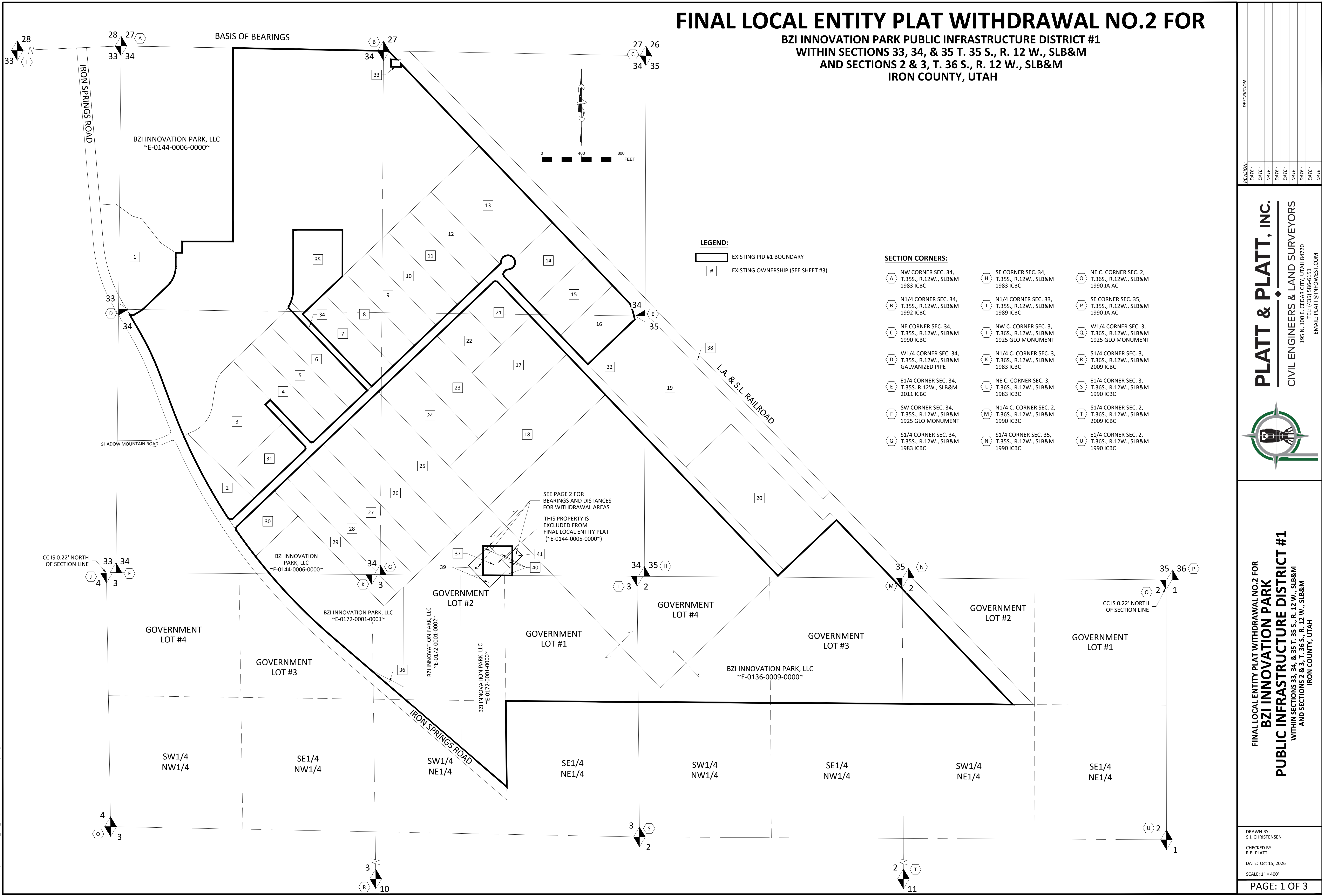
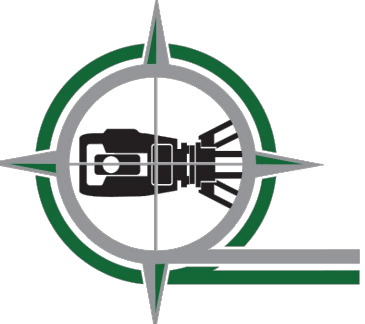


FINAL LOCAL ENTITY PLAT WITHDRAWAL NO.2 FOR

BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH



PLATT & PLATT, INC.
CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E. CEDAR CITY, UTAH 84720
TEL: (435) 586-6151
EMAIL: PLATT@INFOWEST.COM



