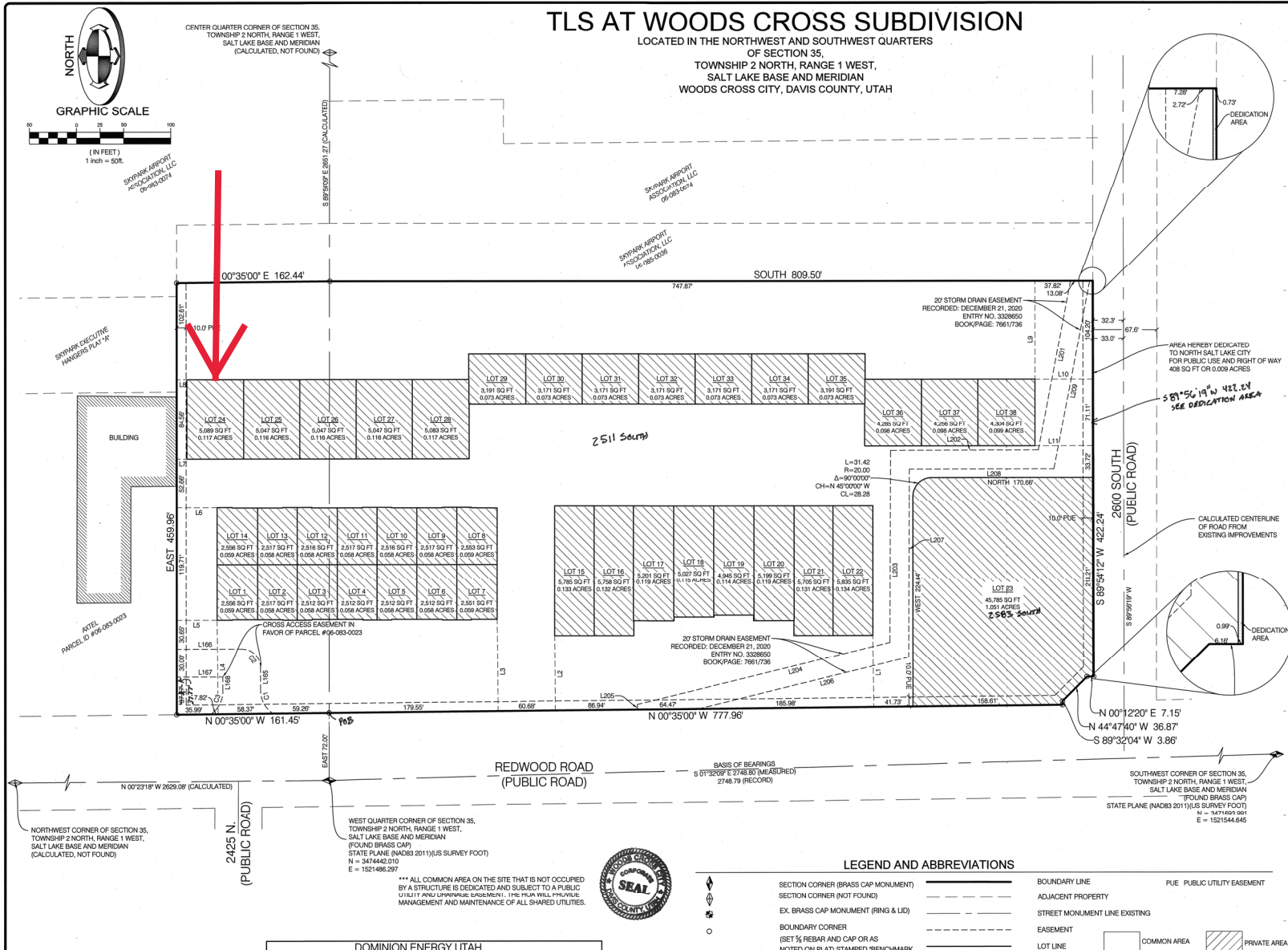


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

TLS AT WOODS CROSS SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WOODS CROSS CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 72683 AS PREScribed UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, THAT BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

