

ENBRIDGE GAS UTAH – NOTE:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ____ day of _____, 20 ____

By: _____

Title: _____

TOOELE CITY DEVELOPMENT
REVIEW

Submittal # **4** 06/30/2026

APPROVED

ANNA ANGLIN
Tooele City Planner
07/13/2026

APPROVED

N Farrer
Public Works Director
7/13/2026

APPROVED

P Hansen
City Engineer
07/13/2026

APPROVED

N Wall
Fire Marshal
07/13/2026

Rocky Mountain Power

- 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.
- 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
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law.

Rocky Mountain Power _____ Date _____

PLAT NOTES:

- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- Benchmark for this project is the Southwest Corner of Section 15 which has elevation=4876.72', NAVD 88 Datum.
- Developer for Lots 1 & 2 shall maintain a shared vehicular access from shared access easement A to shared access easement B.

OWNER'S DEDICATION

Know all men by these present that the undersigned are the owner(s) of the heron described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

FIRE STATION BUSINESS PARK PHASE 1 SUBDIVISION

And do hereby dedicate for perpetual use of the public all public roads and areas shown on this plat as intended for public use. 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 this plat to the parties indicated and for the purposes shown hereon.

Vantage Retirement Plans, LLC FBO Boyd Brown Simple IRA, as to an undivided 80% interest

By: _____

Print Name: _____

Title: _____

Vantage Retirement Plans, LLC FBO Boyd Brown SEP IRA, as to an undivided 20% interest

By: _____

Print Name: _____

Title: _____

COUNTY SURVEY DEPARTMENT APPROVAL

Approved this ____ day of _____ A.D. 20____, by the Tooele County Survey Department.
Record of Survey _____

Tooele County Surveyor _____

Date _____

COUNTY HEALTH DEPARTMENT

Approved this ____ day of _____ A.D. 20____, by the Tooele County Health Department.

Tooele County Health Department _____

TOOELE CITY ATTORNEY

Approved to form this ____ day of _____ A.D. 20____, by the Tooele City Attorney.

Tooele City Attorney _____

LAND USE AUTHORITY

Approved this ____ day of _____ A.D. 20____.

Director Tooele City Community Development

Date _____

Tooele City Public Works Director

Date _____

Tooele City Engineer

Date _____

BOUNDARY DESCRIPTION

A tract of land being all of Parcel 2 described in that Trust Deed recorded May 26, 2021 as Entry No. 545287 and that parcel described in Warranty Deed recorded June 01, 2022 as Entry No. 573783 in the Office of the Tooele County Recorder. Said parcel of land is located in the Southwest Quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Southwest corner of said Section 15; thence N.00°21'54"W. 1,649.59 feet along the westerly line of Section 15; thence N.89°43'06"E. 50.00 feet; thence S.00°21'54"E. 729.59 feet; thence N.89°43'06"E. 930.00 feet; thence S.00°21'58"E. 260.00 feet; thence S.89°43'06"W. 650.02 feet; thence S.00°21'58"E. 660.00 feet to the southerly line for said Section 15; thence S.89°43'06"W. 330.00 feet along said southerly line to the **Point of Beginning**.

The above-described parcel of land contains 509,075 sq. ft. in area or 11.687 acres, more or less.

Consists of 2 Lots and 2 Parcels.

Existing parcel numbers 02-125-0-0033 and 02-125-0-0040.

Error of Closure 1:15.000

SURVEYOR'S CERTIFICATE

I, BLAKE PETERSON, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5494649 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-73-504, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **FIRE STATION BUSINESS PARK PHASE 1 SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 21st day of May, 2026



BLAKE PETERSON
PLS 5494649

NOTARY ACKNOWLEDGMENT

State of Utah)

:ss

County of _____)

On this ____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of Vantage Retirement Plans, LLC FBO Boyd Brown SEP IRA, as to an undivided 20% interest, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **FIRE STATION BUSINESS PARK PHASE 1** and was signed by him/her on behalf of said Vantage Retirement Plans, LLC FBO Boyd Brown SEP IRA, as to an undivided 20% interest, and acknowledged that he/she/they executed the same.

Commission Number _____

My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT

State of Utah)

:ss

County of _____)

On this ____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of Vantage Retirement Plans, LLC FBO Boyd Brown SEP IRA, as to an undivided 20% interest, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **FIRE STATION BUSINESS PARK PHASE 1** and was signed by him/her on behalf of said Vantage Retirement Plans, LLC FBO Boyd Brown SEP IRA, as to an undivided 20% interest, and acknowledged that he/she/they executed the same.

