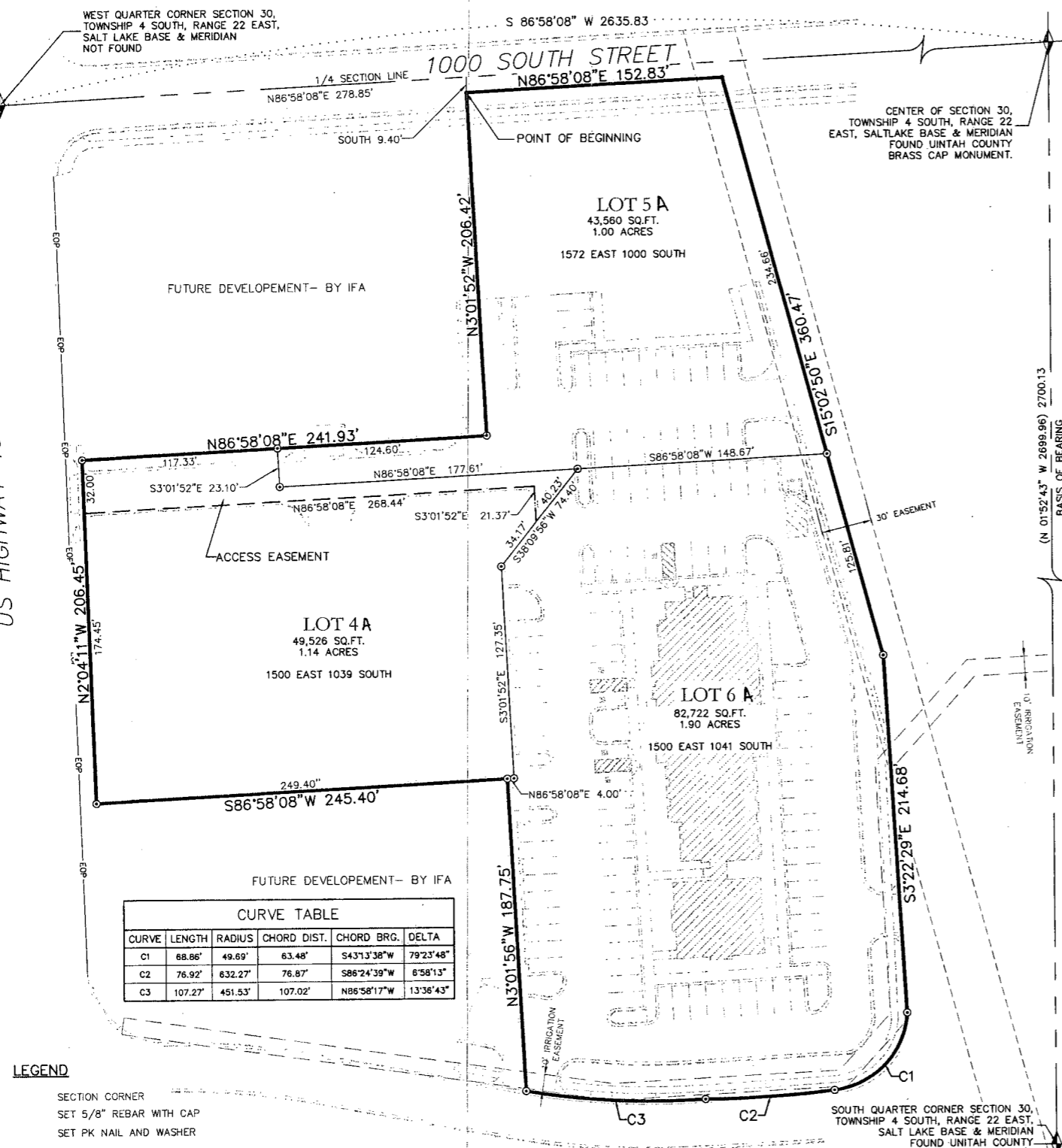


Entry 2022008303  
Book 1801 Page 180  
09-NOV-22 02:22  
RECORDED BY: BRENDA McDONALD  
RECORDERS: UTAH COUNTY, UTAH  
DAVID L HANEY

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.

**IFA COMMERCIAL SITE  
PLAT "B" AMENDED LOT 2**  
A SUBDIVISION OF LOT 2, IFA COMMERCIAL SITE PLAT "B"

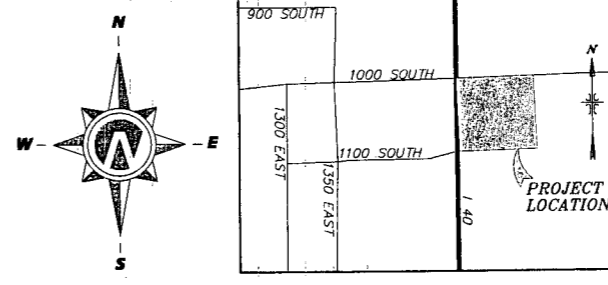
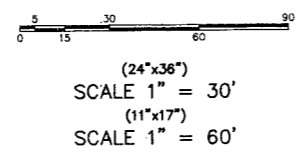