TLS AT WOODS CROSS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY LINE OF REDWOOD ROAD, SAID POINT BEING EAST 72.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BASIS OF BEARINGS BEING SOUTH 01°30'00" EAST FROM SAID WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 35, AND RUNNING THENCE NORTH 03°00'00" WEST 145.45 FEET; THENCE EAST 459.61 FEET; THENCE SOUTH 07°00'00" EAST 64.4 FEET; THENCE SOUTH 89.50 FEET TO THE NORTHERLY LINE OF 2600 SOUTH STREET; THENCE SOUTH 89°12' WEST 423.24 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 07°00'00" EAST 7.4 FEET; THENCE NORTH 44°47'40" WEST 36.87 FEET; THENCE SOUTH 89°20'4" WEST 3.86 FEET TO A POINT ON SAID EASTERLY LINE OF REDWOOD ROAD; THENCE NORTH 03°00'00" WEST 77.36 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 10.75 ACRES, MORE OR LESS
38 LOTS & COMMON AREA
(ROTATE BEARINGS CLOCKWISE 0°19'10" FOR NAD83 BEARINGS)



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE:

TLS AT WOODS CROSS SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, A PARCEL OF LAND SHOWN ON THIS PLAT AS INTENDED FOR RIGHT OF WAY USE, THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT TO THE WOODS CROSS CITY, IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 11th DAY OF Feb. 20 21.

JF Slay Landings Partners, LLC

BY: Owen Fisher ITS: Manager
BY: Owen Fisher ITS: Manager

LLO ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF DAVIS, S.S.
ON THE 11th DAY OF February, A.D. 2021, PERSONALLY APPEARED BEFORE ME, Owen Fisher, whose identity is personally known to me (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFIRMED, DID SAY THAT HE IS THE Manager of JF Slay Landings Partners, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNERS DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC, AND SAID Owen Fisher ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME. MY COMMISSION EXPIRES: 04/25/2021 (DATE) COMMISSION NUMBER: 211263

Karla Johnson
NOTARY PUBLIC COMMISSIONED IN UTAH

LCC ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF DAVIS, S.S.
ON THE 29th DAY OF Feb, A.D. 2021, PERSONALLY APPEARED BEFORE ME, Owen Fisher, whose identity is personally known to me (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFIRMED, DID SAY THAT HE IS THE Manager of JF Slay Landings Partners, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNERS DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC, AND SAID Owen Fisher ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME. MY COMMISSION EXPIRES: 11/02/2021 (DATE) COMMISSION NUMBER: 610848

Ruth Hill
PRINT NAME
NOTARY PUBLIC COMMISSIONED IN UTAH

TLS AT WOODS CROSS SUBDIVISION

LOCATED IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SHEET 1 OF 3

BENCHMARK ENGINEERING & LAND SURVEYING
1518 SOUTH STATE STREET SUITE 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkllc.com

DOMINION ENERGY UTAH
APPROVED AS TO FORM THIS 29th DAY OF Feb 2021.

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 29th DAY OF Feb 2021.

PLANNING COMMISSION
APPROVED AS TO FORM THIS 29th DAY OF April 20 21.

WOODS CROSS CITY ENGINEER
APPROVED AS TO FORM THIS 1st DAY OF MARCH 20 21.

WOODS CROSS CITY COUNCIL
APPROVED AS TO FORM THIS 13th DAY OF April 20 21.

