

MOFFAT-THOMAS INDUSTRIAL SUBDIVISION

AMENDING LOT 12 OF WOODS CROSS INDUSTRIAL PARK SUBDIVISION, LOCATED IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WOODS CROSS CITY, DAVIS COUNTY, UTAH



327 West Gordon Ave. # 3 Phone: (801) 773-1910
LAYTON, UT 84041 Fax: (801) 773-1925

LINE	BEARING	LENGTH	NAD 83 BEARING
L1	N 00°16'54" W	11.63	N 00°02'47" E
L2	N 12°08'07" E	216.73	N 12°27'48" E
L3	SOUTH	14.51	S 00°19'41" W
L4	N 00°16'54" W	14.53	N 00°02'47" E

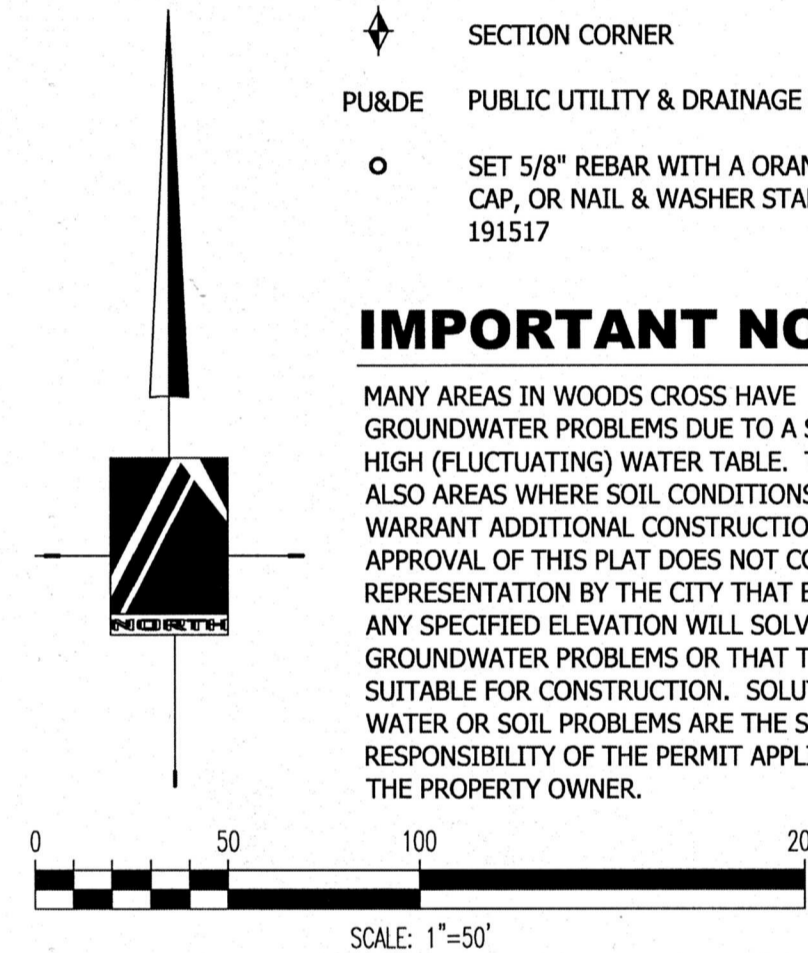
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING	NAD 83 CH. BEARING
C1	60.14	277.50	12°25'01"	60.02	N 05°55'36" E	N 06°15'17" E
C2	111.19	647.50	9°50'21"	111.06	N 07°12'56" E	N 07°32'37" E
C3	38.42	25.00	88°03'24"	34.75	N 46°19'28" E	N 46°39'09" E

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- ◆ NEW CENTERLINE MONUMENT
- ◆ SECTION CORNER
- P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE 191517

IMPORTANT NOTICE

MANY AREAS IN WOODS CROSS HAVE GROUNDWATER PROBLEMS DUE TO A SEASONABLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS OR THAT THE SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS ARE THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND THE PROPERTY OWNER.



DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSION OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. DOMINION MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS-OF-WAY, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS 24 DAY OF FEBRUARY, 2020.
DOMINION ENERGY COMPANY.

BY [Signature]

CITY ENGINEER APPROVAL

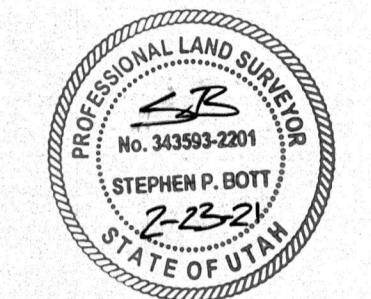
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND FOUND IT TO BE CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE WITH THIS OFFICE.

