

# WELBY MANUFACTURING PARK, PHASE 3

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

## SURVEYOR'S CERTIFICATE

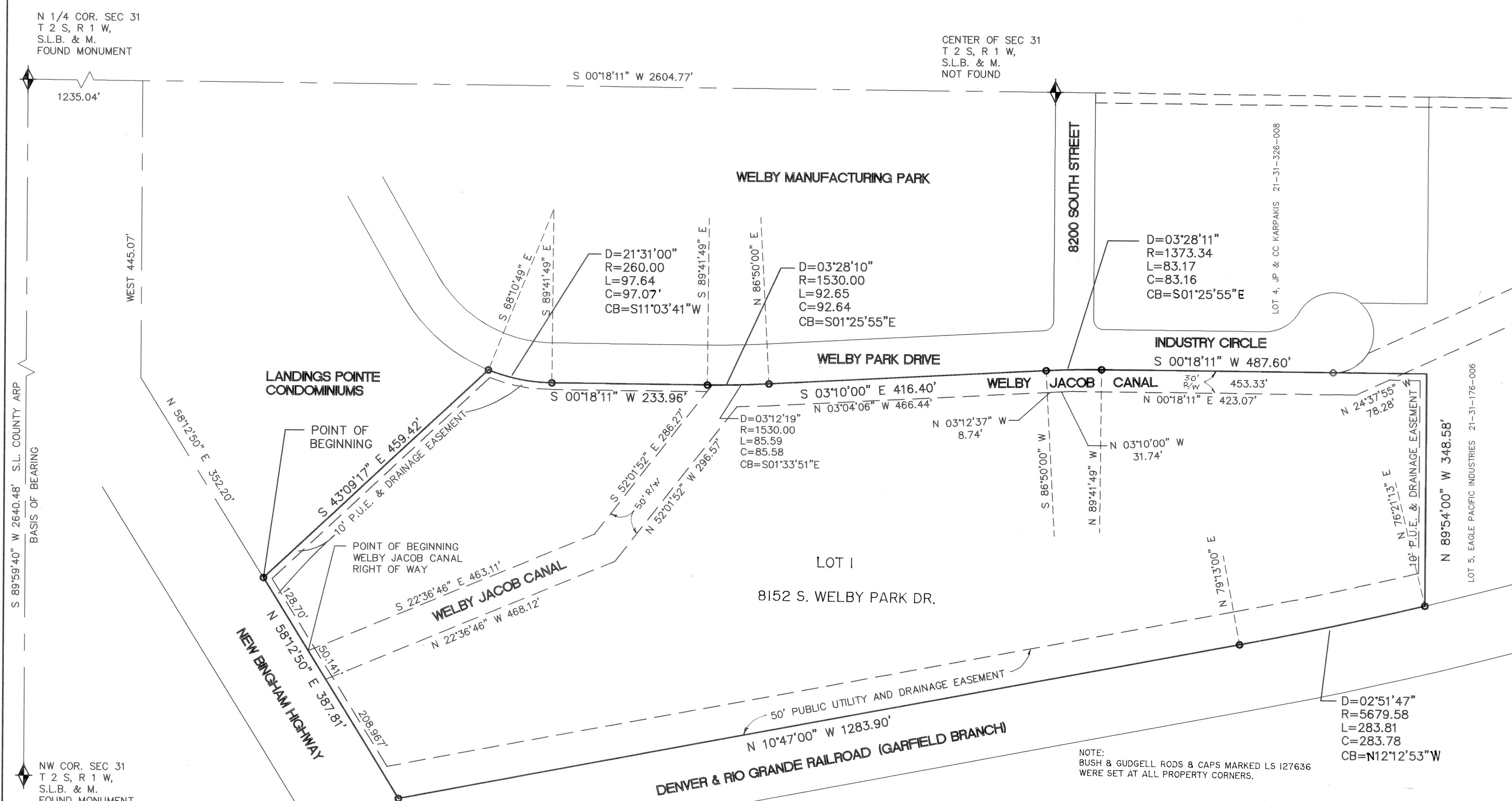
I, ROBERT BYRON JONES, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold License No. 127636, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **WELBY MANUFACTURING PARK, PHASE 3** 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 0°18'11" West along the Quarter Section line 1235.04 feet, 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 along the West line of said Landings Pointe Condominiums 459.42 feet 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 0°18'11" West along said West line 233.96 feet 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 along said West line 416.40 feet 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 0°18'11" West along said West line 487.60 feet to the North line of Lot 5 of said Welby Manufacturing Park Subdivision; thence North 89°54'00" West along said North line 348.58 feet 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 along said Easterly right of way line 1283.90 feet to the Southerly right of way line of the New Bingham Highway; thence North 58°12'50" East along said Southerly right of way line 387.81 feet to the point of beginning. Contains 803,513 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 Southerly right of way line of the New Bingham Highway at a point South 0°18'11" West along the Quarter Section line 1235.04 feet, and West 445.07 feet, and South 58°12'50" West 480.90 feet along said right of way line from the North Quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 22°36'46" East 463.11 feet; thence South 52°01'52" East 286.27 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 South 89°57'41" East 1530.00 feet; thence Southerly along the arc of said curve and West line 85.59 feet to a point of tangency; thence South 3°10'00" East along said West line 416.40 feet to a point of a 1373.34 foot curve to the right; thence Southerly along the arc of said curve and West line 83.17 feet; thence South 0°18'11" West along said West line 453.33 feet; thence North 24°37'55" West 78.28 feet; thence North 0°18'11" East 423.07 feet; thence North 3°10'00" West 31.74 feet; thence North 3°04'06" West 466.44 feet; thence North 52°01'52" West 296.57 feet; thence North 22°36'46" West 468.12 feet to the Southerly right of way line of the New Bingham Highway; thence North 58°12'50" East along said Southerly right of way line 50.14 feet to the point of beginning.