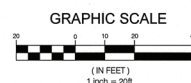
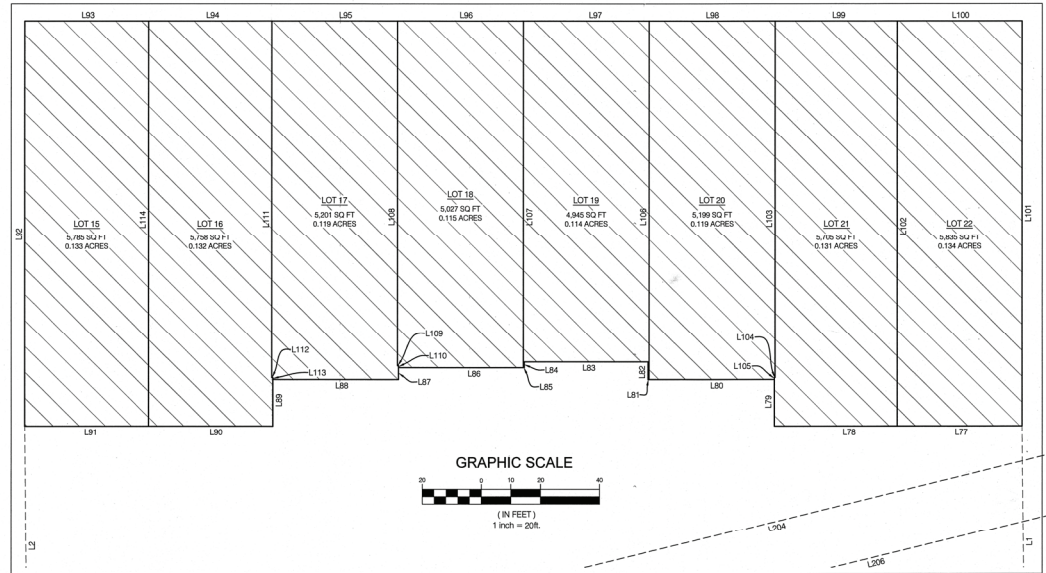
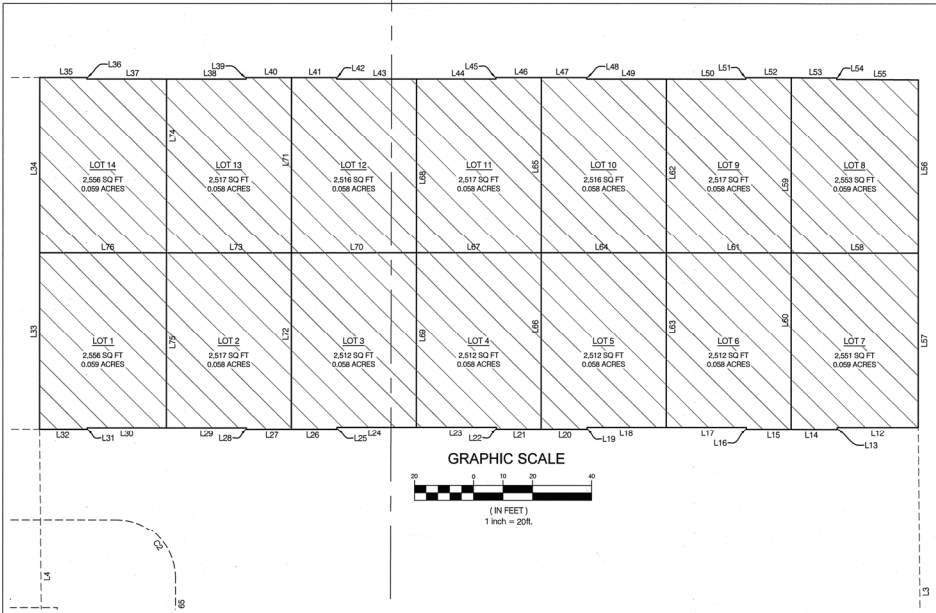
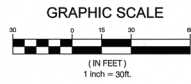
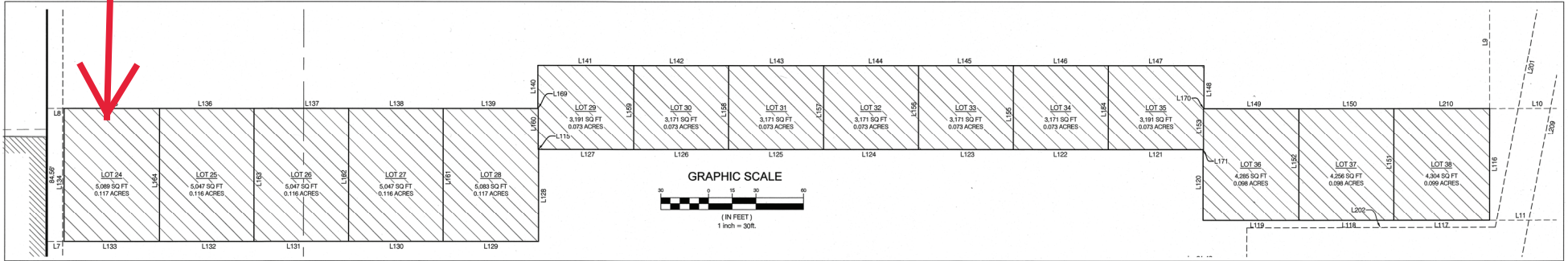
DAVIS COUNTY RECORDER
RECORDED # 2083737
DATE 5-19-21 TIME 2:32 PM BOOK 723 PAGE 123-3
FEE \$ 223.00
Boris T. Mays
DAVIS COUNTY RECORDER



TLS AT WOODS CROSS SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS
OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WOODS CROSS CITY, DAVIS COUNTY, UTAH

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.



