

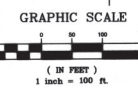
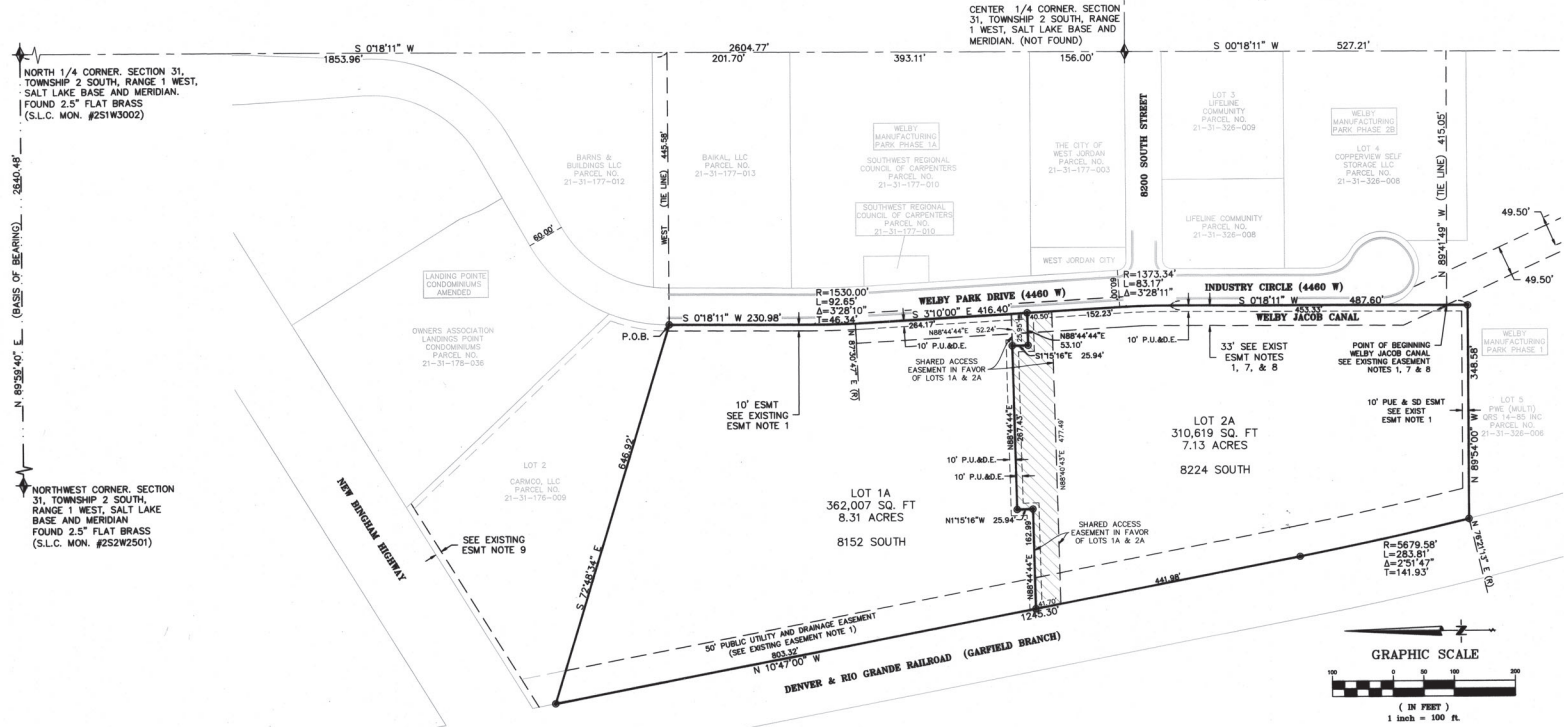
WELBY MANUFACTURING PARK PHASE 4, SECOND AMENDMENT OF PHASE 3, LOT 1

LOCATED IN
NW 1/4 & SW 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR
VOX NUTRITION, INC

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

LEGEND

- ◆ SECTIONAL MONUMENTATION (FOUND): TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT.
- ▲ SPECIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.



NOTES

1. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 4833204300, BEARING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
2. THE SUBJECT AREA LIES WITHIN THE HORIZONTAL ZONE OF THE AIRPORT OVERLAY ZONE.
3. WELBY PARK DRIVE AND INDUSTRY CIRCLE ARE 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAYS.

