

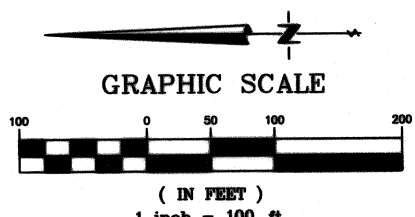
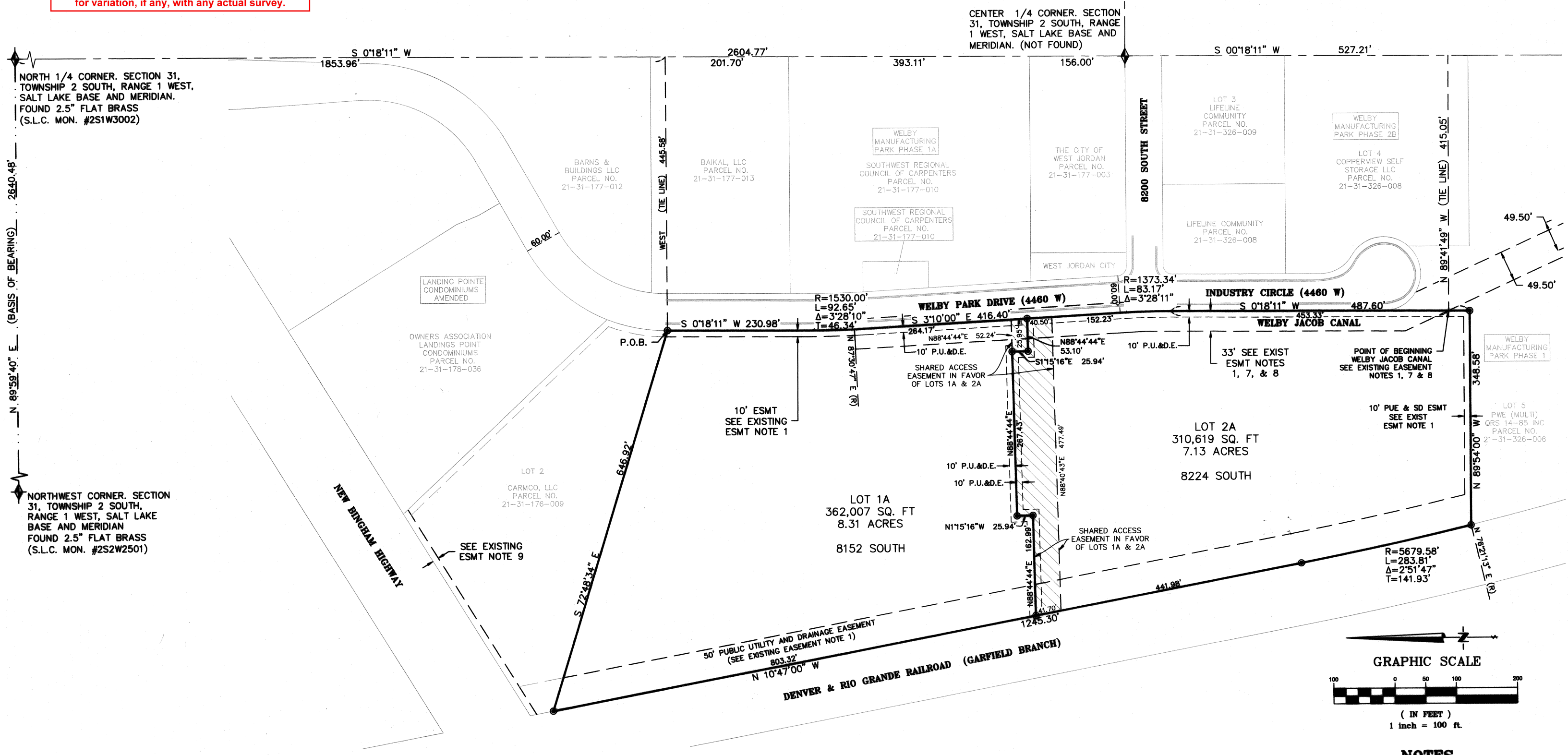
WELBY MANUFACTURING PARK PHASE 4, SECOND AMENDMENT OF PHASE 3, LOT 1

LOCATED IN
NW 1/4 & SW 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
VOX NUTRITION, INC

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFICS FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUGGELL, UNLESS OTHERWISE SPECIFIED ON THE 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.