BENCHMARK CIVIL
 BENCHMARK ENGINEERING & LAND SURVEYING
 9136 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com



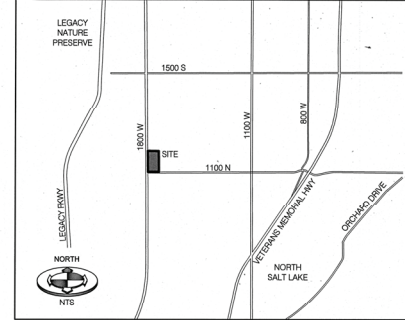
DAVIS COUNTY RECORDER
 RECORDED # **3333737**
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND
 FILED AT THE REQUEST OF *Woods Cross City*
 DATE *5-9-21* TIME *2:32* BOOK *M63* PAGE *193*
 FFF 5222
 David T. Morrison
 DAVIS COUNTY RECORDER
 18061225P.dwg

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TLS AT WOODS CROSS SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WOODS CROSS CITY, DAVIS COUNTY, UTAH

VICINITY MAP



LINE #	BEARING	DISTANCE
L1	S 89°25'00" W	75.98
L2	S 89°25'00" W	70.42
L3	S 89°25'00" W	97.63
L4	S 89°25'00" W	99.99
L5	N 00°00'00" E	42.79
L6	N 00°00'00" E	42.79
L7	N 00°00'00" E	10.83
L8	N 00°00'00" E	10.83
L9	N 90°00'00" E	104.28
L10	S 00°03'41" E	61.03
L11	S 00°03'41" E	61.08
L12	N 00°00'00" E	27.42
L13	N 90°00'00" W	0.67
L14	N 00°00'00" E	15.50
L15	N 00°00'00" E	15.16
L16	N 90°00'00" E	0.67
L17	N 00°00'00" E	27.11
L18	N 00°00'00" E	26.79
L19	N 90°00'00" W	0.67
L20	N 00°00'00" E	15.50
L21	N 00°00'00" E	15.16
L22	N 90°00'00" E	0.67
L23	N 00°00'00" E	27.11
L24	N 00°00'00" E	26.79
L25	N 90°00'00" W	0.67
L26	N 00°00'00" E	15.50
L27	N 00°00'00" E	15.16
L28	N 90°00'00" E	0.50
L29	N 00°00'00" E	27.11
L30	N 00°00'00" E	26.79
L31	N 90°00'00" W	0.50
L32	N 00°00'00" E	16.18
L33	N 90°00'00" E	99.85
L34	N 90°00'00" E	99.85
L35	S 00°00'00" F	16.09
L36	N 90°00'00" W	0.50
L37	S 00°00'00" E	26.83
L38	S 00°00'00" E	26.83
L39	N 90°00'00" E	0.50
L40	S 00°00'00" E	15.34

LINE #	BEARING	DISTANCE
L41	S 00°00'00" E	15.33
L42	N 00°00'00" W	0.60
L43	S 00°00'00" E	26.93
L44	S 00°00'00" E	26.93
L45	N 90°00'00" E	0.50
L46	S 00°00'00" E	15.34
L47	S 00°00'00" E	15.33
L48	N 90°00'00" W	0.50
L49	S 00°00'00" E	26.83
L50	S 00°00'00" E	26.83
L51	N 90°00'00" E	0.50
L52	S 00°00'00" E	15.34
L53	S 00°00'00" E	16.29
L54	N 90°00'00" W	0.50
L55	S 00°20'46" W	27.60
L56	N 90°00'00" W	59.19
L57	N 90°00'00" W	59.19
L58	S 00°00'00" E	42.93
L59	N 90°00'00" E	59.85
L60	N 90°00'00" E	59.85
L61	S 00°00'00" E	42.27
L62	N 90°00'00" W	59.35
L63	N 90°00'00" W	59.19
L64	S 00°00'00" E	42.26
L65	N 90°00'00" E	59.85
L66	N 90°00'00" E	59.85
L67	S 00°00'00" E	42.27
L68	N 90°00'00" W	59.35
L69	N 90°00'00" W	59.19
L70	S 00°00'00" E	42.26
L71	N 90°00'00" E	59.85
L72	N 90°00'00" E	59.85
L73	S 00°00'00" E	42.27
L74	N 90°00'00" W	59.35
L75	N 90°00'00" W	59.35
L76	S 00°00'00" E	42.93
L77	N 00°00'00" E	42.27
L78	N 00°00'00" E	41.54
L79	N 90°00'00" E	15.90
L80	N 00°00'00" E	42.33