**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	68.86'	49.69'	63.48'	S43°13'38"W	79°23'48"
C2	76.92'	632.27'	76.87'	S86°24'39"W	8°58'13"
C3	107.27'	451.53'	107.02'	N86°58'17"W	13°36'43"

**LEGEND**

- SECTION CORNER
  - SET 5/8" REBAR WITH CAP
  - SET PK NAIL AND WASHER
  - PROPERTY BOUNDARY
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - EASEMENT
  - EXISTING DEED LINE
  - EDGE OF PAVEMENT
- OWNER/DEVELOPER  
WILLOW SPRINGS DEVELOPMENT, LLC  
MIKE MORLEY  
775 WEST 1200 NORTH, SUITE 100  
SPRINGVILLE, UTAH 84663



**SURVEYOR'S CERTIFICATE**

I, KENNETH E. BARNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NO. 127282 AND DO HEREBY CERTIFY THAT THE BELOW DESCRIBED PLAT HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOREGOING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM THE RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE AND OF A SURVEY MADE ON THE GROUND, I HAVE THE UTAH COUNTY ZONE REQUIREMENTS. THE LOTS DESCRIBED HEREON COMPLY WITH THE UTAH COUNTY ZONE REQUIREMENTS.

DATED THIS 15th DAY OF August, 2022.

*Kenneth E. Barney*  
KENNETH E. BARNEY, PLS  
STATE OF UTAH

GENERAL NOTES:  
1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND UTAH COUNTY BRASS CAP MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER AND THE CENTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 22 EAST, SALT LAKE BASE & MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND UTAH COUNTY BRASS CAP MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER AND THE CENTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 22 EAST, SALT LAKE BASE & MERIDIAN AS SHOWN ON THIS SURVEY PLAT.
- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR FIELD MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A CLOSED DRAIN PIPELINE, STRUCTURES AND APPURTENANCES AND INCIDENTAL PURPOSES, AS GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENTS RECORDED AUGUST 31, 1971 AS ENTRY NO. 126787 IN BOOK 170 AT PAGE 638 AND RECORDED SEPTEMBER 10, 1971 AS ENTRY NO. 126780 IN BOOK 171 AT PAGE 54 OF OFFICIAL RECORDS.
- NEW EASEMENTS ARE SHOWN ON THIS PLAT WITH THE CENTERLINE OF EACH EASEMENT. THE WIDTH AND TYPE OF EACH EASEMENT IS SHOWN IN THE LEGEND. THE EASEMENT WIDTH REFERS TO TOTAL WIDTH CENTERED ON THE CENTERLINE. TIES TO POINTS ON THE EASEMENT ARE SHOWN.
- COMMON ACCESS INCLUDING INGRESS/EGRESS AND PARKING TO BE PROVIDED TO ALL THREE LOTS.

**MAYOR AND CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF IFA COMMERCIAL SITE PLAT "B" AMENDED LOT 2 A SUBDIVISION OF LOT 2 IFA COMMERCIAL SITE PLAT "B" IN NAPLES CITY, WERE DULY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF NAPLES CITY INCORPORATION ON THIS 31 DAY OF OCTOBER, A.D. 2022.

*Neil W. Kelly*  
ATTEST-RECORDER

**CITY ATTORNEY**

I HAVE EXAMINED THE PROPOSED PLAT OF THE IFA COMMERCIAL SITE PLAT "B" AMENDED LOT 2 A SUBDIVISION OF LOT 2 IFA COMMERCIAL SITE PLAT "B" AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

*J. Shedd*  
CITY ATTORNEY  
10-26-2022 DATE

**CITY LAND USE ADMINISTRATOR**

THE NAPLES CITY LAND USE ADMINISTRATOR HEREBY CERTIFIES THAT THE FOREGOING PLAT AND DEDICATION OF IFA COMMERCIAL SITE PLAT "B" AMENDED LOT 2 A SUBDIVISION OF LOT 2 IFA COMMERCIAL SITE PLAT "B" WAS APPROVED BY SAID ADMINISTRATOR THIS 31 DAY OF OCTOBER, A.D. 2022.

*Michelle De...*  
NAPLES CITY LAND USE ADMINISTRATOR

**ASHLEY VALLEY WATER & SEWER**

I, *Brian G...* HAVE EXAMINED THE PROPOSED PLAT AND CONSTRUCTION DRAWINGS OF THE IFA COMMERCIAL SITE PLAT "B" AMENDED LOT 2 A SUBDIVISION OF LOT 2 IFA COMMERCIAL SITE PLAT "B" AND IN MY OPINION IT CONFORMS WITH ASHLEY VALLEY WATER & SEWER ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SEWER & WATER WILL NOW BE PROVIDED TO THE SITE AND ONCE BUILT TO OUR SPECIFICATION AND APPROVED, IT WILL BE MAINTAINED BY US.