Commission Number _____

My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

SHEET

1

2

PREPARED BY:

CIR

CIVIL ENGINEERING
+SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
435-503-7641

FIRE STATION BUSINESS PARK
PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

Recorded # _____
State of Utah, County of Tooele, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

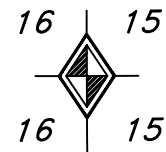
Fee \$ _____ Tooele County Recorder _____

COUNTY TREASURER

Approved this ____ day of _____ A.D. 20____, by the Tooele City Treasurer.

Tooele County Treasurer _____

Found West Quarter
Section 15, T.3S., R.4W., SLB&M
3" Brass Cap



MATCH LINE THIS SHEET

ALLRED DEVELOPMENT LLC
02-125-0-0015

ALLRED DEVELOPMENT LLC
02-125-0-0031

PARCEL A
390,723 SQ. FT OR
8.970 ACRES

VANTAGE RETIREMENT PLANS, LLC
02-125-0-0039

MARK GRESSMAN
02-125-0-0027

PARCEL B
36,467 SQ. FT OR
0.837 ACRES

ALLRED DEVELOPMENT LLC
02-125-0-0019

ALLRED DEVELOPMENT LLC
02-125-0-0015

ALMA K IVERSON TTEE
02-125-0-0003

OH TOOEE HOLDINGS, LLC
02-125-0-0041

ACCESS EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	44.94	N0° 17' 17"W
L2	41.89	N89° 38' 26"E
L3	30.00	S0° 21' 56"E
L4	11.93	S89° 43' 06"W
L5	15.00	S0° 17' 17"E
L6	30.00	S89° 43' 06"W
L7	30.00	N0° 21' 54"W
L8	30.00	S0° 22' 13"E

Description "A" - Access Easement In Favor of Lots 1 & 2

Beginning at a point on the southerly line of Lot 1 which is 149.74 feet N. 89°43'06" E. along the Section line and 42.0 feet North from the Southwest Corner of Section 15 Township 3 South, Range 4 West, said point also being 41.95 feet S. 89°43'06" W. from the Southwest Corner of Lot 2; thence N.00°17'17"W., 44.94 feet; thence N.89°38'26"E., 41.89 feet; thence S.00°21'56"E., 30.00 feet; thence S.89°43'06"W., 11.93 feet; thence S.00°17'17"E., 15.00 feet; thence S.89°43'06"W., 30.00 feet to the **Point of Beginning**.

The above-described parcel of land contains 1,706 sq. ft. in area or 0.039 acres, more or less.

Description "B" - Access Easement In Favor of Lots 1, 2, Parcel A and Parcel B

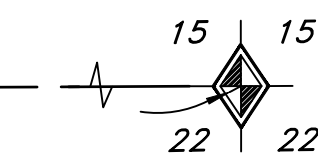
Beginning at a point on the westerly line of Lot 1 which is 266.17 feet N. 00°21'54" W. along the westerly Section line and 45.00 feet East from the Southwest Corner of Section 15 Township 3 South, Range 4 West, said point also being 15.02 feet S. 00°21'54" E. from the Northwest Corner of Lot 1; thence N.00°21'54"W., 30.00 feet; thence N.89°37'52"E., 279.97 feet; thence S.00°22'13"E., 30.00 feet; thence S.89°37'52"W., 279.97 feet to the **Point of Beginning**.

The above-described parcel of land contains 8,399 sq. ft. in area or 0.193 acres, more or less.

Legend of Symbols & Abbreviations

	Boundary Line		Set yellow rebar/cap stamped "CIR"
	Lot Line		Found yellow rebar/cap
	Section Line		
	Survey Tie Line		
	Road Center Line		
	Adjacent Parcel		
	Shared Access Easement		
	Existing Easement Right-of-Way		
	Public Dedicated Right-of-Way		
	Right-of-Way Line		

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.30	29.50	89°55'00"	N45° 19' 24"W	41.69



Found South Quarter
Section 15, T.3S., R.4W., SLB&M
3" Brass Cap



0 60 120
1"=60'
Scale in Feet

SHEET
2
2

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
435-503-7641

FIRE STATION BUSINESS PARK PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

Recorded # _____
State of Utah, County of Tooele, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Tooele County Recorder