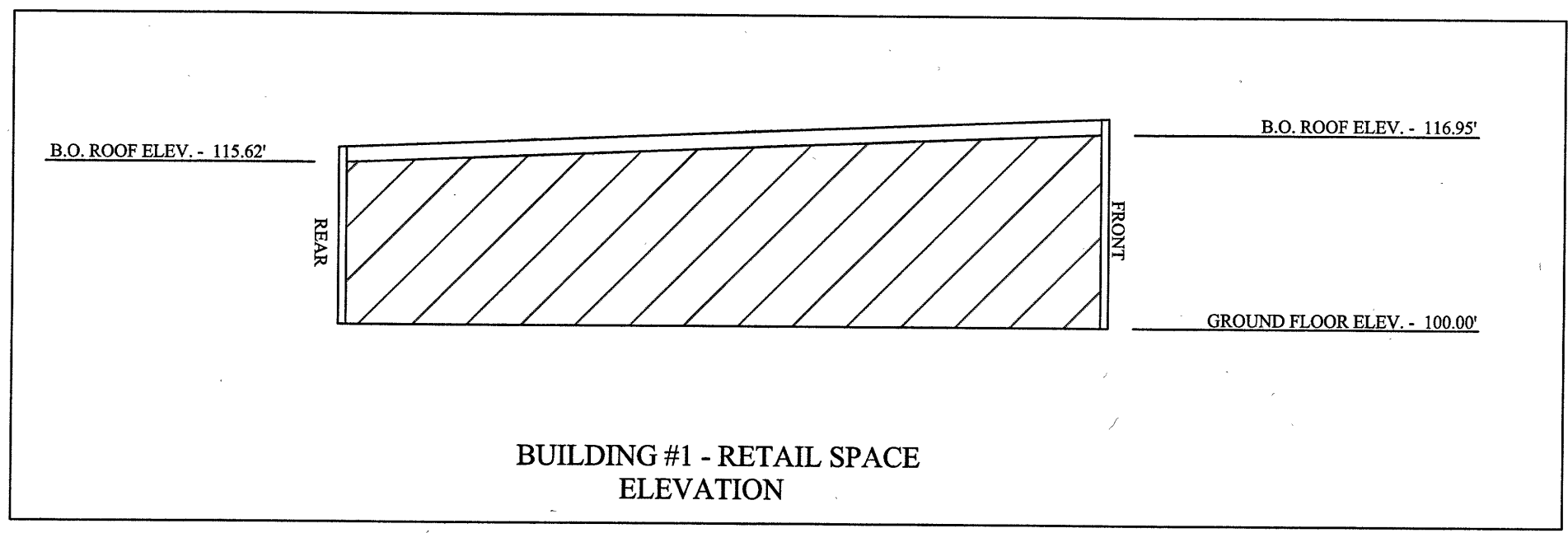
BUILDING #2



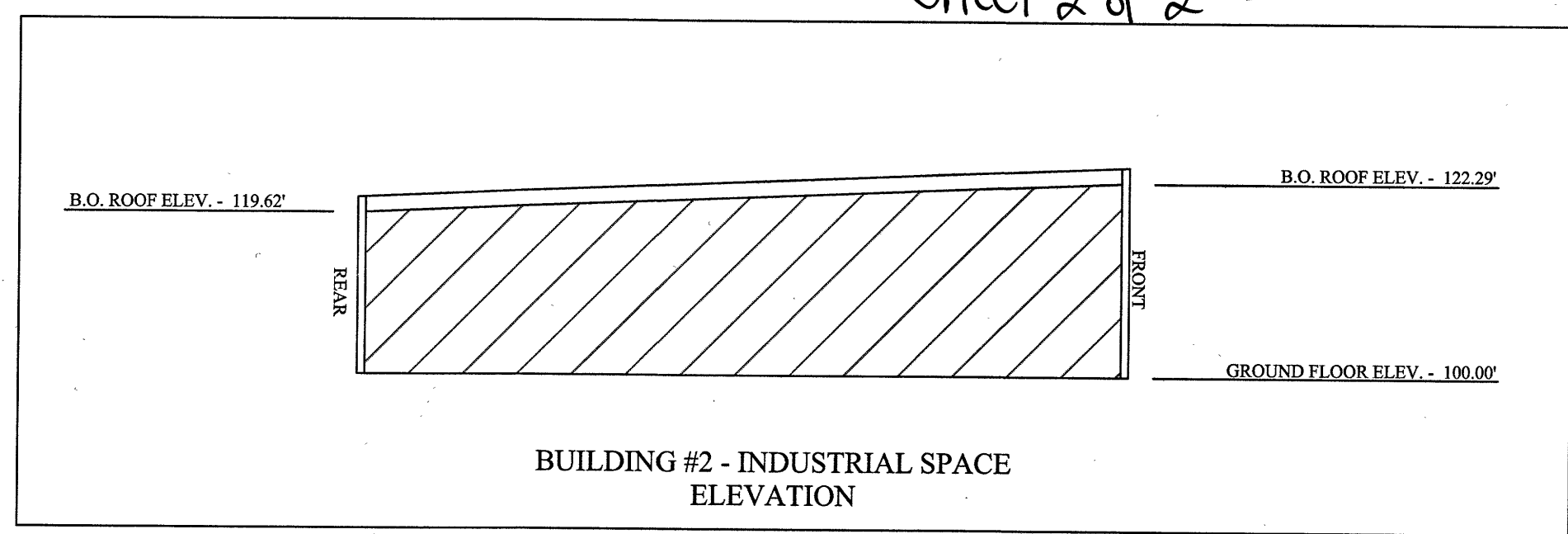
BUILDING #1 - INDUSTRIAL SPACE  
ELEVATION