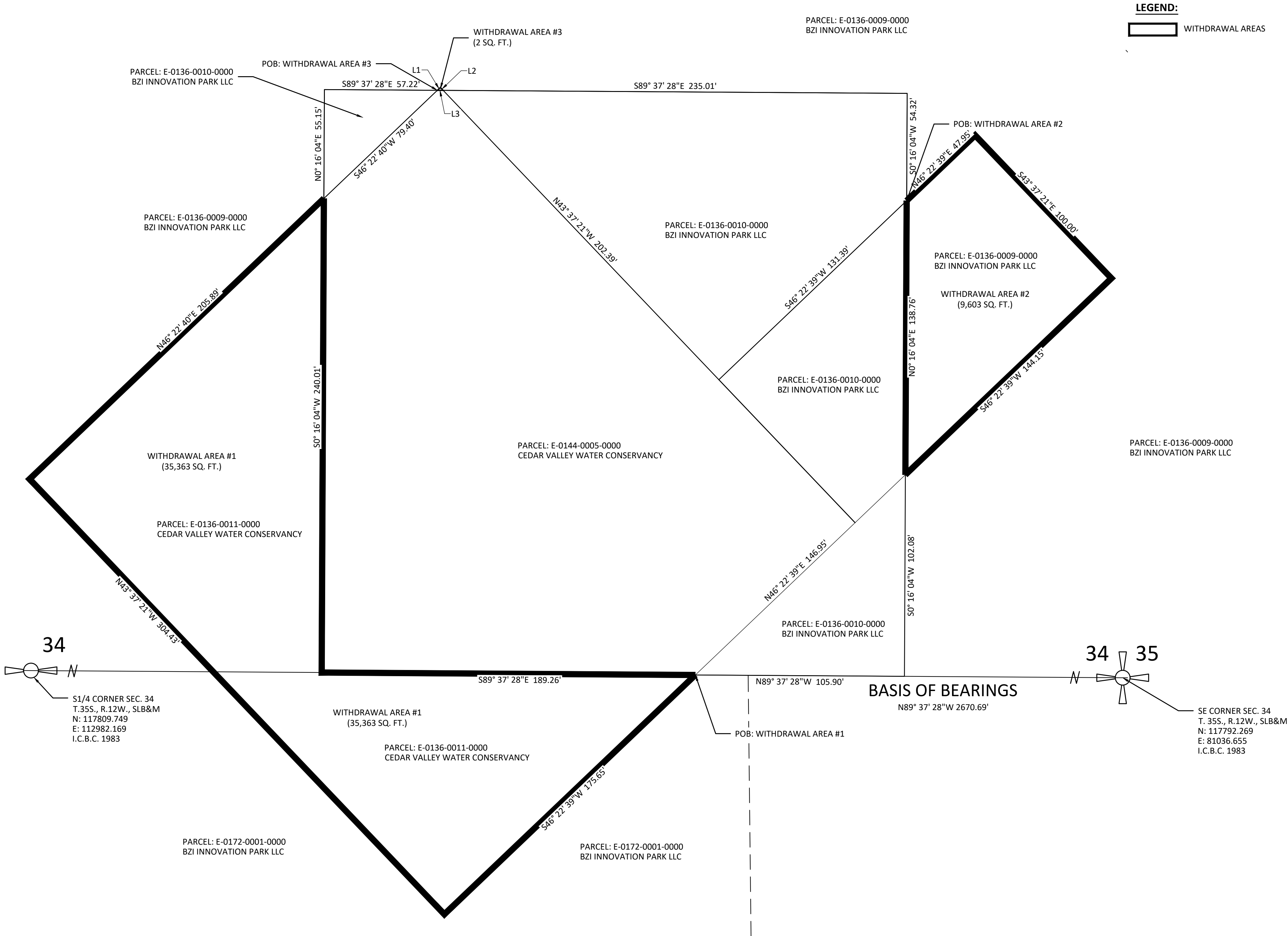
FINAL LOCAL ENTITY PLAT WITHDRAWAL NO.2 FOR
BZI INNOVATION PARK
PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH

DRAWN BY:
S.J. CHRISTENSEN
CHECKED BY:
R.B. PLATT
DATE: Oct 15, 2026
SCALE: 1" = 400'



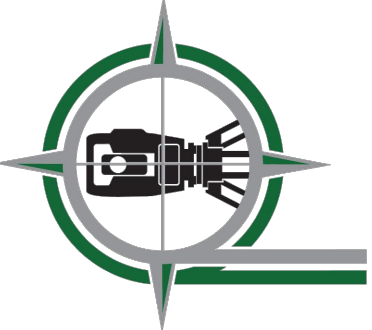
VICINITY MAP
N.T.S.