NOTES

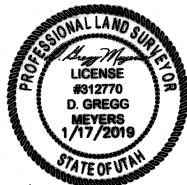
- THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C0430C, BEARING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- THE SUBJECT AREA LIES WITHIN THE HORIZONTAL ZONE OF THE AIRPORT OVERLAY ZONE.
- WELBY PARK DRIVE AND INDUSTRY CIRCLE ARE 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAYS.

BASIS OF BEARING

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, T.2S., R.1W., S.L.B.M.; BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS N 89°59'40" E.

SURVEYOR'S OPINION

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE U.S. MODEL STANDARD OF PRACTICE FOR BOUNDARY SURVEYS, THE UTAH STATE CODE AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNERS OF THIS TRACT. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 10-24-2018. THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



1/17/2019
D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

LOT 1, WELBY MANUFACTURING PARK SUBDIVISION, PHASE 3 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
LESS AND EXCEPTING THAT PORTION OWNED IN FEE BY WELBY JACOB WATER USERS COMPANY, FORMERLY KNOWN AS PROVO RESERVOIR COMPANY, A UTAH CORPORATION.
CONTAINS 672,626 SQ FT OR 15.44 ACRES, MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS WELBY MANUFACTURING PARK PHASE 4, SECOND AMENDMENT OF PHASE 3, LOT 1, DO HEREBY DEDICATE FOR PERPETUAL USE OF ALL THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF I HAVE/HAS HEREUNTO SET forth THIS 1st DAY OF January A.D., 2019

BY: Charles E. Bates ITS: Member
WELBY PARK, LLC
A UTAH LIMITED LIABILITY COMPANY
PRINT NAME: Charles E. Bates
PRINT TITLE: Member

LIMITED LIABILITY COMPANY

STATE OF Utah } S.S.
COUNTY OF Salt Lake

ON THE 1 DAY OF February, 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Charles E. Bates WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF WELBY PARK, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT OF WELBY PARK, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: Lynne Ridman MY COMMISSION EXPIRES: 11/14/2020
NOTARY PUBLIC FULL NAME: Lynne Ridman A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER: 697301 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND LOT 1, WELBY MANUFACTURING PARK SUBDIVISION, PHASE 3 AMENDED PLAT. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.
THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUGGELL, INC. FOR REVIEW AND CONSIDERATION.
WELBY MANUFACTURING PARK, PHASE 3, RECORDED MAY 15, 2002, AS ENTRY NO. 8234341, IN BOOK 2002P, AT PAGE 107
WELBY MANUFACTURING PARK, PHASE 3 AMENDED, RECORDED APRIL 19, 2007, AS ENTRY NO. 10072419, IN BOOK 2007P, AT PAGE 173

EXISTING EASEMENT NOTES

- EASEMENTS AND NOTES AS SHOWN ON WELBY MANUFACTURING PARK, PHASE 3 AMENDED, ACCORDING TO THE OFFICIAL PLAT. (AS SHOWN)
- EASEMENT RECORDED SEPTEMBER 8, 1902 IN FAVOR OF TELLURIDE POWER COMPANY, AS ENTRY NO. 161381 IN BOOK 6-C OF DEEDS, AT PAGE 287, (UNDISCLOSED LOCATION)
- EASEMENT RECORDED MARCH 16, 1905 IN FAVOR OF UTAH INDEPENDENT TELEPHONE COMPANY, AS ENTRY NO. 192137 IN BOOK 6U, AT PAGE 169, (UNDISCLOSED LOCATION)
- AGREEMENT BY AND BETWEEN THE STATE OF UTAH AND PROVO RESERVOIR WATER USERS, SUBJECT TO THE STATED TERMS AND CONDITIONS, RECORDED NOV. 10, 1956, AS ENTRY NO. 1511417, IN BOOK 1364, AT PAGE 172. ((BLANKET IN NATURE OVER THE PROVO WATER USERS CANAL LOCATED IN SEVERAL SECTIONS INCLUDING THE SW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4, AND THE E 1/2 OF THE NW 1/4 OF SECTION 31, T2S, R1W, S.L.B.M. UNDISCLOSED LOCATION))
- EASEMENT, DATED MAY 31, 1956, IN FAVOR OF THE STATE OF UTAH, RECORDED NOVEMBER 10, 1956, AS ENTRY NO. 1511421, IN BOOK 1364, AT PAGE 183, OF OFFICIAL RECORDS. ((BLANKET IN NATURE OVER THE PROVO WATER USERS CANAL LOCATED IN SEVERAL SECTIONS INCLUDING THE SW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4, AND THE E 1/2 OF THE NW 1/4 OF SECTION 31, T2S, R1W, S.L.B.M. UNDISCLOSED LOCATION))
- AVIGATION EASEMENT AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF SALT LAKE CITY CORPORATION, RECORDED NOVEMBER 3, 1997, AS ENTRY NO. 6779975, IN BOOK 7797, AT PAGE 2799. ((BLANKET IN NATURE OVER ENTIRE PARCEL))
- AGREEMENT COVERING THE RELOCATION OF THE WELBY CANAL AND CONSTRUCTION OF RELATED WATER DELIVERY FACILITIES WITHIN THE WELBY MANUFACTURING PARK, RECORDED JANUARY 20, 1999, AS ENTRY NO. 7227586, IN BOOK 8233, AT PAGE 1406, AND IN DOCUMENT RECORDED FEBRUARY 17, 1999, AS ENTRY NO. 7258045, IN BOOK 8248, AT PAGE 8243, OF OFFICIAL RECORDS. (AS SHOWN)
- NOTICE OF INTEREST IN CANAL PROPERTY EASEMENT, RECORDED NOVEMBER 1, 1999, AS ENTRY NO. 7502870, IN BOOK 8320, AT PAGE 1076, OF OFFICIAL RECORDS. (APPEARS ALIGNMENT WAS ADJUSTED LOCATION OF WELBY JACOB CANAL RIGHT OF WAY AS SHOWN ON WELBY MANUFACTURING PARK, PHASE 3 AMENDED)
- EASEMENT, IN FAVOR OF THE CITY OF WEST JORDAN, UTAH, RECORDED NOVEMBER 24, 2000, AS ENTRY NO. 7766708, IN BOOK 8403, AT PAGE 193. (AS SHOWN)

