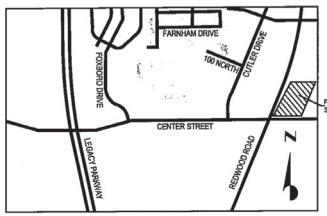
NORTH SALT LAKE INDUSTRIAL PARK - PLAT A, AMENDING LOTS 1 AND 2

LOCATED IN THE SW ¼ OF SECTION 2, AND THE SE ¼ OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

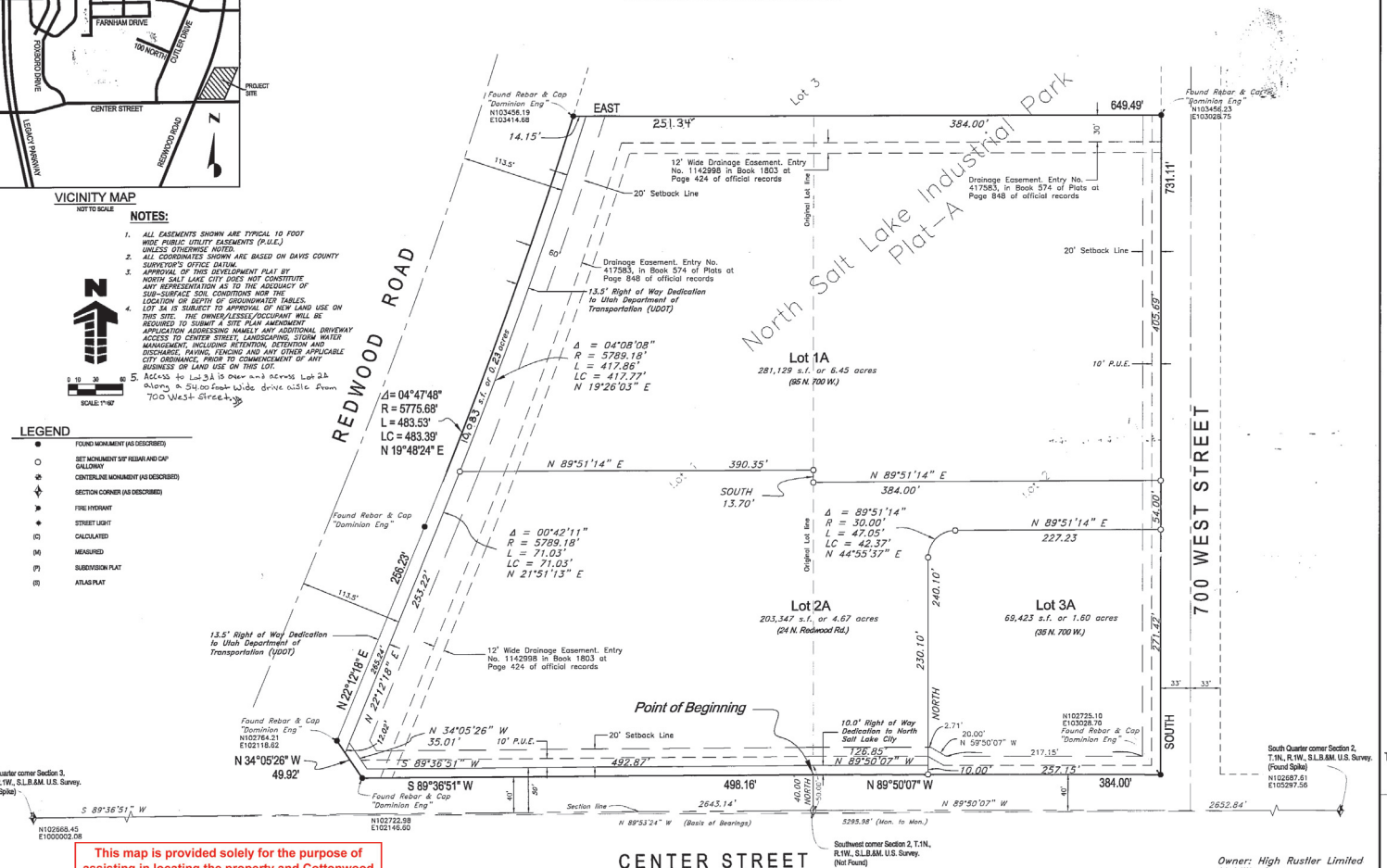
NOTES:

1. ALL EASEMENTS SHOWN ARE TYPICAL 10 FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
2. ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
3. APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
4. LOT 3A IS SUBJECT TO APPROVAL OF NEW LAND USE ON THIS SITE. THE OWNER/LESSEE/OCCUPANT WILL BE REQUIRED TO SUBMIT A SITE PLAN AMENDMENT APPLICATION ADDRESSING NAMELY ANY ADDITIONAL DRIVEWAY ACCESS TO CENTER STREET, LANDSCAPING, STORM WATER MANAGEMENT, INCLUDING RETENTION, DETENTION AND DISCHARGE, PAVING, FENCING AND ANY OTHER APPLICABLE CITY ORDINANCE, PRIOR TO COMMENCEMENT OF ANY BUSINESS OR LAND USE ON THIS LOT.
5. Access to Lot 3A is over and across Lot 2A along a 34.00 foot Wide drive aisle from 700 West Street.

