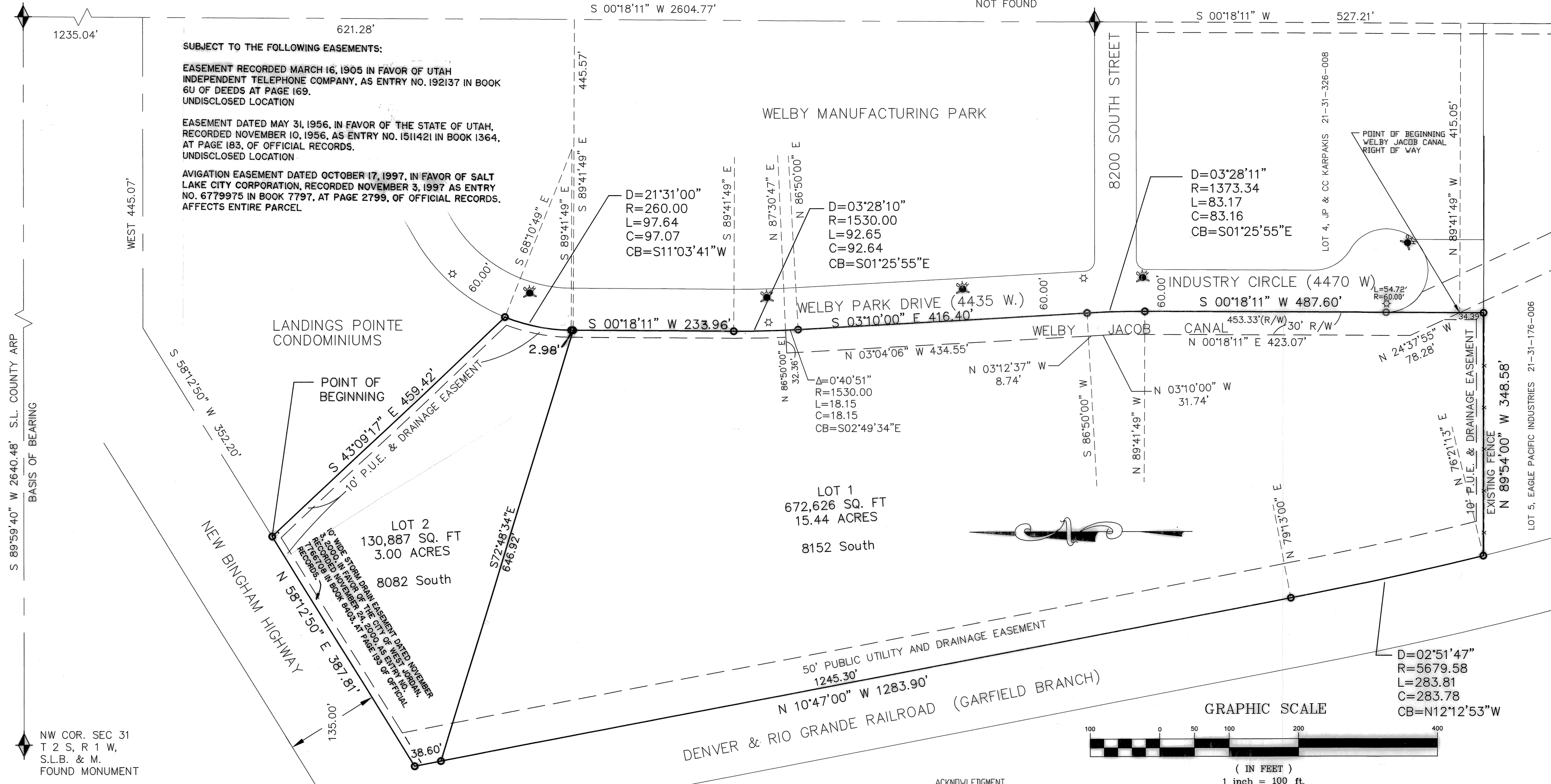


WELBY MANUFACTURING PARK SUBDIVISION PHASE 3, AMENDED PLAT

A SUBDIVISION LOCATED IN THE W 1/2 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST JORDAN, UTAH

N 1/4 COR. SEC 31
T 2 S, R 1 W,
S.L.B. & M.
FOUND MONUMENT

CENTER OF SEC 31
T 2 S, R 1 W,
S.L.B. & M.
NOT FOUND



SURVEYOR'S CERTIFICATE

I, JOHN P. ASSEL, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold License No. 334579, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **WELBY MANUFACTURING PARK, PHASE 3 AMENDED** and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Westernmost corner of Landings Pointe Condominiums, said corner being on the Southerly right of way line of the New Bingham Highway at a point South 01°18'11" West 1235.04 feet along the Quarter Section line, and West 445.07 feet, and South 58°12'50" West 352.20 feet from the North Quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 43°09'17" East 459.42 feet along the West line of said Landings Pointe Condominiums to a point on a curve to the left and on the West boundary line of Welby Manufacturing Park Subdivision, the radius point of said curve is South 68°10'49" East 260.00 feet; thence Southwesterly along the arc of said curve, and West line 97.64 feet to a point of tangency; thence South 01°18'11" West 233.96 feet along said West line to a point of a curve to the left, the radius point of which is South 89°41'49" East 1530.00 feet; thence Southerly along the arc of said curve and West line 92.65 feet to a point of tangency; thence South 3°10'00" East 416.40 feet along said West line to a point of a 1373.34 foot radius curve to the right; thence Southerly along the arc of said curve and West line 83.17 feet; thence South 01°18'11" West 487.60 feet along said West line to the North line of Lot 5 of said Welby Manufacturing Park Subdivision; thence North 89°54'00" West 348.58 feet along said North line to a point on a curve to the right and on the Easterly right of way line of the Denver and Rio Grande Western Railroad (Garfield Branch), the radius point of said curve being North 76°21'13" East 5679.58 feet; thence Northwesterly 283.81 feet along the arc of said curve and said Easterly right of way line to a point of tangency; thence North 10°47'00" West 1283.90 feet along said Easterly right of way line to the Southerly right of way line of the New Bingham Highway; thence North 58°12'50" East 387.81 feet along said Southerly right of way line to the point of beginning. Contains 603,513 square feet or 18.45 acres.

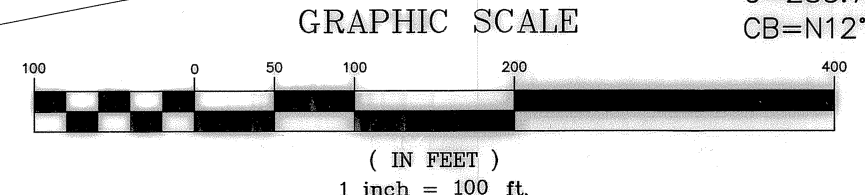
