

VICINITY MAP
-NTS-

LEGEND

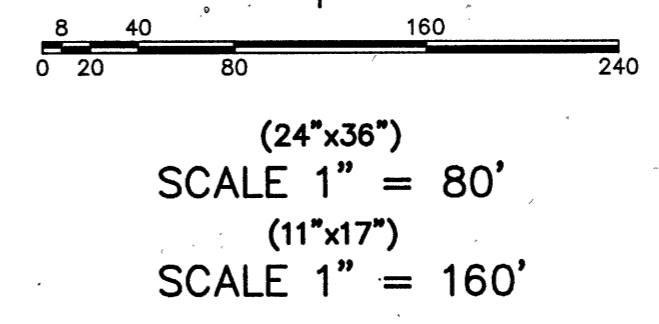
- FOUND BRASS CAP
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DATA TABLE

TOTAL ACREAGE=16.72
 TOTAL # OF LOTS=13
 TOTAL ACREAGE OF LOTS=13.45
 ACREAGE IN ROADS=3.27
 ACREAGE OF OPEN SPACE/PONDS=0.00 ACRES
 LOTS/ACRE=0.78
 ZONING=I-1

OWNER/DEVELOPER
 UTAH AVIATION
 STEVE WILSON
 801-592-9107
 steve@flyutahaviation.com

ENGINEER/SURVEYOR
 ATLAS ENGINEERING
 801-655-0566
 946 E 800 N, SUITE A
 SPANISH FORK, UT 84660



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.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	3.37'	161.50'	3.37'	N62°08'47\"W	1°11'40\"
C2	39.50'	161.50'	39.40'	N54°32'33\"W	14°00'48\"
C3	48.92'	200.00'	48.79'	N54°32'33\"W	14°00'48\"
C4	58.33'	238.50'	58.19'	N54°32'33\"W	14°00'48\"
C5	77.47'	188.50'	76.92'	N35°45'46\"W	23°32'48\"
C6	78.14'	188.50'	77.58'	N12°06'51\"W	23°45'02\"
C7	20.42'	13.00'	18.38'	N45°14'20\"W	90°00'00\"
C8	123.82'	150.00'	120.34'	N23°53'15\"W	47°17'49\"
C9	92.04'	111.50'	89.45'	N23°53'15\"W	47°17'49\"
C11	28.00'	261.50'	27.99'	S86°41'36\"W	6°08'07\"
C12	187.86'	261.50'	183.85'	S63°02'42\"W	41°09'42\"
C13	247.65'	300.00'	240.67'	S66°06'45\"W	47°17'49\"
C14	24.95'	338.50'	24.94'	S87°38'59\"W	4°13'21\"
C15	254.48'	338.50'	248.53'	S64°00'05\"W	43°04'28\"
C26	20.42'	13.00'	18.38'	S44°45'40\"W	90°00'00\"

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N0°00'22\"W	68.69'
L2	S42°27'26\"W	106.14'
L3	S42°27'51\"W	34.31'
L4	N89°45'40\"E	39.71'
L5	S28°27'03\"W	77.00'

- NOTES**
- ZONE I-1.
 - VERTICAL DATA BASED ON NAVD 29.
 - COORDINATE SYSTEM = NAD83.
 - ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTORS SUCCESSORS, HEIRS AND ASSIGNS.
 - SITE IS IN AREA WITH AIRPORT RELATED REQUIREMENTS AND HEIGHT RESTRICTIONS. SEE ATTACHED AIRSPACE SHEET.
 - PER LETTER DATED MARCH 22, 2021 FROM FEDERAL AVIATION ADMINISTRATION, THERE IS NO OBJECTION TO BUILDING CONSTRUCTION WITH A HEIGHT OF 27 FEET.

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE: 11-14-22
 DRAWN BY: DFW

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°26'44\"W 279.01 FEET AND WEST 327.85 FEET FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N47°32'09\"W 514.51 FEET; THENCE N00°00'22\"W 68.69 FEET; THENCE S89°59'38\"W 163.02 FEET; THENCE N50°58'52\"W 206.75 FEET; THENCE S42°27'26\"W 106.14 FEET; THENCE N41°49'31\"W 281.09 FEET; THENCE S42°27'51\"W 34.31 FEET; THENCE N48°23'50\"W 209.86 FEET; THENCE N01°15'54\"W 237.33 FEET; THENCE N89°34'55\"E 791.84 FEET; THENCE N89°58'09\"E 366.18 FEET; THENCE SOUTH 242.19 FEET; THENCE N89°45'40\"E 39.71 FEET; THENCE SOUTH 522.37 FEET; THENCE NORTHWESTERLY 3.37 FEET ALONG THE ARC OF A 161.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 01°11'40\", THE CHORD BEARS N62°08'47\"W 3.37 FEET; THENCE S28°27'03\"W 77.00 FEET; THENCE S02°55'08\"W 204.37 FEET TO THE POINT OF BEGINNING.
 CONTAINS 16.72 ACRES

OWNER'S DEDICATION

(I) WE, WAT Development Group, LLC BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS 21st DAY OF November, A.D. 2022.

MEMBER: Steve Wilson, mgr. STEVEN M WILSON
 MEMBER: WAT DEVELOPMENT GROUP LLC
 MEMBER:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF UTAH
 ON THE 21 DAY OF November, A.D. 2022 PERSONALLY APPEARED BEFORE ME Steven M Wilson WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE Manager OF WAT Development Group THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID WAT Dev. Group BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Manager ACKNOWLEDGED TO ME THAT SAID Manager EXECUTED THE SAME.
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
 COMMISSION NUMBER / EXPIRES: 70328 / 12/01/2022 PRINTED FULL NAME OF NOTARY: Misty Webber

ACCEPTANCE BY LEGISLATIVE BODY

THE Utah COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 15th DAY OF December, A.D. 2022.
 APPROVED: [Signature] APPROVED: [Signature]
 CITY MANAGER CITY ATTORNEY
 APPROVED: [Signature] ATTEST: Tara Allen
 ENGINEER (SEE SEAL) CLERK-RECORDER
 APPROVED: [Signature]
 COMMUNITY DEVELOPMENT DIRECTOR

NORTH AIRPORT INDUSTRIAL PLAT "B"
 AN INDUSTRIAL DEVELOPMENT
 SPANISH FORK, UTAH
 CONTAINING 13 LOTS AND 16.72 ACRES.
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL 	SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	CITY ENGINEER SEAL 	COUNTY RECORDER SEAL
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SEC 2, T8S, R2E, SLB&M TUIED SM

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