[Signature] 2/25/21
WOODS CROSS CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER 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 PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: MOFFAT-THOMAS INDUSTRIAL SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

Stephen P. Bott 2/23/2021
STEPHEN P. BOTT DATE
LICENSE NO. 343593-2201



BOUNDARY DESCRIPTION

COMMENCING AT THE WITNESS CORNER TO THE CENTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°16'54" WEST [N 00°02'47" E NAD 83] 85.02 FEET TO THE CALCULATED CENTER OF SAID SECTION 35; THENCE NORTH 00°10'10" WEST [N 00°09'31" E] 342.12 FEET ALONG THE QUARTER SECTION LINE (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°59'35" EAST [S 89°40'44" E] 2639.63 FEET CALCULATED BETWEEN THE NORTH CORNER AND THE NORTH EAST CORNER OF SAID SECTION 35); THENCE EAST [S89°40'19" E] 1154.46 FEET TO THE SOUTHWEST CORNER OF LOT 12, WOODS CROSS INDUSTRIAL PARK, AS RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, THE POINT OF BEGINNING, RUNNING THENCE ALONG THE EAST LINE OF 1250 WEST STREET FOLLOWING THE (4) COURSES: (1) NORTH 00°16'54" WEST [N 00°02'47" E] 11.63 FEET, (2) NORTHEASTERLY 60.14 FEET ALONG THE ARC OF A 277.50 RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°25'01" (CHORD BEARS NORTH 05°55'36" EAST [N 06°15'17" E] 60.02 FEET), (3) NORTH 12°08'07" EAST [N 12°27'48" E] 216.73 FEET, (4) NORTHEASTERLY 111.19 FEET ALONG THE ARC OF A 647.50 RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°50'21" (CHORD BEARS NORTH 07°12'56" EAST [N 07°32'37" E] 111.06 FEET); THENCE NORTHEASTERLY 38.42 FEET ALONG THE ARC OF A 25.00 RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88°03'24" (CHORD BEARS NORTH 46°19'28" EAST [N 46°39'09" E] 34.75 FEET) TO THE SOUTH LINE OF 2285 SOUTH STREET; THENCE SOUTH 89°38'50" EAST [S89°19'09" E] 149.34 FEET ALONG THE SOUTH LINE OF SAID STREET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH [S 00°19'41" W] 416.47 FEET TO THE SOUTHWEST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE SOUTH [S 00°19'41" W] 14.51 FEET TO THE NORTH LINE OF ALLUMATEK INDUSTRIAL PARK SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; THENCE SOUTH 89°59'35" WEST [N 89°40'44" W] 240.05 FEET ALONG SAID SUBDIVISION LINE TO THE EAST LINE OF SAID 1250 WEST; THENCE NORTH 00°16'54" WEST [N 00°02'47" E] ALONG THE EAST LINE OF SAID STREET 14.53 FEET TO THE POINT OF BEGINNING;

CONTAINING: 89,047 SQ. FT. (2.04 ACRES)

(ROTATE BEARINGS 00°16'54" CLOCKWISE TO OBTAIN NAD83 BEARINGS)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BRUCE THOMAS THE UNDERSIGNED OWNER () OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS MOFFAT-THOMAS INDUSTRIAL SUBDIVISION, DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON TO WOODS CROSS CITY.

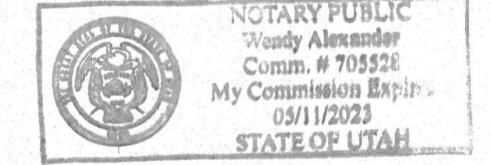
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 23RD DAY OF FEBRUARY, A.D. 2021.

Bruce Thomas
MOFFAT-THOMAS HOLDINGS LLC Member/Agent

ACKNOWLEDGMENTS

STATE OF UTAH)
COUNTY OF DAVIS) ON THE 23RD DAY OF FEBRUARY, A.D., 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Bruce Thomas OF MOFFAT-THOMAS HOLDINGS LLC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY, HAVING AUTHORITY EXECUTED THE SAME.

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: 5/11/23
NOTARY PUBLIC: Wendy Alexander



MOFFAT-THOMAS INDUSTRIAL SUBDIVISION

AMENDING LOT 12 OF WOODS CROSS INDUSTRIAL PARK
LOCATED IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WOODS CROSS, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 336419 FEE PAID 5.4 FILED FOR RECORD AND RECORDED THIS 19TH DAY OF March, 2021 AT 4:22 IN BOOK 7720 OF OFFICIAL RECORDS PAGE 3506

Richard Mungovan
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

CITY COUNCIL APPROVAL

APPROVED THIS 8TH DAY OF March, 2021, BY THE WOODS CROSS CITY COUNCIL.

