

MORGAN VALLEY INDUSTRIAL PARK 1ST AMENDMENT

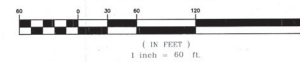
AMENDING LOTS 1-R & 2-R

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST
AND THE SOUTHWEST QUARTER OF SECTION 25 TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE S.L.B.&M.
MORGAN, MORGAN COUNTY, UTAH



May 24, 2023

GRAPHIC SCALE



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- PUBLIC UTILITY EASEMENT
- FENCE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- STORM WATER EASEMENT
- ROADWAY DEDICATION
- FOUND REBAR
- SECTION MONUMENT
- SET 3/4" REBAR W/CAP

THE PURPOSE OF THIS AMENDMENT IS TO COMBINE PARCELS 00-0075-0671 AND 00-0075-0672 WHICH ARE LOTS 1-R & 2-R OF MORGAN VALLEY INDUSTRIAL PARK SUBDIVISION. THE NEW LOT IS NO LONGER RESTRICTED

Record Owners: TIPS PROPERTIES OF UTAH LLC
375 East 400 North
Morgan, Utah 84050

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: MORGAN VALLEY INDUSTRIAL PARK 1ST AMENDMENT AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Amendment Boundary

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST AND THE SOUTHWEST QUARTER OF SECTION 25 TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 400 NORTH STREET LOCATED NORTH 83°24'39" EAST, A DISTANCE OF 390.70 FEET FROM THE BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH THE REBAR MONUMENTING THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00°47'27" WEST, A DISTANCE OF 5321.50 FEET; THENCE NORTH 89°00'00" WEST, A DISTANCE OF 402.50 FEET; THENCE NORTH 32°00'00" EAST, A DISTANCE OF 507.50 FEET TO A POINT ON WESTERLY RIGHT-OF-WAY LINE OF 400 EAST STREET; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°00'00" EAST, A DISTANCE OF 185.24 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 1°11'43"; (2) SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 84.79 FEET WITH A LONG CHORD BEARING SOUTH 48°54'08" EAST, A DISTANCE OF 84.43 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 333.00 FEET AND A CENTRAL ANGLE OF 10°29'53"; (3) SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 61.01 FEET WITH A LONG CHORD BEARING SOUTH 45°03'13" EAST, A DISTANCE OF 60.93 FEET; THENCE SOUTH 87°59'59" EAST, A DISTANCE OF 164.51 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 12°00'00" WEST, A LONG SAID LINE A DISTANCE OF 480.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.60 ACRES IN ONE LOT



LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Morgan ss.
COUNTY OF EACH

ON THIS 23 DAY OF January, 2024, MARCUS BLACKBURN, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS A MEMBER OF TIPS PROPERTIES OF UTAH, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE PLAN.

Wanda Kay Adams, State of Utah

NOTARY PUBLIC
Wanda Kay Adams
SIGNATURE: Wanda Kay Adams
A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME) - Mar 19, 2024
COMMISSION NUMBER - EXPIRES (SEAL)

Survey File # 3001088

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HEREINAFTER KNOWN AS THE "MORGAN VALLEY INDUSTRIAL PARK 1ST AMENDMENT". FURTHER, WE DEDICATE THE PORTION OF PROPERTY THAT LIES WITHIN 50' OF THE CENTERLINE OF THE ROADWAY SHOWN AS 400 EAST STREET TO MORGAN CITY FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO THE CITY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF SAID ROADWAY. WE ALSO CONVEY ANY OTHER EASEMENTS AS SHOWN ON THE PLAN TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES

1/3/2024 Date
M. Blackburn, Member
TIPS Property of Utah LLC
(Marcus Blackburn, Member)

GENERAL NOTES:
1. There shall be no access to the property from 400 East Street

SHEET 1 OF 1

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.

MORGAN CITY COUNCIL
PRESENTED TO THE MORGAN CITY COUNCIL THIS 23rd day of January, A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

S. Gab Mayor
Devine Woods Attest

MORGAN CITY ENGINEER'S APPROVAL
I CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

January 4, 2024 Date
Matthew Washington Morgan City Engineer

MORGAN CITY ATTORNEY APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND APPROVE THE PLAN AS TO FORM AS REQUIRED BY STATE LAW AND MORGAN CITY ORDINANCE.

1/11/2024 Date
Morgan City Attorney

MORGAN CITY PLANNING COMMISSION
THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON THE 16th DAY OF JANUARY, 2024.

DATED THIS 16th DAY OF JANUARY, 2024
Chair

FORESIGHT LAND SURVEYING
2005 North 600 West, Logan, Utah
435-753-1910
Project No. 22-214 Amendment Prepared by JH, 5/24/23

MORGAN COUNTY RECORDER
ENTRY NO. 1155071 FEE PAID \$52.00
FILED FOR RECORD AND RECORDED
JANUARY 19th 2024 AT 9:40 AM
IN BOOK 302 OF THE OFFICIAL RECORDS, PAGE 524

RECORDED FOR Total Integrated Panel Systems of Utah LLC
Brenda Nelson Morgan County Recorder
By: Jessica Mikereff Deputy.