BASIS OF BEARING

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, T2S, R1W, S18M; BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS N 89°29'42" E.

<p>SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL</p> <p>APPROVED THIS <u>30</u> DAY OF <u>January</u> 20<u>19</u> BY <u>Christa Bates</u> SALT LAKE VALLEY HEALTH DEPARTMENT</p>	<p>COMCAST CABLE</p> <p>APPROVED THIS <u>30</u> DAY OF <u>January</u> A.D. 20<u>19</u> BY <u>E. Vardol</u> COMPANY OFFICER</p>	<p>CENTURY LINK</p> <p>APPROVED THIS <u>31</u> DAY OF <u>January</u> A.D. 20<u>19</u> BY <u>Bob Mills</u> COMPANY OFFICER</p>	<p>WELBY JACOB WATER USERS CO.</p> <p>APPROVED THIS <u>29th</u> DAY OF <u>January</u> A.D. 20<u>19</u> BY <u>Daniel Schmidt</u> ITS President</p>
<p>BUSH & GUDGELL, INC.</p> <p>APPROVED THIS <u>30</u> DAY OF <u>January</u> A.D. 20<u>19</u> BY <u>John Smith</u> COMPANY OFFICER</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS <u>30</u> DAY OF <u>January</u> A.D. 20<u>19</u> BY <u>John Smith</u> COMPANY OFFICER</p>	<p>DOMINION ENERGY</p> <p>APPROVED THIS <u>29</u> DAY OF <u>Jan</u> A.D. 19 BY <u>Wade Sneed</u> COMPANY OFFICER</p>	<p>CITY PLANNING COMMISSION</p> <p>APPROVED THIS <u>13</u> DAY OF <u>February</u> A.D. 20<u>19</u> BY <u>Wade Sneed</u> CHAIRMAN, PLANNING COMMISSION</p>
<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.</p> <p><u>Wade Sneed</u> 12/26/19 WEST JORDAN CITY ENGINEER</p>		<p>APPROVAL AS TO FORM</p> <p>APPROVED THIS <u>8th</u> DAY OF <u>March</u> A.D. 20<u>19</u> BY <u>David J. M...</u> WEST JORDAN CITY ATTORNEY</p>	

SURVEYOR'S OPINION

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE U.S. MODEL STANDARD PRACTICE FOR BOUNDARY SURVEYS, THE UTAH STATE CODE AND ORDINANCES AT THE REQUEST OF THE OWNERS OF THIS TRACT. THE MONUMENTS SHOWN ON THIS CHARACTER AND COORDINATE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 10-24-2018. THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Chad Bates
D. CHAD BATES
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 21770

DATE: 1/17/2019
BY: BUSH AND GUDGELL, INC.

BOUNDARY DESCRIPTION

LOT 1, WELBY MANUFACTURING PARK SUBDIVISION, PHASE 3 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
LESS AND EXCEPTING THAT PORTION OWNED IN FEET BY WELBY JACOB WATER USERS COMPANY, FORMERLY KNOWN AS PROVO RESERVOIR COMPANY, A UTAH CORPORATION.
CONTAINS 672,626 SQ FT OR 15.44 ACRES, MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS WELBY MANUFACTURING PARK PHASE 3, SECOND AMENDMENT OF PHASE 3, LOT 1, DO HEREBY DEDICATE FOR PERPETUAL USE OF ALL THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY CITY HARMLESS AGAINST ANY EASEMENTS OR 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, I HAVE/HAS HERETO SET FORTH THIS 1st DAY OF January A.D. 2019

BY Chad Bates ITS Member
WELBY PARK, LLC
A UTAH LIMITED LIABILITY COMPANY

LIMITED LIABILITY COMPANY

STATE OF Utah COUNTY OF Salt Lake I, Chad Bates, a member of the WELBY PARK, LLC, a Utah Limited Liability Company, do hereby certify that I am the duly authorized officer of the said company and that I have caused this dedication to be recorded in the office of the Salt Lake County Recorder for the purpose of dedicating the streets and easements shown on this plat to the public use and purposes stated therein.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND LOT 1, WELBY MANUFACTURING PARK SUBDIVISION, PHASE 3 AMENDED PLAT. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.
THE FOLLOWING DOCUMENTS WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR PUBLIC OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.
WELBY MANUFACTURING PARK, PHASE 3, RECORDED MAY 15, 2002, AS ENTRY NO. 823454, IN BOOK 2002P, AT PAGE 107
WELBY MANUFACTURING PARK, PHASE 3, AMENDED, RECORDED APRIL 19, 2007, AS ENTRY NO. 10072418, IN BOOK 2007P, AT PAGE 173

