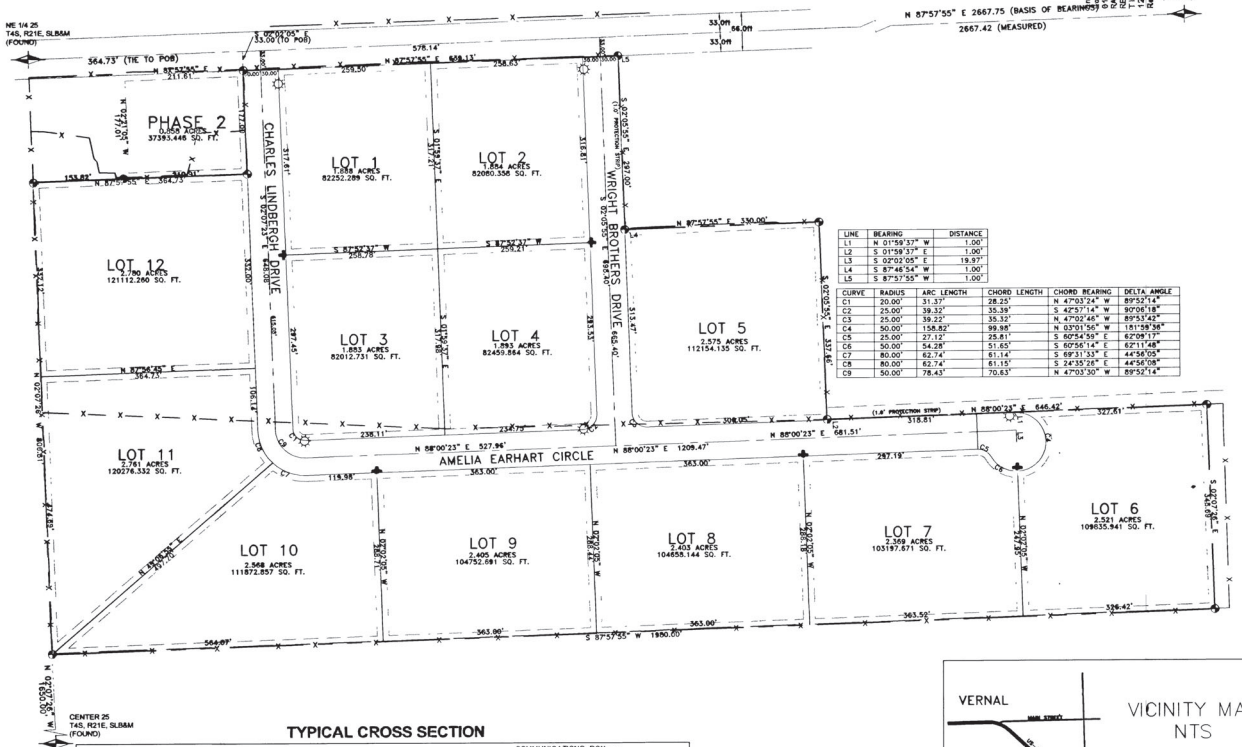
WINDER INDUSTRIAL SUBDIVISION PHASE 1

FINAL PLAT AN INDUSTRIAL SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE & MERIDIAN

Entry 2007011107
Book 1054 Page 951
$42.00
09:19
RANDY SIMMONS
RECORDER, UINTAH COUNTY, UTAH
TIMPANOGOS LAND AND DEVELOPMENT, LLC
1226 W SOUTH JORDAN PKWY STE. D & JORDAN
Rec by: EILENE ACCUTITLE GROUP , DEPUTY



LINE	BEARING	DISTANCE
L1	N 01°59'57" W	1.00'
L2	S 01°59'57" E	1.00'
L3	S 02°02'05" E	19.97'
L4	S 87°46'54" W	1.00'
L5	S 87°57'55" W	1.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.37'	28.25'	N 47°03'24" W	89°52'14"
C2	25.00'	39.32'	35.39'	S 42°57'14" W	90°06'18"
C3	25.00'	39.22'	35.32'	N 47°02'46" W	89°53'42"
C4	50.00'	158.82'	99.88'	N 03°01'56" W	181°59'36"
C5	25.00'	27.12'	25.81'	S 60°54'59" E	62°09'17"
C6	50.00'	54.28'	51.65'	S 60°56'14" E	62°11'48"
C7	80.00'	62.74'	61.14'	S 69°31'33" E	44°56'05"
C8	80.00'	62.74'	61.15'	S 24°35'26" E	44°56'08"
C9	50.00'	78.43'	70.63'	N 47°03'30" W	89°52'14"

