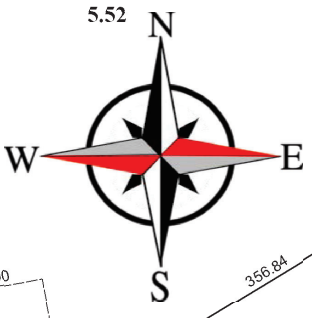


126013

5.52



210.05

HWY

R=48.00

R=40.00

62.37

200028

1.0

416.51

200034

2.0

70.00
63.50

356.84

R=159.63

R=240.00

10.27

10.38

114.30

184.00

MANUFACTURING
SUB PH 3 AMD

2
176009

LANDINGS POINTE CONDOMINIUMS

178028
178029
201
178026
202
178030
205
178027
178031
206
178032
207
178034
208
178033
210
178035

101
178016
102
178017
103
178019
104
105
178020
106
178021
107
178022
108
178023
109
178024
110
178025

178036

R=200.00
(4410 W)

R=280.00

278.18

1169.84

646.92

439.42

174.64

R=200.00

R=260.00

187.10

168.20

168.20

177012

WELBY MANUFACTURING PARK PH. 2 A

1A
176011

R=200.00

R=260.00

209.4

22.34

177013

1

385.57

177010

384.96

177010

2

225.99

72.50

320.60

MANUFACTURING PARK PH 4

97.64

R=260.00

230.98

92.65

R=1530.00

264.17

WELBY PARK

201.20

233.96

46.78

49.26

177002

1

43.36

106.62

309.61

167.53

46.27

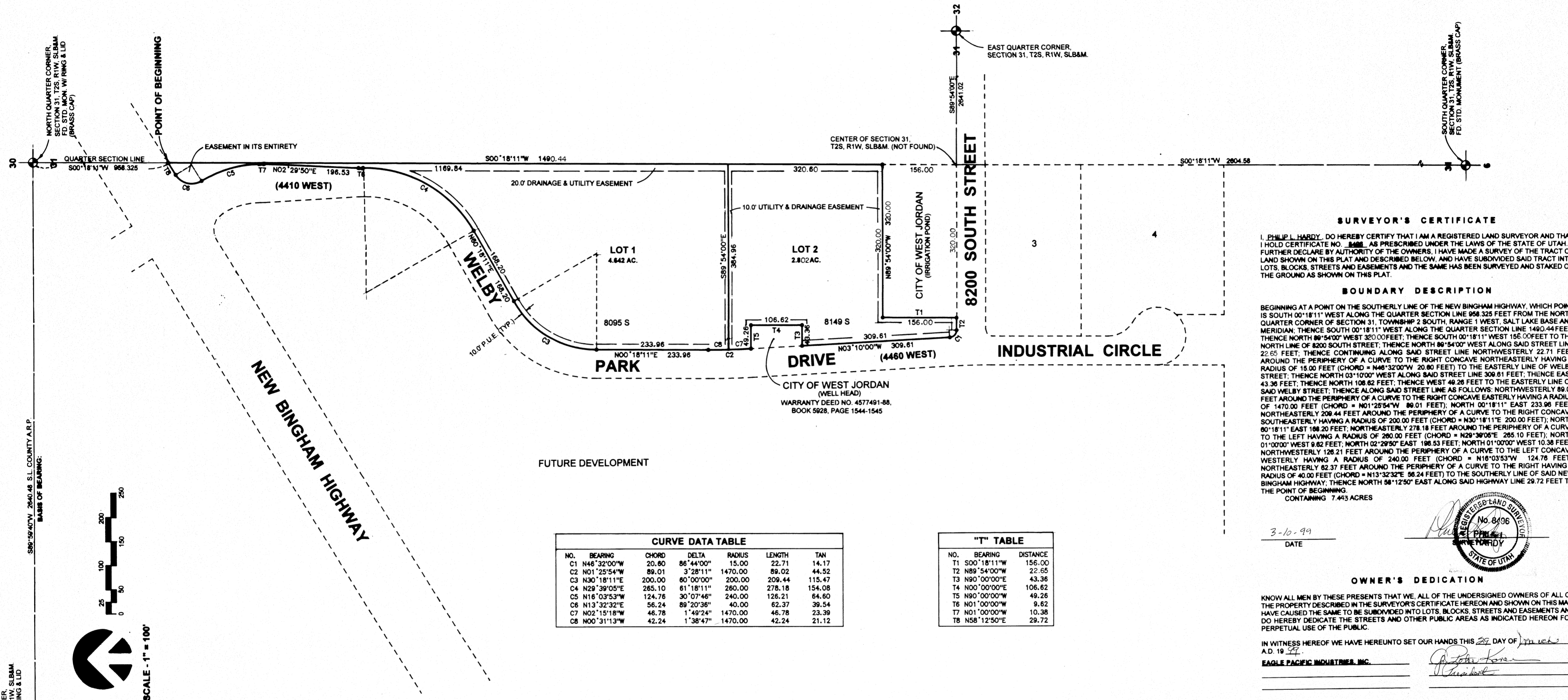
320.00

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.

