



# NINIGRET DEPOT SUBDIVISION No. 2 (AMENDING AND RESUBDIVIDING LOT 103 OF UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 - AMENDED) FINAL PLAT - TOOELE CITY, UTAH

LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN, TOOELE CITY, 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.

### QUESTAR GAS EASEMENT

EXISTING QUESTAR GAS EASEMENT  
ENTRY NO. 192241 BOOK 806 PAGE 306

#### LEGAL DESCRIPTION:

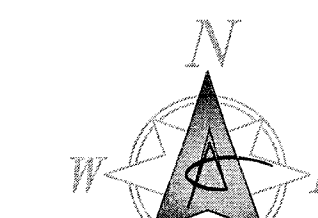
Land of the Grantor located in Section 25, Township 3 South, Range 5 West, Salt Lake Base and Meridian;

Beginning at a point on the Easterly Right-of-Way line of Industrial Loop Road (a future road), which point lies North 00°08'51" West along the East line of the Northeast Quarter of Section 25, Township 3 South, Range 4 West, Salt Lake Base and Meridian 647.47 feet and South 89°51'09" West 1530.85 feet from the East Quarter corner of said Section 25; and running thence South 01°23'28" West, a distance of 118.68 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 69°30'08" East, a radial distance of 1,950.50 feet and having a chord bearing of South 14°54'18" West, 380.19 feet; thence southerly along the arc, through a central angle of 11°11'09", a distance of 380.80 feet; thence South 08°22'51" East, a distance of 26.88 feet; thence South 60°40'31" East, a distance of 648.27 feet; thence South 29°28'08" West, a distance of 20.00 feet; thence North 60°40'31" West, a distance of 99.97 feet; thence South 29°31'01" West, a distance of 337.54 feet; thence South 05°44'05" East, a distance of 2.27 feet; thence South 60°30'00" East, a distance of 48.69 feet; thence South 29°28'19" West, a

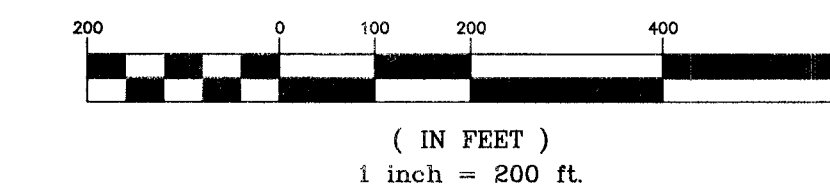
distance of 16.00 feet; thence North 60°30'00" West, a distance of 37.40 feet; thence South 05°44'05" East, a distance of 59.36 feet; thence South 60°30'00" East, a distance of 112.24 feet; thence South 29°30'00" West, a distance of 16.00 feet; thence North 60°30'00" West, a distance of 120.52 feet; thence North 05°44'05" West, a distance of 94.59 feet; thence North 29°31'01" East, a distance of 342.57 feet; thence North 60°40'31" West, a distance of 115.62 feet; thence South 29°29'54" West, a distance of 99.25 feet; thence North 60°39'06" West, a distance of 20.00 feet; thence North 29°20'54" East, a distance of 99.24 feet; thence North 60°40'31" West, a distance of 388.92 feet; thence North 40°50'59" West, a distance of 24.34 feet; thence North 08°22'51" West, a distance of 32.50 feet to the point of curve of a non tangent curve to the right, of which the radius point lies South 80°42'08" East, a radial distance of 1,970.50 feet and having a chord bearing of North 14°50'56" East, 381.22 feet; thence northerly along the arc, through a central angle of 11°06'07", a distance of 381.81 feet; thence North 01°23'28" East, a distance of 64.68 feet to said Easterly Right-of-Way line and point of curve of a non tangent curve to the right, of which the radius point lies South 67°50'33" East, a radial distance of 1,992.50 feet and having a chord bearing of North 22°56'26" East, 54.45 feet; thence northeasterly along said Easterly Right-of-Way line and arc, through a central angle of 01°33'57", a distance of 54.45 feet to the point of beginning.