NOTE:  
BUSH & GUDGELL RODS & CAPS MARKED LS 127636 WERE SET AT ALL PROPERTY CORNERS.

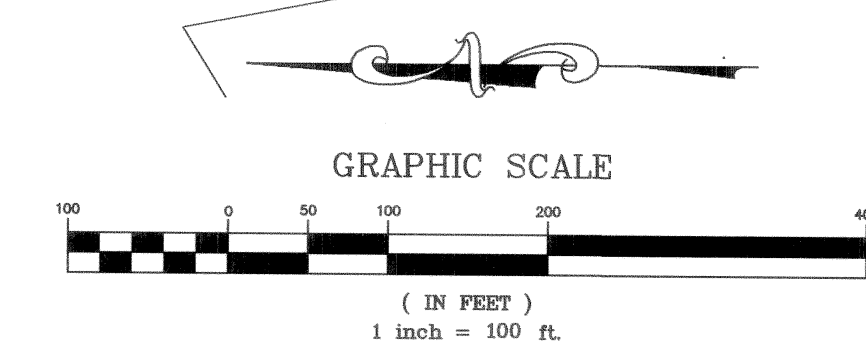
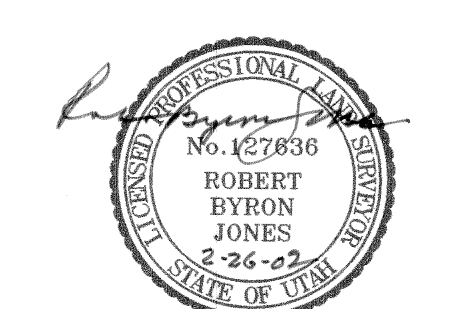
## OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots to be hereafter known as the

## WELBY MANUFACTURING PARK, PHASE 3

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.  
In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2002

\_\_\_\_\_  
PWE (MULTI) QRS 14-85, INC.  
By: Alister D. Calvert  
ATTEST  
Gino Sabatini  
ALISTER D. CALVERT  
CITY RECORDER



ACKNOWLEDGEMENT  
New York )  
STATE OF ~~MINNESOTA~~ ) SS  
COUNTY OF New York )  
ON THE 7th DAY OF MARCH, 2002 PERSONALLY  
APPEARED BEFORE ME ALISTER D. CALVERT  
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS/ARE THE SECOND VICE PRESIDENT OF PWE (MULTI) QRS 14-85, INC., AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID ALISTER D. CALVERT, SECOND VICE PRESIDENT, ACKNOWLEDGED TO ME THAT SAID ALISTER D. CALVERT, SECOND VICE PRESIDENT, EXECUTED THE SAME.  
MY COMMISSION EXPIRES \_\_\_\_\_  
Notary Public  
Alister D. Calvert  
RESIDING IN New York

PREPARED BY  
BUSH AND GUDGELL, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
555 SOUTH 300 EAST  
S.L.C. UTAH 84111  
PHONE (801) 364-1212  
DATE: MARCH 2002 BY: KGB B&G No 46303

PLANNING COMMISSION  
APPROVED THIS 3rd DAY OF April, 2002 BY THE  
WEST JORDAN CITY PLANNING COMMISSION  
Chairman, WEST JORDAN CITY PLANNING COMMISSION

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.  
DATE 5/9/02  
CITY ENGINEER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 14th DAY OF May, 2002  
WEST JORDAN CITY ATTORNEY

WEST JORDAN CITY  
PRESENTED TO THE CITY OF WEST JORDAN THIS 1st DAY OF May, 2002 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED  
MAYOR, CITY OF WEST JORDAN  
CITY RECORDER

RECORDED # 8334341  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
BUSH & GUDGELL, INC.  
DATE: 5-15-02 TIME: 1:46 PM BOOK: 2002 PAGE 107  
FEE \$ 831.00  
SALT LAKE COUNTY RECORDER

21-31-176-007 2131-12 32 3/00 2002P-107