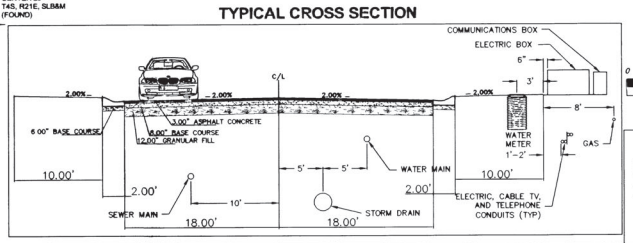
NOTES:

1 ALL DRAINAGE SWALES SHALL BE MAINTAINED, AND KEPT FREE OF OBSTRUCTIONS BY THE PROPERTY OWNER

2 NO FENCES OR OTHER CONSTRUCTION SHALL DECREASE THE SLOPES OF OR OBSTRUCT THE FLOW OF THE DRAINAGE SWALES

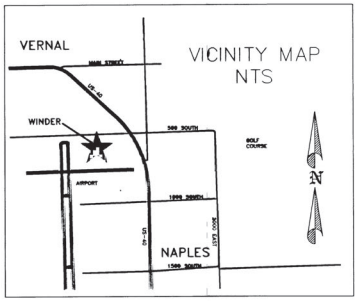
3 THE WINDER INDUSTRIAL SUBDIVISION SITUATED AT 1014 EAST 500 SOUTH, IN NAPLES CITY, UINTAH COUNTY, STATE OF UTAH, CONSISTING OF APPROXIMATELY 31 ACRES, WHICH IS BEING CONVEYED INTO 13 INDIVIDUAL LOTS, WHICH LIES WITHIN 0.1 MILES OF THE UINTAH COUNTY MUNICIPAL AIRPORT, MAY BE SUBJECTED TO AIRCRAFT OVERFLIGHT BOTH NOW AND IN THE FUTURE. AIRPORT OPERATIONS ARE EXPECTED TO INCREASE AND THE TYPES OF AIRPLANE OPERATING AT THE AIRPORT MAY CHANGE AS INDUSTRY AND COMMUNITY NEEDS CHANGE, AS THE SAME IS SHOWN AND DEPICTED ON THE OFFICIAL ZONING MAPS

TYPICAL CROSS SECTION



Scale 1" = 100'

VICINITY MAP
NTS



LEGEND

- FOUND MONUMENT
- FOUND REBAR
- FOUND SPINDLE
- CALCULATED CORNER
- SECTION LINE
- SUBDIVISION BOUNDARY
- LOTLINES
- STREET ROW
- STREET CL
- PUBLIC UTILITY EASEMENTS
- PROPOSED FUTURE PHASE
- FIRE HYDRANT
- STREET LIGHT

City Attorney

I have examined the proposed plat of the Winder Industrial Subdivision and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

September 27, 2007
Date

City Attorney

Tri-County Health

I, [illegible], have examined the proposed plat of the Winder Industrial Subdivision and in my opinion it conforms with Tri-County Health Ordinances applicable thereto and now in force and effect.

DATED this 21 day of September 2007

[illegible]
State License No 269511-05

SURVEYOR'S CERTIFICATE:

I, C. DeNile McKenna, do hereby certify that I am a Registered Land Surveyor, and the I hold certificate No. 156790 as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this map, and that the same has been correctly surveyed as shown on this map known as:

WINDER INDUSTRIAL SUBDIVISION PHASE 1

#156790 C. DENILE McKENNA REGISTERED LAND SURVEYOR STATE OF UTAH

LEGAL DESCRIPTIONS

PHASE 1 BOUNDARY
Township 4 South, Range 21 East, Salt Lake Base and Meridian Section 25

Beginning at a point on the North line of the Right-of-Way for 500 South Street, which bears North 87°57'55"East 364.73 feet, along the North line of the Northeast quarter of the Northeast quarter of said Section 25 , and South 02°02'23" East 33.00 feet from the North Quarter corner of said Section 25, thence North 87°57'55" East along the said North line 639.13 feet, thence South 02°00'50" East parallel to the east line of the said Northwest quarter Northeast quarter 297.00 feet, thence North 87°57'55" East parallel to the North line of the Northeast quarter 330.00 feet to the said East line of the Northwest quarter Northeast quarter, thence south 02°00'50" East along the said East line of the Northwest quarter Northeast quarter 337.66 feet to the Southwest corner of the North half Northeast quarter Northeast quarter of said section, thence North 88°00'23" East along the South line of the said North half Northeast quarter Northeast quarter 646.42 feet, thence South 02°07'26"East parallel to the said West line of the Northeast quarter 348.69 feet, thence South 87°57'55" West parallel to the said North line of the Northeast quarter 1950.00 feet to a point on the said West line of the Northeast quarter which bears North 02°07'26" West 1650.00 feet from the center quarter corner of said section, thence North 02°07'26" West along the said West line of the Northeast quarter 806.81 feet to a point which bears South 02°07'26" East 210.00 feet from the said North quarter corner, thence North 87°57'55" East parallel to the said North line of the Northeast quarter 364.73 feet, thence North 02°07'26" West parallel to the said West line of the Northwest quarter 177.00 feet to the point of beginning