SCALE: 1"=60'

LEGEND

- FOUND MONUMENT (AS DESCRIBED)
- SET MONUMENT 5/8" REBAR AND CAP GALLOWAY
- CENTERLINE MONUMENT (AS DESCRIBED)
- SECTION CORNER (AS DESCRIBED)
- FIRE HYDRANT
- STREET LIGHT
- (C) CALCULATED
- (M) MEASURED
- (P) SUBDIVISION PLAT
- (S) ATLAS PLAT



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.

Owner: High Rustler Limited Liability Company
2505 McCabe Way, Ste. 200
Irvine, CA 92614

SURVEYOR'S CERTIFICATE

I, Jerron R. Atkin II, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 5992544 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as: NORTH SALT LAKE INDUSTRIAL PARK - PLAT A, Amending Lots 2 and 3 and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct. The following documents recorded at the DAVIS COUNTY Recorders Office were relied upon in conducting this survey: Subdivision map of North Salt Lake Industrial Park - Plat A in Book 574 at Page 848 and Recorded # 417583.

Date of Plat: August 6, 2019

Signature:

Registration No.: 5992544

PROFESSIONAL LAND SURVEYOR — 8-7-19 — No. 5992544-2201 — JERRON R. ATKIN, II — STATE OF UTAH

BOUNDARY DESCRIPTION

All of Lots 1 and 2, NORTH SALT LAKE INDUSTRIAL PARK - PLAT A, according to the official plat thereof in the office of the Davis County Recorder. Less and excepting that portion described in that certain Warranty Deed as Entry No. 1289431 in Book 2068 at Page 72 as recorded in the office of the Davis County Recorder, more particularly described as follows:

Beginning on the North Right of Way line of Center Street at a point 40.00 feet NORTH from the Southwest corner of Section 2, T.1 N., R.1 W., S.L.B.&M. and running thence South 89°36'51" West along said North Right of Way line 498.16 feet; thence North 34°05'26" West 49.92 feet to the East line of Redwood Road; thence along said East line for (2) two courses as follows: North 22°12'18" 258.29 feet to a point of curvature and thence along the arc of a 5775.68 foot radius curve to the left 483.53 feet (the chord bears North 19°48'24" East 483.39 feet and central angle equals 4°47'48") to a point of non-tangency; thence EAST 649.49 feet to the West line of 700 West Street; thence SOUTH along said West line 731.11 feet to said North Right of Way line of Center Street; thence North 89°50'07" West along said North Right of Way line 384.00 feet to the point of beginning.

Contains: 570,650 sq. ft. or 13.10 acres

NARRATIVE

The purpose of this subdivision is to combine a portion of Lots 1 and 2 the North Salt Lake Industrial Park - Plat A and create a new Lot. Two Section corner monuments were found at the S E corner of Section 2 and the S 1 corner of Section 3, T.1N. R.1W. S.L.B.&M.. A line bearing S 89°53'24" W between these two monuments was used as the basis of bearings. The minimum linear closure of the boundary of this subdivision is within 1:25,000 tolerance.

OWNER'S DEDICATION AND/OR CONSENT TO RECORD

A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS NORTH SALT LAKE INDUSTRIAL PARK - PLAT A, Amending Lots 1 and 2 DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS AND OTHER PROPERTY AS SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF _____, 20__

HIGH RUSTLER, A UTAH LIMITED LIABILITY COMPANY

By: _____
Print Name: _____
Title: _____

Notary Acknowledgment

STATE OF UTAH)
:ss
County of Davis)

On this 5th day of August in the year 2019, before me (name of notary public), a notary public, personally appeared Kyle Galloway (name of document signer), proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication and Consent regarding the NORTH SALT LAKE INDUSTRIAL PARK - PLAT A, Amending Lots 2 and 3, and was signed by him/her on behalf of said High Rustler, LLC and acknowledged that he/she/they executed the same.

Commission Number: 694948
My Commission Expires: 9/14/2020
Print Name: Ashley Olsen
A Notary Public commissioned in Utah

ASHLEY OLSEN — Notary Public — State of Utah — My Commission Expires on: September 14, 2020 — Commission Number: 694948

NORTH SALT LAKE INDUSTRIAL PARK - PLAT A, AMENDING LOTS 1 AND 2

LOCATED IN THE SW ¼ OF SECTION 2, AND THE SE ¼ OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, SLB&M, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

PREPARED BY

Galloway
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
GallowayUS.com

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF NORTH DAVIS CITY, UTAH
THIS 3rd DAY OF March 2019, AT WHICH TIME
THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: Linda Horrocks
MAYOR:

RECOMMEND FOR APPROVAL

THIS 8th DAY OF August 2019
Paul Allton
CITY ENGINEER

RECOMMEND FOR APPROVAL

THIS 12th DAY OF August 2019
CITY ATTORNEY

RECOMMEND FOR APPROVAL

THIS 26th DAY OF February 2019
Ted Mountford
CHAIRMAN PLANNING COMMISSION

DAVIS COUNTY RECORDER

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF NSLC City
#3185008
DATE: 9-6-19 TIME: 10:46 BOOK: 7341 PAGE: 221
$56.00 FEE
CHIEF DEPUTY DAVIS COUNTY RECORDER

NUMBER 3185008
ACCOUNT
SHEET 1
OF 1 SHEETS