FINAL LOCAL ENTITY PLAT WITHDRAWAL NO.2 FOR
BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.11'	N46° 22' 40"E
L2	2.04'	S43° 37' 21"E
L3	2.93'	N89° 37' 28"W

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FINAL LOCAL ENTITY PLAT WITHDRAWAL NO.2 FOR
BZI INNOVATION PARK
PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH

DRAWN BY:
S.J. CHRISTENSEN
CHECKED BY:
R.B. PLATT
DATE: Oct 15, 2026
SCALE: 1" = 30'

FILE: P:\Projects\2026-BZI_005_P\PID Overall Withdrawal Map.dwg

FINAL LOCAL ENTITY PLAT WITHDRAWAL NO.2 FOR
BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH

EXISTING PARCEL OWNERSHIP:

- 1

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 1, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0001-0000~
- 2

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 2, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0002-00AM~
- 3

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 3, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0003-00AM~
- 4

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 4, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0004-00AM~
- 5

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 5, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0005-00AM~
- 6

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 6, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0006-00AM~
- 7

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 7, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0007-00AM~
- 8

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 8, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0008-00AM~
- 9

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 9, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0009-00AM~
- 10

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 10, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0010-00AM~
- 11

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 11, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0011-00AM~
- 12

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 12, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0012-00AM~
- 13

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 13, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0013-00AM~
- 14

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 14, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0014-00AM~
- 15

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 15, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0015-00AM~
- 16

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 16, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0016-00AM~
- 17

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 17, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0017-00AM~
- 18

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 18, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0018-00AM~
- 19

OWNER: IRON APEX HOLDINGS, LLC
LOT #: LOT 19, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0019-00AM~
- 20

OWNER: IRON APEX HOLDINGS, LLC
LOT #: LOT 20, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0020-00AM~

EXISTING PARCEL OWNERSHIP CONT.:

- 21

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 21, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0021-00AM~
- 22

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 22, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0022-00AM~
- 23

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 23, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0023-00AM~
- 24

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 24, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0024-00AM~
- 25

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 25, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0025-00AM~
- 26

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 26, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0026-00AM~
- 27

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 27, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0027-00AM~
- 28

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 28, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0028-00AM~
- 29

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 29, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0029-00AM~
- 30

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 30, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0030-00AM~
- 31

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 31, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0031-00AM~
- 32

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 32, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0032-00AM~
- 33

OWNER: BZI INNOVATION PARK, LLC
LOT #: LOT 33, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-0033-00AM~
- 34

OWNER: BZI INNOVATION PARK, LLC
LOT #: DEDICATION 1, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-00D1-00AM~
- 35

OWNER: BZI INNOVATION PARK, LLC
LOT #: DEDICATION 2, BZI INNOVATION PARK, PHASE 1, AMENDED
PARCEL #: ~E-0174-00D2-00AM~
- 36

OWNER: BZI INNOVATION PARK, LLC
PARCEL #: ~E-0172-0001-0003~
- 37

OWNER: CEDAR VALLEY WATER CONSERVANCY
PARCEL #: ~E-0144-0005-0000~
- 38

OWNER: IRON APEX HOLDINGS, LLC
PARCEL #: ~E-1704-0031-0000~
- 39

OWNER: CEDAR VALLEY WATER CONSERVANCY
PARCEL #: ~E-0136-0011-0000~
- 40

OWNER: BZI INNOVATION PARK, LLC
PARCEL #: ~E-0136-0010-0000~
- 41

OWNER: BZI INNOVATION PARK, LLC
PARCEL #: ~E-0136-0009-0000~

DEPUTY IRON COUNTY SURVEYOR APPROVAL:

I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS FINAL LOCAL ENTITY PLAT WITHDRAWAL NO. 2 FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1.

DEPUTY IRON COUNTY SURVEYORDATE:

BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOARD CHAIR:

THIS FINAL LOCAL ENTITY PLAT WITHDRAWAL NO. 2 FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 IS HEREBY APPROVED AND ORDERED TO BE FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE DAY OF , 2026.

BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOARD CHAIR

BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 CLERK:

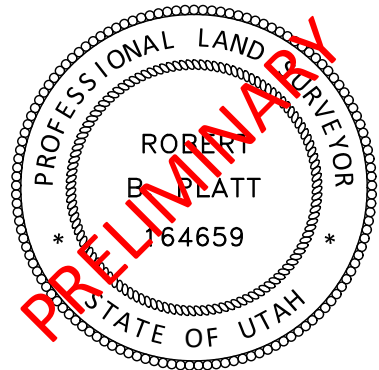
THIS FINAL LOCAL ENTITY PLAT WITHDRAWAL NO. 2 FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 IS HEREBY APPROVED AND ORDERED TO BE FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE DAY OF , 2026.

ATTEST: BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 CLERK

SURVEYOR'S CERTIFICATE:

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE PREPARED THIS PLAT OF THE PROPERTIES DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-20 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT.

ROBERT B. PLATT
UTAH P.L.S. # 164659



DATE:

LEGAL DESCRIPTIONS:

WITHDRAWAL PARCELS:

WITHDRAWAL AREA #1:
BEGINNING N.89°37'28"W. ALONG THE SECTION LINE 1441.27 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M; THENCE S.46°22'39"W. 175.65 FEET, THENCE N.43°37'21"W. 304.43 FEET, THENCE N.46°22'40"E. 205.89 FEET, THENCE S.0°16'04"W. 240.01 FEET, THENCE S.89° 37'28"E. 189.26 FEET TO THE POINT OF BEGINNING.

CONTAINS: 35,363 SQ. FT.

WITHDRAWAL AREA #2:
BEGINNING N.89°37'28"W. ALONG THE SECTION LINE 1335.37 FEET AND N.0°16'04"E. 240.84 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M; THENCE N.46°22'39"E. 47.95 FEET, THENCE S.43°37'21"E. 100.00 FEET, THENCE S.46°22'39"W. 144.15 FEET, THENCE N.0°16'04"E. 138.76 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9,605 SQ. FT.

WITHDRAWAL AREA #3:
BEGINNING N.89°37'28"W. ALONG THE SECTION LINE 1571.93 FEET AND N.0°00'00"E. 295.17 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M; THENCE N.46°22'40"E. 2.11 FEET, THENCE S.43°37'21"E. 2.04 FEET, THENCE N.89°37'28"W. 2.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2 SQ. FT.

SURVEY NARRATIVE:

THIS FINAL LOCAL ENTITY PLAT WITHDRAWAL NO. 2 PLAT FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 HAS BEEN PREPARED AT THE REQUEST OF DRAKE HOWELL. THE PURPOSE OF THE SURVEY WAS TO ADJUST THE BOUNDARIES OF THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT TO MATCH THE PARCEL MODIFICATION MAP THAT ALTERED THE BOUNDARY OF THE CEDAR VALLEY WATER CONSERVANCY PARCEL REFERENCED AS PARCEL #37 ON PAGE 1.

BASIS OF BEARINGS FOR THIS SURVEY N.89°37'28"W. BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M.

CERTIFICATE OF RECORDING:

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS FINAL LOCAL ENTITY PLAT WITHDRAWAL NO. 2 FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 WAS FILED FOR RECORD IN MY OFFICE ON THIS THE DAY OF ,2026.

CARRI JEFFRIES
IRON COUNTY RECORDER

BOOK: PAGE:

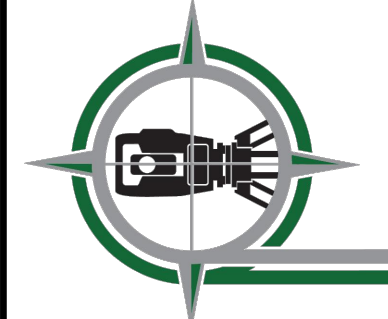
ENTRY NO.: FEE:

RECORDED AT THE REQUEST OF:

PLATT & PLATT, INC.

CIVIL ENGINEERS & LAND SURVEYORS

195 N. 100 E. CEDAR CITY, UTAH 84720
TEL: (435) 586-6151
EMAIL: PLATT@INFOWEST.COM



FINAL LOCAL ENTITY PLAT WITHDRAWAL NO.2 FOR
BZI INNOVATION PARK
PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH

DRAWN BY:
S.J. CHRISTENSEN

CHECKED BY:
R.B. PLATT

DATE: Oct 15, 2026

SCALE: N.T.S.

PAGE: 3 OF 3