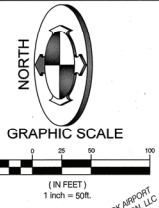


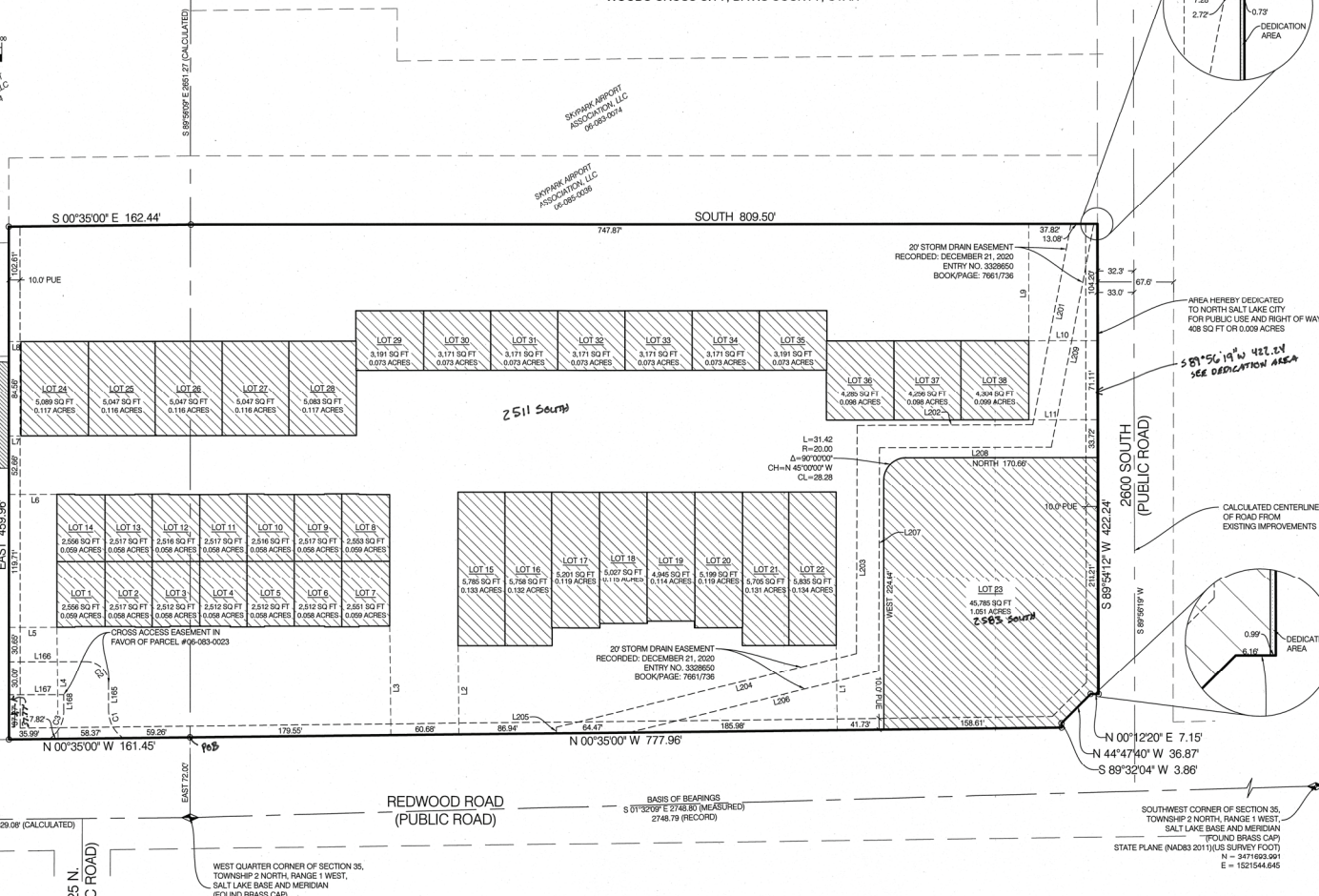
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# 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



CENTER QUARTER CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (CALCULATED, NOT FOUND)



## SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 72603 AS PREScribed UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER 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 141.45 FEET; THENCE EAST 45°00'00" LINE; THENCE SOUTH 01°00'00" EAST 64.4 FEET; THENCE SOUTH 89.50 FEET TO THE NORTHERLY LINE OF 2600 SOUTH STREET; THENCE SOUTH 89°51'12" WEST 423.24 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 07°00'00" EAST 7.7 FEET; THENCE NORTH 44°47'40" WEST 36.87 FEET; THENCE SOUTH 89°50'00" WEST 3.86 FEET TO A POINT ON SAID EASTERLY LINE OF REDWOOD ROAD; THENCE NORTH 03°00'00" WEST 77.86 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., 2021.