EXISTING EASEMENT NOTES

1. EASEMENTS AND NOTES AS SHOWN ON WELBY MANUFACTURING PARK, PHASE 3 AMENDED, ACCORDING TO THE OFFICIAL PLAT. (AS SHOWN)
2. EASEMENT RECORDED SEPTEMBER 8, 1902 IN FAVOR OF TELLURIDE POWER COMPANY, AS ENTRY NO. 18181 IN BOOK 6-C OF DEEDS, AT PAGE 287. (UNDISCLOSED LOCATION)
3. EASEMENT RECORDED MARCH 16, 1905 IN FAVOR OF UTAH INDEPENDENT TELEPHONE COMPANY, AS ENTRY NO. 192137 IN BOOK 6U, AT PAGE 169. (UNDISCLOSED LOCATION)
4. AGREEMENT BY AND BETWEEN THE STATE OF UTAH AND PROVO RESERVOIR WATER USERS, SUBJECT TO THE STATED TERMS AND CONDITIONS, RECORDED NOV. 10, 1926, AS ENTRY NO. 1511421, IN BOOK 1364, AT PAGE 172. (BLANKET IN NATURE OVER THE PROVO WATER USERS CANAL LOCATED IN SEVERAL SECTIONS INCLUDING THE SW 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 AND THE E 1/2 OF THE NW 1/4 OF SECTION 31, T2S, R1W, S18M. UNDISCLOSED LOCATION.)
5. EASEMENT DATED MAY 31, 1956, IN FAVOR OF THE STATE OF UTAH, RECORDED NOVEMBER 10, 1956, AS ENTRY NO. 1511421, IN BOOK 1364, AT PAGE 183, OF OFFICIAL RECORDS. (BLANKET IN NATURE OVER THE PROVO WATER USERS CANAL LOCATED IN SEVERAL SECTIONS INCLUDING THE SW 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 AND THE E 1/2 OF THE NW 1/4 OF SECTION 31, T2S, R1W, S18M. UNDISCLOSED LOCATION.)
6. AVIGATION EASEMENT AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF SALT LAKE CITY CORPORATION, RECORDED NOVEMBER 3, 1997, AS ENTRY NO. 6779975, IN BOOK 7797, AT PAGE 2799. (BLANKET IN NATURE OVER ENTIRE PARCELS)
7. AGREEMENT COVERING THE RELOCATION OF THE WELBY CANAL AND CONSTRUCTION OF RELATED WATER DELIVERY FACILITIES WITHIN THE WELBY MANUFACTURING PARK, RECORDED JANUARY 20, 1999, AS ENTRY NO. 7227566, IN BOOK 8233, AT PAGE 1408, AND IN DOCUMENT RECORDED FEBRUARY 17, 1999, AS ENTRY NO. 7228045, IN BOOK 8249, AT PAGE 8243, OF OFFICIAL RECORDS. (AS SHOWN)
8. NOTICE OF INTEREST IN CANAL PROPERTY EASEMENT, RECORDED NOVEMBER 1, 1999, AS ENTRY NO. 7028270, IN BOOK 8335, AT PAGE 1076, OF OFFICIAL RECORDS. (APPEARS ALIGNMENT WAS ADJUSTED LOCATION OF WELBY JACOB CANAL RIGHT OF WAY AS SHOWN ON WELBY MANUFACTURING PARK, PHASE 3 AMENDED)
9. EASEMENT, IN FAVOR OF THE CITY OF WEST JORDAN, UTAH, RECORDED NOVEMBER 24, 2000, AS ENTRY NO. 7765704, IN BOOK 8403, AT PAGE 193. (AS SHOWN)

WELBY MANUFACTURING PARK PHASE 4, SECOND AMENDMENT OF PHASE 3, LOT 1

LOCATED IN
NW 1/4 & SW 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR
VOX NUTRITION, INC
SHEET 1 OF 1

RECORDED# 12950274

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE OFFICE OF West Jordan City

DATE 3/19/2019 TIME 1:30 BOOK 2019P PAGE 34

\$30.00 FEE
FILE # 12950274 CHIEF CLERK, SALT LAKE COUNTY RECORDER