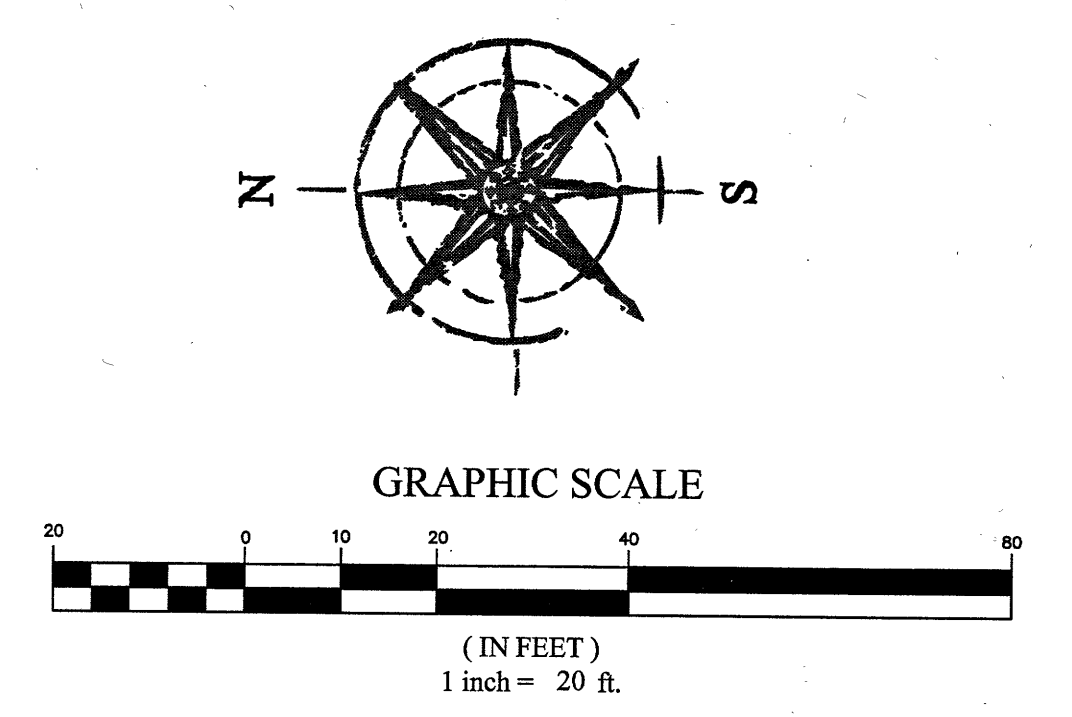
BUILDING #1



BUILDING #1 - RETAIL SPACE  
ELEVATION



BUILDING #2 - INDUSTRIAL SPACE  
ELEVATION



16178  
Sheet 2 of 2

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	SECTION MONUMENT (FOUND)
	PRIVATE OWNERSHIP
	COMMON AREA

ENT 75890:2018 Map # 16178  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Aug 10 3:11 PM FEE: 74.00 BY SP  
RECORDED FOR EAGLE MOUNTAIN CITY

**GATEWAY PARK**  
PLAT 1A  
A CONDOMINIUM PROJECT  
(INCLUDING A PARTIAL VACATION OF LOT 101 & LOT 102  
GATEWAY PARK PLAT 1)  
LOCATED IN THE SE 1/4 OF SECTION 17, T5S, R1W,  
SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

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