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PHASE 2A WELBY MANUFACTURING PARK

BEING A PORTION OF 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, PHILIP L. HARDY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 8496 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE 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 INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE NEW BINGHAM HIGHWAY, WHICH POINT IS SOUTH 00°18'11" WEST ALONG THE QUARTER SECTION LINE 956.325 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°18'11" WEST ALONG THE QUARTER SECTION LINE 1490.44 FEET; THENCE NORTH 89°54'00" WEST 320.00 FEET; THENCE SOUTH 00°18'11" WEST 156.00 FEET TO THE NORTH LINE OF 8200 SOUTH STREET; THENCE NORTH 89°54'00" WEST ALONG SAID STREET LINE 22.65 FEET; THENCE CONTINUING ALONG SAID STREET LINE NORTHWESTERLY 22.71 FEET AROUND THE PERIPHERY OF A CURVE TO THE RIGHT CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET (CHORD = N48°32'00"W 20.80 FEET) TO THE EASTERLY LINE OF WELBY STREET; THENCE NORTH 03°10'00" WEST ALONG SAID STREET LINE 309.61 FEET; THENCE EAST 43.36 FEET; THENCE NORTH 106.62 FEET; THENCE WEST 49.26 FEET TO THE EASTERLY LINE OF SAID WELBY STREET; THENCE ALONG SAID STREET LINE AS FOLLOWS: NORTHWESTERLY 89.02 FEET AROUND THE PERIPHERY OF A CURVE TO THE RIGHT CONCAVE EASTERLY HAVING A RADIUS OF 1470.00 FEET (CHORD = N01°25'54"W 89.01 FEET); NORTH 00°18'11" EAST 233.96 FEET; NORTHEASTERLY 208.44 FEET AROUND THE PERIPHERY OF A CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET (CHORD = N30°18'11"E 200.00 FEET); NORTH 60°18'11" EAST 168.20 FEET; NORTHEASTERLY 278.18 FEET AROUND THE PERIPHERY OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET (CHORD = N29°39'05"E 265.10 FEET); NORTH 01°00'00" WEST 9.62 FEET; NORTHWESTERLY 128.21 FEET AROUND THE PERIPHERY OF A CURVE TO THE LEFT CONCAVE WESTERLY HAVING A RADIUS OF 240.00 FEET (CHORD = N18°03'53"W 124.78 FEET); NORTHEASTERLY 82.37 FEET AROUND THE PERIPHERY OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET (CHORD = N13°32'32"E 56.24 FEET) TO THE SOUTHERLY LINE OF SAID NEW BINGHAM HIGHWAY; THENCE NORTH 58°12'50" EAST ALONG SAID HIGHWAY LINE 29.72 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.443 ACRES

CURVE DATA TABLE

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N48°32'00"W	20.80	86°44'00"	15.00	22.71	14.17
C2	N01°25'54"W	89.01	3°28'11"	1470.00	89.02	44.52
C3	N30°18'11"E	200.00	60°00'00"	200.00	209.44	115.47
C4	N29°39'05"E	265.10	61°18'11"	260.00	278.18	154.08
C5	N18°03'53"W	124.78	30°07'46"	240.00	126.21	64.60
C6	N13°32'32"E	56.24	89°20'36"	40.00	62.37	39.54
C7	N02°15'18"W	46.78	1°49'24"	1470.00	46.78	23.39
C8	N00°31'13"W	42.24	1°38'47"	1470.00	42.24	21.12

"T" TABLE

NO.	BEARING	DISTANCE
T1	S00°18'11"W	156.00
T2	N89°54'00"W	22.65
T3	N90°00'00"E	43.36
T4	N00°00'00"E	106.62
T5	N90°00'00"W	49.26
T6	N01°00'00"W	9.62
T7	N01°00'00"W	10.38
T8	N58°12'50"E	29.72

3-10-99
DATE

Philip L. Hardy
REGISTERED LAND SURVEYOR
No. 8496
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29th DAY OF April A.D. 1999

Robert L. Adams
EAGLE PACIFIC INDUSTRIES, INC.

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH, COUNTY OF SALT LAKE

ON THIS 29th DAY OF April A.D. 1999, PERSONALLY APPEARED BEFORE ME *Robert L. Adams* AND *Philip L. Hardy* WHO BEING BY ME DULY SWORN DID SAY, EACH FOR HIMSELF, THAT HE *Robert L. Adams* IS THE PRESIDENT, AND HE *Philip L. Hardy* IS THE SECRETARY OF EAGLE PACIFIC INDUSTRIES, INC. CORPORATION, AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND THAT SAID *Robert L. Adams* AND *Philip L. Hardy* ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES 1-30-02

Philip L. Hardy
NOTARY PUBLIC

<p>PLANNING COMMISSION</p> <p>APPROVED THIS 13 DAY OF April A.D. 1999 BY THE WEST JORDAN CITY PLANNING COMMISSION.</p> <p><i>Allen E. Short</i> CHAIRMAN, WEST JORDAN PLANNING COMMISSION</p>	<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>4-21-99 DATE</p> <p><i>Charles W. Clemons</i> WEST JORDAN CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS 30th DAY OF April A.D. 1999</p> <p><i>Jeff L. ...</i> WEST JORDAN CITY ATTORNEY</p>	<p>CITY COUNCIL</p> <p>PRESENTED TO THE BOARD OF WEST JORDAN CITY COUNCIL THIS 29 DAY OF April A.D. 1999, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>Donna Evans</i> ATTEST <i>Mark ...</i> MAYOR, WEST JORDAN CITY WEST JORDAN RECORDER</p>	<p>RECORDED NO. 7344342</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: WEST JORDAN CITY</p> <p>DATE: 5-5-99 TIME: 11:11 AM BOOK 99-5P PAGE 120 FEE: \$32.00 <i>Archie ...</i> DEPUTY COUNTY RECORDER</p>
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SA SURVEYING ASSOCIATES
CIVIL ENGINEERS - LAND SURVEYORS
365 WEST 800 NORTH OREM, UTAH 84057 (801) 224-3000

99-5P-120