### MAP LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE
- SECTION CORNER MONUMENT
- LEAD PLUG
- BOUNDARY CORNER



### GRAPHIC SCALE



### LEGAL DESCRIPTION

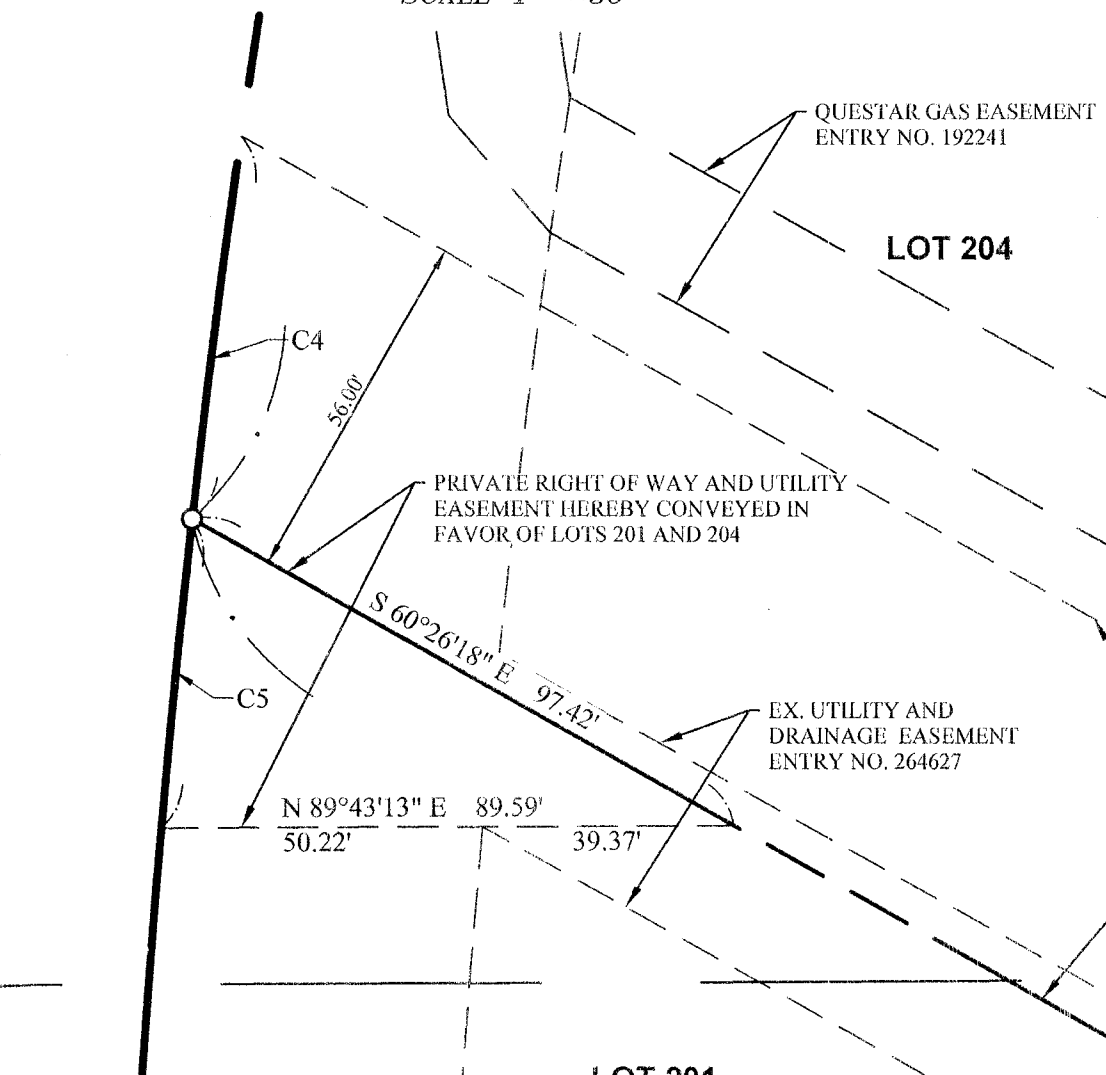
ALL OF LOT 103, UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 - AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER AS ENTRY NO. 264627; SAID LOT 103 BEING LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 103, UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 AMENDED; SAID POINT BEING NORTH 00°08'47" WEST 1406.39 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, AND NORTH 90°00'00" WEST 1384.66 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT OF BEGINNING BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF INDUSTRIAL LOOP ROAD, AND BEING ON A POINT OF CURVATURE WITH A NON-TANGENT 1992.50 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 57° 06' 30" EAST; AND RUNNING THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2167.21 FEET (HAVING A CHORD OF NORTH 1°43'54" WEST 2061.95 FEET); (2) NORTH 29°25'41" EAST 1240.38 FEET; THENCE SOUTH 60°30'36" EAST 975.16 FEET; THENCE SOUTH 29°12'25" WEST 1548.89 FEET; THENCE SOUTH 60°28'05" EAST 83.37 FEET; THENCE SOUTH 29°20'01" WEST 1454.76 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2,526,030 SQUARE FEET OR 57.99 ACRES, IN 4 LOTS

