



AGRI-BUSINESS AND INDUSTRIAL PARK M.P.D.

PHASE 2 A PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 3 WEST, S.L.B. & M. CORINNE CITY, BOX ELDER 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.

- NOTES:**
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES ARE DENOTED BY DASHED LINES. (UNLESS OTHERWISE NOTED)
 - (NR) INDICATES NON-RADIAL LINE
 - 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. COPPER RIVETS TO BE SET IN CURB AT LOT LINE EXTENSION.
 - STORM DRAIN & SANITARY SEWER SYSTEM & FACILITIES ARE TO BE OWNED AND OPERATED PER AGREEMENT BETWEEN CORINNE CITY & THE BOX ELDER COUNTY REDEVELOPMENT AGENCY.
 - EACH LOT WILL REQUIRE AN INDIVIDUAL SITE PLAN APPROVAL BY CORINNE CITY.
 - SEWER SERVICE FOR EACH LOT IN THIS DEVELOPMENT IS REGULATED BY A SEWER SERVICE AGREEMENT WITH CORINNE CITY. EACH LOT OWNER SHALL COMPLY WITH THE PROVISIONS OF THE AGREEMENT.
 - THE CULINARY WATER SYSTEM SERVING THIS DEVELOPMENT IS OWNED AND OPERATED BY CORINNE CITY. CULINARY WATER SERVICE, APPLICABLE IMPACT FEE ASSESSMENTS, AND SERVICE FEES SHALL BE AS PER CORINNE CITY ORDINANCES & REGULATIONS.
 - INDIVIDUAL LOT ADDRESSES ARE TO BE ISSUED WITH THE BUILDING PERMIT WHEN THE EXACT LOCATION OF THE STRUCTURE(S) IS KNOWN.
- PHASE 2**
- LEGEND**
- PHASE BOUNDARY LINE
 - LOT LINE
 - 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
 - PUBLIC RIGHT-OF-WAY LINE
 - CENTER LINE
 - FOUND SECTION CORNER MONUMENT TO BE SET
 - INDICATES NO VEHICLE ACCESS OFF OF STATE ROAD
- PHASE 2**
- BOUNDARY DESCRIPTION**
- BEING A PART OF THE EAST HALF SECTION 36, TOWNSHIP 10 NORTH, RANGE 3 WEST, S.L.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 00°04'49" EAST 5439.76 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36 (BASIS OF BEARINGS BEING NORTH 00°04'49" EAST 5439.76 FEET BETWEEN THE RAILROAD SPIKES FOUND MARKING THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 36);
- THENCE SOUTH 29°42'55"E 1270.27' TO A POINT OF TANGENCY; (1) SOUTH 42°55' WEST 311 FEET; TO A POINT OF TANGENCY; (2) WESTERLY 371.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°17'04" (CHORD BEARS NORTH 82°04'23" WEST 345.67 FEET); TO A POINT OF TANGENCY; (3) SOUTH 67°07' WEST 218 FEET; TO A POINT OF TANGENCY; (4) WESTERLY 34.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 14°42'55" WEST 31.11 FEET); TO A POINT OF TANGENCY; (5) NORTH 29°42'55" WEST 303.64 FEET; (6) SOUTH 29°42'55" EAST 192.74 FEET; (7) SOUTH 11°00' WEST 205.11 FEET; (8) NORTH 44°42'55" WEST 76.87 FEET; TO THE POINT OF BEGINNING.
- CONTAINS 66.19 ACRES, MORE OR LESS AND 6 LOTS
- OWNERS DEDICATION**
- WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN, AND NAME THE SAID TRACT AGRI-BUSINESS AND INDUSTRIAL PARK M.P.D. PHASE 2, AND HEREBY DEDICATE AND GRANT AND CONVEY TO BOX ELDER COUNTY, THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED FOR PUBLIC THROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO CORINNE CITY, BOX ELDER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THESE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS & EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY CORINNE CITY.
- SIGNED THIS 27TH DAY OF DECEMBER, 2006
- Carol E Duncan*
BOX ELDER COUNTY REDEVELOPMENT AGENCY
- CORPORATE ACKNOWLEDGMENT**
- STATE OF UTAH
COUNTY OF BOX ELDER
ON THE 27TH DAY OF DECEMBER, 2006
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF BOX ELDER, AND AFTER BEING DULY SWORN AND ACKNOWLEDGED TO ME,
Carol E Duncan IS SUFFICIENTLY SOBER AND OF SOUND MIND AND UNDERSTANDS THE CONTENTS OF SAID CORPORATION AND THAT SHE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
- MY COMMISSION EXPIRES: 4-7-07
- Carol E Duncan*
NOTARY PUBLIC
- AGRI-BUSINESS AND INDUSTRIAL PARK (PHASE 1-AMENDED # 2)**
- LOT 7: 349.50' (S15°34'05"W)
- LOT 8: 308.06' (N29°42'55"W)
- LOT 9: 205.31' (S15°12'03"W)
- LOT 10: 205.31' (S29°42'55"W)
- LOT 11: 205.31' (S15°12'03"W)
- LOT 12: 205.31' (S29°42'55"W)
- LOT 13: 10.73 Acres (N74°47'12"W 768.37')
- LOT 14: 1.83 Acres (S29°42'55"E 262.74')
- LOT 15: 2.07 Acres (S29°42'55"E 262.74')
- LOT 16: 17.44 Acres (S29°42'55"E 262.74')
- LOT 17: 27.15 Acres (S29°42'55"E 262.74')
- LOT 18: 2.69 Acres (S29°42'55"E 262.74')
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- LOT 277: 2.69 Acres (S29°42'55"E 262.74')
- LOT 278: 2.69 Acres (S29°42'55"E 262.74')
- LOT 279: 2.69 Acres (S29°42'55"E 262.74')
- LOT 280: 2.69 Acres (S29°42'55"E 262.74')
- LOT 281: 2.69 Acres (S29°42'55"E 262.74')
- LOT 282: 2.69 Acres (S29°42'55"E 262.74')
- LOT 283: 2.69 Acres (S29°42'55"E 262.74')
- LOT 284: 2.69 Acres (S29°42'55"E 262.74')
- LOT 285: 2.69 Acres (S29°42'55"E 262.74')
- LOT 286: 2.69 Acres (S29°42'55"E 262.74')
- LOT 287: 2.69 Acres (S29°42'55"E 262.74')
- LOT 288: 2.69 Acres (S29°42'55"E 262.74')
- LOT 289: 2.69 Acres (S29°42'55"E 262.74')
- LOT 290: 2.69 Acres (S29°42'55"E 262.74')
- LOT 291: 2.69 Acres (S29°42'55"E 262.74')
- LOT 292: 2.69 Acres (S29°42'55"E 262.74')
- LOT 293: 2.69 Acres (S29°42'55"E 262.74')
- LOT 294: 2.69 Acres (S29°42'55"E 262.74')
- LOT 295: 2.69 Acres (S29°42'55"E 262.74')
- LOT 296: 2.69 Acres (S29°42'55"E 262.74')
- LOT 297: 2.69 Acres (S29°42'55"E 262.74')
- LOT 298: 2.69 Acres (S29°42'55"E 262.74')
- LOT 299: 2.69 Acres (S29°42'55"E 262.74')
- LOT 300: 2.69 Acres (S29°42'55"E 262.7