Subject to a right of way for the Welby Jacob Canal being more fully described as follows:

Beginning on the West boundary line of the Welby Manufacturing Park Subdivision at a point South 01°18'11" West along the Quarter Section line 3131.98 feet, and North 89°41'49" West 415.05 feet, from the North Quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian; said point also being North 01°18'11" West 34.39 feet from the Southeast corner of Lot 1 of the Welby Manufacturing Park, Phase 3 Subdivision, and running thence North 24°37'55" West 78.28 feet; thence North 01°18'11" East 423.07 feet; thence North 3°10'00" West 31.74 feet; thence North 31°23'37" West 8.74 feet; thence North 3°04'06" West 434.55 feet; thence North 86°50'00" East 32.36 feet to a point on a curve to the left and on the West boundary line of the Welby Manufacturing Park Subdivision, the radius point of said curve being North 87°30'47" East 1530.00 feet; thence Southerly along the arc of said curve and West line 18.15 feet to a point of tangency; thence South 3°10'00" East 416.40 feet along said West line to a point of a 1373.34 foot tangent curve to the right; thence Southerly along the arc of said curve and West line 83.17 feet; thence South 01°18'11" West 453.33 feet along said West line to the point of beginning.

LEGAL DESCRIPTIONS FOR LOTS:

LOT 1
Beginning on the Easterly line of Welby Manufacturing Park, Phase 3, at a point South 01°18'11" West 1856.32 feet along the Quarter Section line, and North 89°41'49" West 445.57 feet from the North Quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running along said Easterly line the following 5 courses: South 01°18'11" West 230.98 feet to a point of a curve to the left with a radius of 1530.00 feet; thence Southerly along the arc of said curve 92.65 feet (the radius point bears South 89°41'49" East) to a point of tangency; thence South 3°10'00" East 416.40 feet to a curve to the right having a radius of 1373.34 feet; thence Southerly 83.17 feet along the arc of said curve (the radius bears South 86°50'00" West); thence South 01°18'11" West 487.60 feet; thence North 89°54'00" West 348.58 feet to the Easterly right of way line of the Denver and Rio Grande Western Railroad (Garfield Branch) and a point in a curve to the right having a radius of 5679.58 feet; thence Northwesterly 283.81 feet along the arc of said curve (the radius bears North 76°21'13" East); thence North 10°47'00" West 1245.30 feet along said Easterly line; thence South 72°48'34" East 646.92 feet to the point of beginning. Contains 672,626 square feet or 15.44 acres.