BY: Owen Fisher, Manager  
BY: Owen Fisher, Manager  
LLO ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, 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 Landline Services, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNERS DEDICATION WAS SIGNED BY HIMMER ON BEHALF OF SAID LLC, AND SAID Owen Fisher ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME. MY COMMISSION EXPIRES: 04/25/2022 (DATE) COMMISSION NUMBER: 211263

NOTARY PUBLIC COMMISSIONED IN UTAH  
LCC ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, s.s.  
ON THE 27th DAY OF May, 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 Landline Services, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNERS DEDICATION WAS SIGNED BY HIMMER 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

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**  
1838 SOUTH STATE STREET SUITE 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkllc.com

**DOMINION ENERGY UTAH**  
DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF SERVICE.  
APPROVED THIS 29th DAY OF Feb., 2021  
BY: [Signature] TITLE: Lead Geoscientist



**OFFICE OF THE CITY ATTORNEY**  
APPROVED AS TO FORM THIS 16th DAY OF Feb., 2021  
[Signature]  
ATTORNEY FOR WOODS CROSS CITY

**PLANNING COMMISSION**  
THIS SUBDIVISION WAS APPROVED BY THE WOODS CROSS CITY PLANNING COMMISSION THIS 24th DAY OF April, 2021  
[Signature]  
PLANNING COMMISSION CHAIR

**WOODS CROSS CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE SIGNED THIS 1st DAY OF MARCH, 2021  
[Signature]  
WOODS CROSS CITY ENGINEER

**WOODS CROSS CITY COUNCIL**  
PRESENTED TO THE WOODS CROSS CITY COUNCIL THIS 13th DAY OF April, 2021, A.D., AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
[Signature]  
CITY MAYOR

**DAVIS COUNTY RECORDER**  
RECORDED # 20283127  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF: Woods Cross City  
DATE: 5-19-21 TIME: 2:32 PM BOOK: 723 PAGE: 123-3  
FEE: \$225  
[Signature]  
DAVIS COUNTY RECORDER