Contains 31.567 acres more or less

Basis of bearings is the North line of the Northeast quarter of said Section which is taken from the Uintah County Surveyor's section breakdown to bear North 87°57'55" East

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF THE NE 1/4 OF SECTION 25 TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 87°57'55" EAST

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

WINDER INDUSTRIAL SUBDIVISION PHASE 1

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT INTENDED FOR PUBLIC USE THIS DEDICATION SHALL WARRANT, DEFEND AND SAVE THE CITY HARMLESS AGAINST EASEMENTS OR OTHER ENCUMBRANCES ON ANY AREA DEDICATED FOR PUBLIC USE OR INTENDED IN WITNESS FOR PUBLIC USE WHICH, WILL INTERFERE WITH THE INTENDED USE , MAINTENANCE AND OPERATION OF SAID AREAS IN WITNESS WE HAVE HITHERTO SIGNED THIS PLAT, THIS DAY OF _____ 20 ____ A.D

TIMPANOGOS LAND AND DEVELOPMENT, LLC
R SPENCE SMITH (AGENT)

TIMPANOGOS LAND AND DEVELOPMENT, LLC
CLARK J COLLEDGE (AGENT)

ACKNOWLEDGMENT:

STATE OF UTAH,
COUNTY OF Uintah

ON THE 20 DAY OF September, 2007 PERSONALLY APPEARED BEFORE ME IN THE STATE OF UTAH,

R. SPENCE SMITH, WHO BEIGN DULY SWORN BY ME DID SAY THAT HE IS THE AGENT OF TIMPANOGOS LAND AND DEVELOPMENT, LLC

WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THAT THE HE DEDICATED THIS PLAT, AND THAT THE FOREGOING PLAT WAS DULY AUTHORIZED BY THE LLC AT A LAWFUL MEETING HELD OR BY AUTHORITY OF ITS BY-LAWS AND SIGNED IN BEHALF OF SAID LLC

NOTARY PUBLIC

MY COMMISSION EXPIRES June 24, 2010

ACKNOWLEDGMENT:

STATE OF UTAH,
COUNTY OF Uintah

ON THE 20 DAY OF September, 2007 PERSONALLY APPEARED BEFORE ME IN THE STATE OF UTAH,

CLARK J COLLEDGE, WHO BEIGN DULY SWORN BY ME DID SAY THAT HE IS THE AGENT OF TIMPANOGOS LAND AND DEVELOPMENT, LLC

WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THAT THE OWNERS DEDICATED THIS PLAT, AND THAT THE FOREGOING PLAT WAS DULY AUTHORIZED BY THE LLC AT A LAWFUL MEETING HELD OR BY AUTHORITY OF ITS BY-LAWS AND SIGNED IN BEHALF OF SAID LLC

NOTARY PUBLIC

MY COMMISSION EXPIRES June 24, 2010

NAPLES CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 25th DAY OF September A.D. 20 07 BY THE NAPLES CITY PLANNING AND ZONING COMMISSION

CHAIRPERSON

NAPLES CITY ENGINEER

APPROVED THIS 20th DAY OF September A.D. 20 07 BY THE NAPLES CITY ENGINEER

ENGINEER

COUNTY RECORDERS NO.

STATE OF UTAH, COUNTY OF UINTAH, RECORDER AND FILED AT THE REQUEST OF

DATE TIME BOOK PAGE

FEE $ UINTAH COUNTY RECORDER

UINTAH COUNTY FIRE DEPARTMENT

APPROVED THIS 20th DAY OF September A.D. 20 07 BY THE UINTAH COUNTY FIRE DEPARTMENT

FIRE MARSHALL

ASHLEY VALLEY WATER AND SEWER

APPROVED THIS 20 DAY OF Sept A.D. 20 07 BY THE ASHLEY VALLEY WATER AND SEWER

SIGNED

NAPLES CITY COUNCIL APPROVAL

PRESENTED TO THE NAPLES CITY COUNCIL THIS 27 DAY OF SEPTEMBER A.D. 2007 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR ATTEST

NO.	REVISION	DATE
	RELEASED TO CLIENT	

MCADS
McKenna Construction & Development Services, LLC
585 West 200 North, Suite E-14
Vernal, Utah 84078
435-781-8709
INDEPENDENCE - VERSATILITY - SERVICE

OWNERS: ANASAZI CUSTOM HOMES AND DEVELOPMENT	PROJECT NAME: WINDER INDUSTRIAL SUBDIVISION PHASE 1		DATE: 7/4/06
LOCATION: 1014 EAST 500 SOUTH	DRAWN: GJM	CHECKED	PROJECT NUMBER	SCALE: 1"=100'
NAPLES, UTAH	FILE NAME: C:\MCDSPROJECTS\WINDER\SUB.DWG			SHEET: 1 OF 1

AutoCad 2007