LOT 2
Beginning at the Westernmost corner of Landings Pointe Condominiums, said corner being on the Southerly right of way line of the New Bingham Highway at a point South 01°18'11" West 1235.04 feet along the Quarter Section line, West 445.07 feet and South 58°12'50" West 352.20 feet from the North Quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 43°09'17" East 459.42 feet along the West line of said Landings Pointe Condominiums to a point on a curve to the left and on the West boundary line of Welby Manufacturing Park Subdivision, the radius point of said curve is South 68°10'49" East 260.00 feet; thence Southwesterly along the arc of said curve, and West line 97.64 feet to a point of tangency; thence South 01°18'11" West 2.98 feet along said West line; thence North 72°48'34" West 646.92 feet to the Easterly right of way line of the Denver and Rio Grande Western Railroad (Garfield Branch); thence North 10°47'00" West 38.60 feet along said Easterly line to the Southerly right of way line of the New Bingham Highway; thence North 58°12'50" East 387.81 feet along said Southerly right of way line to the point of beginning. Contains 130,887 square feet or 3.00 acres.



ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS
ON THE 2ND DAY OF APRIL, 2007, PERSONALLY
APPEARED BEFORE ME **ART E. FASER AND CRAIG L. AMES**
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT
THEY ARE THE OWNERS OF WEST WELBY DEVELOPMENT L.L.C., A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID WEST WELBY DEVELOPMENT L.L.C. BY AUTHORITY OF ITS MEMBERS AND THE SAID OWNERS.

ACKNOWLEDGED TO ME THAT SAID WEST WELBY DEVELOPMENT L.L.C., EXECUTED THE SAME.

MY COMMISSION EXPIRES March 2007
NOTARY PUBLIC
John P. Assel
RESIDING IN Salt Lake City

OWNER'S DEDICATION

Known all by these presents that we the undersigned owner of the described tract of land below, having caused the same to be subdivided into lots to hereafter be known as **WELBY MANUFACTURING PARK SUBDIVISION PHASE 3, AMENDED PLAT**, do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the city's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof, we have hereunto set our hands this 2nd day of APRIL, A.D. 2007.

Art E. Faser Craig L. Ames

ATTEST
Maile Barry Maile Barry



WELBY MANUFACTURING PARK SUBDIVISION PHASE 3 AMENDED PLAT

A SUBDIVISION LOCATED IN THE
W 1/2 OF SECTION 31
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

Questor approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s) or by prescription. Questor may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights of way, please contact Questor's Right-of-Way department at 1-800-366-8532.

Approved this 2nd day of April, 2007, By: Dianna Hopkins Title: Pre-Construction Specialist

PREPARED BY
BUSH AND GUDGELL, INC.
ENGINEERS-PLANNERS-SURVEYORS
525 SOUTH 300 EAST
S.L.C. UTAH 84111
PHONE (801) 364-1212
DATE: JAN. 2007 BY: KGB B&G No 47661

APPROVED THIS 2ND DAY OF APRIL, 2007
Debra Powell

APPROVED THIS 3RD DAY OF APRIL, 2007
Darryl Lehmitz

PLANNING COMMISSION
APPROVED THIS 16TH DAY OF APRIL, 2007 BY THE WEST JORDAN CITY PLANNING COMMISSION
[Signature]
CHAIRMAN, WEST JORDAN CITY PLANNING COMMISSION

ROCKY MOUNTAIN POWER
APPROVED THIS 2nd DAY OF APRIL, 2007
John Springer

BOARD OF HEALTH
APPROVED THIS 2 DAY OF April, 2007
[Signature]

WEST JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
4-3-07
DATE: Not St
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 18th DAY OF April, 2007
Charm F. Luehr
WEST JORDAN CITY ATTORNEY

WEST JORDAN CITY
PRESENTED TO THE CITY OF WEST JORDAN THIS 19th DAY OF April, 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
Carol Herman
MAYOR, CITY OF WEST JORDAN
Carol Herman
Deputy CITY RECORDER

RECORDED # 10072419
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF West Welby Dev LLC
DATE: 4-19-07 TIME: 4:35 PM BOOK: 2007P PAGE: 173
\$32.00
FEE \$
Janis Johnson
SALT LAKE COUNTY RECORDER

21-31-12 21-31-176-008 \$32.00