### LEGEND AND ABBREVIATIONS

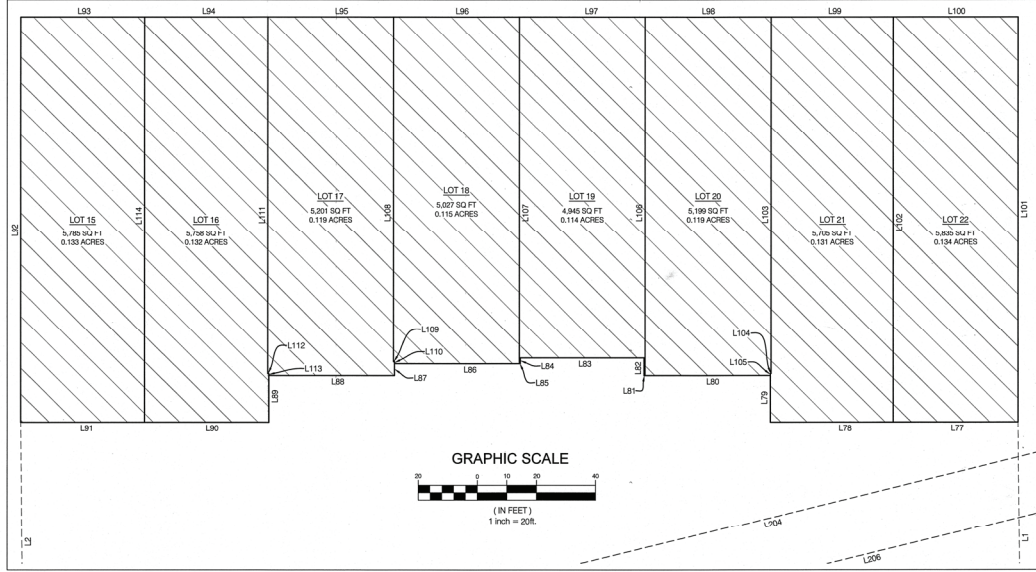
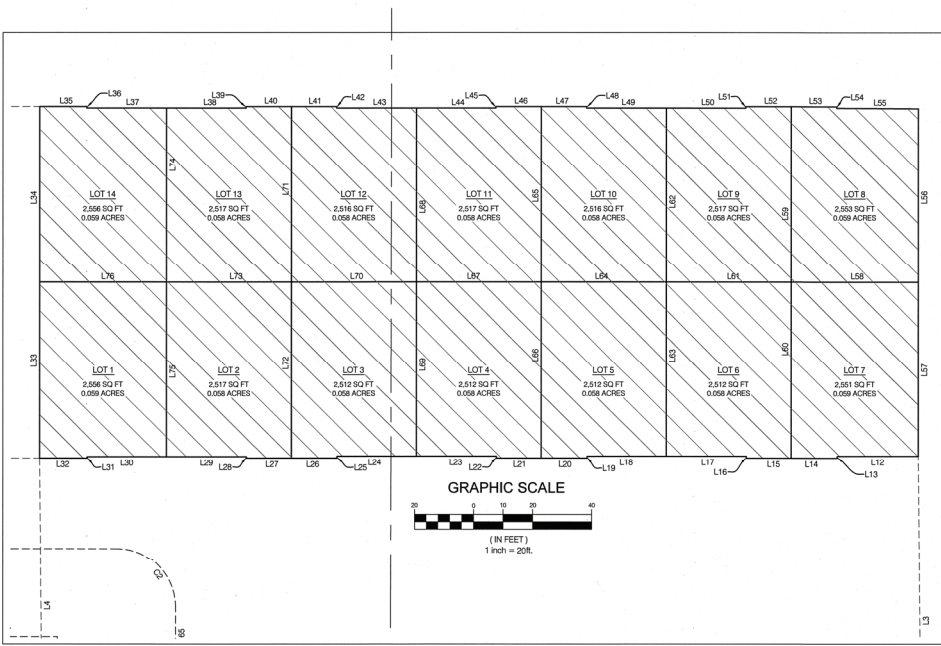
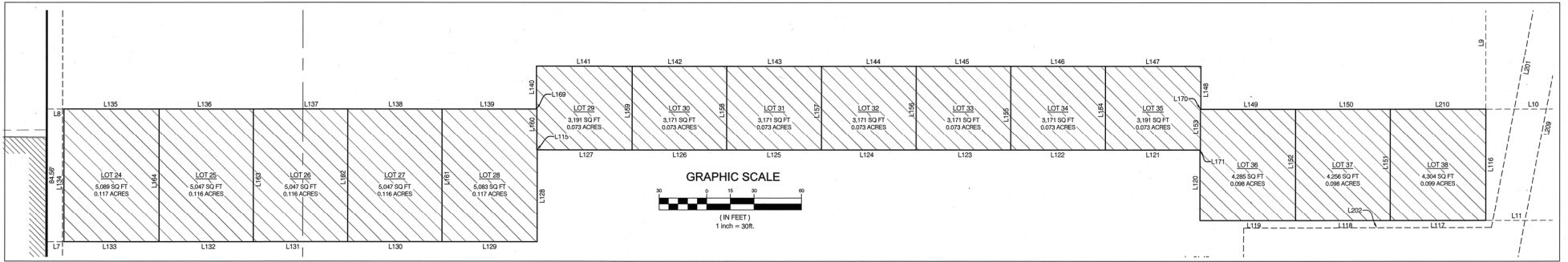
SECTION CORNER (BRASS CAP MONUMENT)	BOUNDARY LINE	PUE PUBLIC UTILITY EASEMENT
SECTION CORNER (NOT FOUND)	ADJACENT PROPERTY	
EX. BRASS CAP MONUMENT (RING & LID)	STREET MONUMENT LINE EXISTING	
BOUNDARY CORNER	EASEMENT	
(SET 1/2 REBAR AND CAP OR AS NOTED ON PLAT) STAMPED 'BENCHMARK ENG.'	LOT LINE	COMMON AREA
		PRIVATE AREA



# 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

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**BENCHMARK CIVIL**  
**BENCHMARK ENGINEERING & LAND SURVEYING**  
 9108 SOUTH STATE STREET SUITE # 100  
 SANDY, UTAH 84070 (801) 542-7182  
 www.benchmarkcivil.com

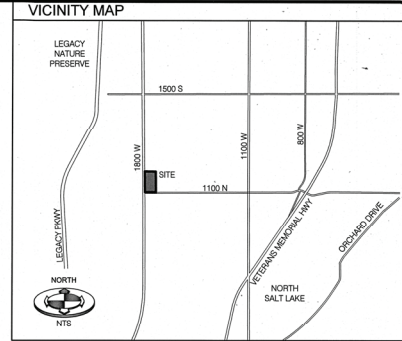


DAVIS COUNTY RECORDER  
 RECORDED # **3333737**  
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND  
 FILED AT THE REQUEST OF **Woods Cross City**  
 DATE **5-9-21** TIME **2:32** BOOK **M63** PAGE **193**  
 FEE \$220  
 Richard T. Mendenhall  
 DAVIS COUNTY RECORDER  
 1806122P/AM

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



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	26.75
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	26.75
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	16.00
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 90°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	15.33
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	42.83
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	42.80
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
L76	N 90°00'00" W	60.30
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	6.04
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	0.25
L170	S 00°00'00" E	0.25
L171	S 00°00'00" E	0.25
L201	N 79°13'41" W	183.03
L202	N 00°09'22" W	156.76
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	201.00
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°5'10"	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°38'00" E	28.92



**BENCHMARK ENGINEERING & LAND SURVEYING & CIVIL**  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 562-7192  
www.benchmark-llc.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  
Richard St. Maughan  
DAVIS COUNTY RECORDER