LINE #	BEARING	DISTANCE
L81	N 00°00'00" E	0.36
L82	N 00°00'00" E	0.64
L83	N 00°00'00" E	41.87
L84	N 90°00'00" W	2.00
L85	N 00°00'00" W	0.33
L86	N 00°00'00" E	42.20
L87	N 90°00'00" W	4.04
L88	N 00°00'00" E	42.57
L89	N 90°00'00" W	15.90
L90	N 00°00'00" E	42.03
L91	N 00°00'00" E	41.91
L92	N 90°00'00" E	138.04
L93	S 00°00'00" E	41.91
L94	S 00°00'00" E	41.67
L95	S 00°00'00" E	42.57
L96	S 00°00'00" E	42.57
L97	S 00°00'00" E	42.57
L98	S 00°00'00" E	42.57
L99	S 00°00'00" E	41.30
L100	S 00°00'00" E	42.27
L101	N 90°00'00" W	138.04
L102	N 90°00'00" W	138.04
L103	N 90°00'00" E	121.48
L104	S 00°00'00" E	0.24
L105	N 90°00'00" E	0.67
L106	N 90°00'00" E	122.14
L107	N 90°00'00" W	118.10
L108	N 90°00'00" E	117.43
L109	S 00°00'00" E	0.36
L110	N 90°00'00" W	0.67
L111	N 90°00'00" E	121.48
L112	N 00°00'00" E	0.36
L113	N 90°00'00" E	0.67
L114	N 90°00'00" E	138.04
L115	N 00°00'00" E	0.26
L116	N 90°00'00" W	71.11
L117	N 00°00'00" E	60.52
L118	N 00°00'00" E	59.85
L119	N 00°00'00" E	60.35
L120	N 90°00'00" E	45.07

LINE #	BEARING	DISTANCE
L121	N 00°00'00" E	59.90
L122	N 00°00'00" E	59.90
L123	N 00°00'00" E	59.90
L124	N 00°00'00" E	59.90
L125	N 00°00'00" E	59.90
L126	N 00°00'00" E	59.90
L127	N 00°00'00" E	59.90
L128	N 90°00'00" W	58.52
L129	N 00°00'00" E	60.19
L130	N 00°00'00" E	59.69
L131	N 00°00'00" E	59.69
L132	N 00°00'00" E	59.69
L133	N 00°00'00" E	60.19
L134	N 90°00'00" E	84.56
L135	S 00°00'00" E	60.19
L136	S 00°00'00" E	59.69
L137	S 00°00'00" E	59.69
L138	S 00°00'00" E	59.69
L139	S 00°00'00" E	59.69
L140	N 90°00'00" E	26.91
L141	S 00°00'00" E	60.40
L142	S 00°00'00" E	59.90
L143	S 00°00'00" E	59.90
L144	S 00°00'00" E	59.90
L145	S 00°00'00" E	59.90
L146	S 00°00'00" E	59.90
L147	S 00°00'00" E	60.40
L148	N 90°00'00" W	26.91
L149	S 00°00'00" E	59.85
L150	S 00°00'00" E	59.85
L151	N 90°00'00" E	71.11
L152	N 90°00'00" E	71.11
L153	N 90°00'00" E	26.04
L154	N 90°00'00" E	52.95
L155	N 90°00'00" E	52.95
L156	N 90°00'00" E	52.95
L157	N 90°00'00" E	52.95
L158	N 90°00'00" E	52.95
L159	N 90°00'00" E	52.95
L160	N 90°00'00" E	26.04

LINE #	BEARING	DISTANCE
L161	N 90°00'00" W	84.56
L162	N 90°00'00" E	84.56
L163	N 90°00'00" W	84.56
L164	N 90°00'00" E	84.56
L165	N 90°00'00" W	23.50
L166	S 00°00'00" E	68.85
L167	S 00°00'00" E	48.85
L168	N 90°00'00" W	13.50
L169	S 00°00'00" E	0.29
L170	S 00°00'00" E	0.29
L171	S 00°00'00" E	0.29
L201	N 79°13'41" W	183.03
L202	N 90°00'00" E	136.70
L203	N 89°48'11" W	205.37
L204	N 13°47'31" W	275.81
L205	N 90°00'00" W	5.42
L206	N 13°47'31" W	229.96
L207	N 89°47'42" W	201.09
L208	N 00°06'44" W	153.36
L209	N 79°13'41" W	203.36
L210	S 00°00'00" E	60.52

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	29.79	29.50	57°51'00"	S 62°09'16" W	26.54
C2	31.42	20.00	90°00'00"	S 40°00'00" W	26.28
C3	30.23	29.50	58°42'30"	S 63°30'00" E	28.92



BENCHMARK ENGINEERING & LAND SURVEYING & CIVIL
 9138 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 562-7192
 www.benchmark-ut.com



DAVIS COUNTY RECORDER
 RECORDED # **2113737**
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND
 FILED AT THE REQUEST OF Woods Cross City
 DATE 5-19-21 TIME 2:32 BOOK 2213 PAGE 233
 FEE \$ 222
 David St. Maughan
 DAVIS COUNTY RECORDER