### DETAIL A

SCALE 1" = 30'



Curve #	Length	Radius	Delta	Bearing	Chord
C1	2167.21	1992.50	62°19'11"	N1°43'54"W	2061.95
C2	1367.18	1992.50	39°18'51"	N13°14'04"W	1340.52
C3	800.03	1992.50	23°00'19"	S17°55'32"W	794.66
C4	60.52	1992.50	1°44'25"	S7°17'34"W	60.51
C5	48.74	1992.50	1°24'06"	S5°47'19"W	48.74
C6	25.02	1942.52	0°44'17"	S29°03'26"W	25.02
C7	499.25	1942.50	14°43'33"	S13°19'36"W	497.88
C8	1234.99	1942.50	36°25'37"	S13°03'20"E	1214.29
C9	198.38	1992.50	5°42'16"	S26°34'33"W	198.30
C10	547.20	1992.50	15°44'06"	S14°17'25"W	545.48

C:\Users\lindal\OneDrive\Documents\ACAD\LOT 103 Amended Plat 2.dwg, Dec 10, 2021 - 4:57pm

**TOOELE COUNTY RECORDER**  
 NO. 563634  
 STATE OF UTAH, COUNTY OF TOOELE, RECORDED  
 & FILED AT THE REQUEST OF David Gumucio  
 DATE 12/30/21 TIME 10:31 am BOOK 21 PAGE 115  
 SHEET: 2 of 2  
 FEE \$ 110.00  
 Raysha Lim Deputy  
 TOOELE COUNTY RECORDER

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Ninigret Depot Subdivision No. 2

(Amending and Resubdividing Lot 103 of Utah Industrial Depot Subdivision No. 1 – Amended)

Final Plat – Tooele City, Utah

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS NINIGRET DEPOT SUBDIVISION No. 2 (AMENDING AND RESUBDIVIDING LOT 103 OF UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 – AMENDED) THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE CITY ALL OF THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 14<sup>th</sup> Dec A.D., 2021

[Handwritten signature of James E. Sorensen]

PRINT NAME: JAMES E. SORENSEN, CEO

AS AUTHORIZED MEMBER FOR EUROPARTNERS, INC.,

ACKNOWLEDGMENT

ON THE 14<sup>th</sup> DAY OF December A.D., 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Denver IN SAID STATE OF Colorado THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT James E. Sorensen SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 7/18/2024

Valerie L. Walters
NOTARY PUBLIC
RESIDING IN Denver, CO