DATED THIS 7 DAY OF October, 2022.

*Brian G...*  
SIGNATURE FROM ASHLEY VALLEY WATER & SEWER

**UINTAH COUNTY TREASURER**

THE UTAH COUNTY TREASURER HEREBY CERTIFIES THAT THIS PROPERTY IS FREE & CLEAR OF ALL BACK TAXES. THIS 23 DAY OF August, 2022.

*Walter J. Home*  
DEPUTY UTAH COUNTY TREASURER

**LEGAL DESCRIPTION EXTERIOR BOUNDARY**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 22 EAST, SLB&M, NAPLES, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE N.86°58'08"E. ALONG THE QUARTER SECTION LINE A DISTANCE OF 278.85 FEET; THENCE SOUTH A DISTANCE OF 9.40 FEET TO THE REAL POINT OF BEGINNING; THENCE N.86°58'08"E. A DISTANCE OF 152.82 FEET; THENCE S.15°02'50"E. A DISTANCE OF 360.47 FEET; THENCE S.3°22'29"E. A DISTANCE OF 214.68 FEET TO A POINT OF CURVATURE OF A 49.69-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.86 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 79°23'42" AND A CHORD THAT BEARS S.43°13'42"W. A DISTANCE OF 63.48 FEET TO A POINT OF CURVATURE OF A 632.27-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°58'13" AND A CHORD THAT BEARS S.86°24'39"W. A DISTANCE OF 76.87 FEET TO A POINT OF CURVATURE OF A 451.53-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 107.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°36'43" AND A CHORD THAT BEARS N.86°58'17"W. A DISTANCE OF 107.02 FEET; THENCE N.3°01'52"E. A DISTANCE OF 174.45 FEET; THENCE S.86°58'08"E. A DISTANCE OF 245.40 FEET; THENCE N.02°04'11"W. A DISTANCE OF 206.45 FEET; THENCE N.86°58'08"E. A DISTANCE OF 241.93 FEET; THENCE N.03°01'52"W. A DISTANCE OF 206.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4.04 ACRES OF LAND

BASIS OF BEARING: N.01°52'43"W. ALONG THE QUARTER SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER CORNER OF SAID SECTION 30.

**OWNER'S DEDICATION**

THE UNDERSIGNED OWNER(S) OF THE FOREGOING TRACTS OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, BLOCKS, (PARKS, WALKWAYS) AND STREETS (TURNING CIRCLES, ETC.) AND UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT THEREOF, WHICH IS HEREBY MADE PART HEREOF, AND ASSIGN TO THE LANDS INCLUDED IN SAID PLAT THE NAME OF IFA COMMERCIAL SITE PLAT "B" AMENDED LOT 2 A SUBDIVISION OF LOT 2 IFA COMMERCIAL SITE PLAT "B".

THE UNDERSIGNED OWNERS FURTHER HEREBY DEDICATE, GRANT AND CONVEY TO NAPLES CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED ON SAID PLATS AS (PARKS, WALKWAYS) STREETS, (CIRCLES, ETC. AS THE CASE MAY BE), THE SAME TO BE USED AS PUBLIC THOROUGHFARES, (PARKS, WALKWAYS) FOREVER AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER AND UNDER THE LAND DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AS MAY BE AUTHORIZED BY NAPLES CITY.

DATED THIS 15th DAY OF August, A.D. 2022.

**COMPANY PRESIDENTIAL HOSPITALITY NAPLES, LLC**

*Mike Morley*  
VICE PRESIDENT, MANAGER  
8/15/2022 DATE

**ACKNOWLEDGMENT  
PRESIDENTIAL HOSPITALITY NAPLES, LLC**

STATE OF UTAH, ss.  
COUNTY OF UTAH, ss.

ON THE 15th DAY OF August, A.D. 2022, PERSONALLY APPEARED BEFORE ME MIKE MORLEY WHO BEING DULY SWORN DID SAY THAT HE IS THE MANAGER OF PRESIDENTIAL HOSPITALITY NAPLES, LLC A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNERS' DEDICATION IN BEHALF OF SAID COMPANY AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: *Jennifer L. ...*  
FULL NAME PRINT: JENNIFER L. ...  
COMMISSION NO.: 711180  
EXPIRATION DATE: 3-19-2024  
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF Utah

**IFA COMMERCIAL SITE  
PLAT "B" AMENDED LOT 2**  
A SUBDIVISION OF LOT 2, IFA COMMERCIAL SITE PLAT "B"  
CITY OF NAPLES, UTAH  
LOCATED IN THE WEST HALF OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN

Entry 2022008303  
Book 1801 Page 180 \$56.00  
09-NOV-22 02:22  
BRENDA McDONALD  
RECORDER, UTAH COUNTY, UTAH  
DAVID L HANEY

Rec By: REBECCA ISER, DEPUTY

**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 East 800 North  
Orem, Utah 84097  
Phone: (801) 802-8992  
Fax: (801) 802-8993