WELBY MANUFACTURING PARK PHASE 4, SECOND AMENDMENT OF PHASE 3, LOT 1

LOCATED IN
NW 1/4 & SW 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
VOX NUTRITION, INC
SHEET 1 OF 1

RECORDED# 12950274

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF West Jordan City
DATE 3/15/2019 TIME 1:34pm BOOK 2019P PAGE 34
FEE \$ 39.00 CHIEF DEPUTY, SALT LAKE COUNTY RECORDER
FEE \$ 32.00 CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

OWNERS/APPLICANT/DEVELOPER:
KRISTOPHER BEVANS,
PARASOL GROUP INC.,
WELBY PARK, LLC,
8152 S WELBY PARK DR,
WEST JORDAN, UTAH 84088

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 30 DAY OF January, 2019, BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
Chana Hays
SALT LAKE VALLEY HEALTH DEPARTMENT

COMCAST CABLE
APPROVED THIS 30 DAY OF January, A.D. 2019
E. V. S. S. S.
COMPANY OFFICER

CENTURY LINK
APPROVED THIS 31 DAY OF January, A.D. 2019
Brian White
COMPANY OFFICER

WELBY JACOB WATER USERS CO.
APPROVED THIS 29th DAY OF January, A.D. 2019
BY: Daniel Lehmit ITS: President
WELBY JACOB WATER USERS COMPANY, A UTAH NON-PROFIT CORPORATION

BUSH & GUGGELL, INC
ENGINEERS - PLANNERS - SURVEYORS
666 East 4500 South, Ste 100
Salt Lake City, Utah 84107
Phone (801) 965-8194
FAX (801) 965-8185
www.bushandguggell.com
DATE: 1-15-2019
182060FP AMD

ROCKY MOUNTAIN POWER
APPROVED THIS 30 DAY OF January, A.D. 2019
John P. Smith
COMPANY OFFICER

DOMINION ENERGY
APPROVED THIS 29 DAY OF Jan, A.D. 19
Vale Sneed
COMPANY OFFICER

CITY PLANNING COMMISSION
APPROVED THIS 13 DAY OF FEBRUARY, A.D. 2019 BY THE WEST JORDAN CITY PLANNING COMMISSION
W. J. Smith
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED
W. J. Smith 12/15/19
WEST JORDAN CITY ENGINEER

APPROVAL AS TO FORM
APPROVED THIS 8th DAY OF March, A.D. 2019
Anna J. Manning
Asst. WEST JORDAN CITY ATTORNEY

WEST JORDAN CITY MAYOR
PRESENTED TO THE WEST JORDAN CITY MAYOR THIS 8th DAY OF March, A.D. 2019, AT WHICH TIME SAID SUBDIVISION WAS APPROVED AND ACCEPTED.
Anna J. Manning
WEST JORDAN CITY MAYOR

21-31-176-010

21-31-12,32

832.00