ATTEST: Annette Hanson WOODS CROSS CITY COUNCIL
Rich Cannon WOODS CROSS CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS 15TH DAY OF March, A.D., 2021, BY THE WOODS CROSS CITY PLANNING COMMISSION.

Curtis Wible
CHAIRMAN, WOODS CROSS CITY PLANNING COMM.

ATTORNEY CERTIFICATE

APPROVED THIS 8TH DAY OF March, A.D., 2021, BY THE WOODS CROSS CITY ATTORNEY.

[Signature]
WOODS CROSS CITY ATTORNEY

CITY ENGINEER APPROVAL

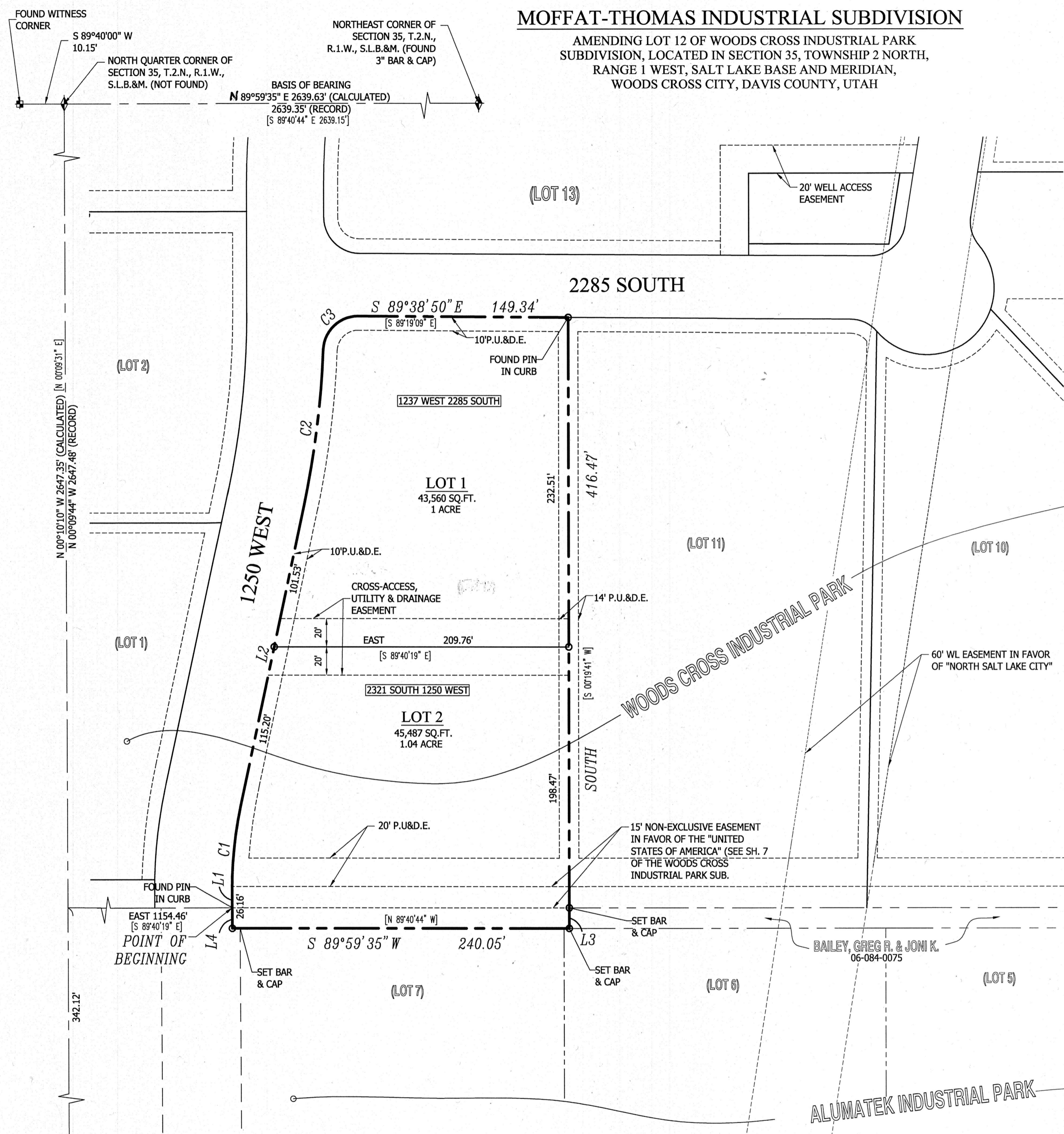
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[Signature] 2/25/21
WOODS CROSS CITY ENGINEER DATE

CITY COUNCIL APPROVAL

APPROVED THIS 8TH DAY OF March, 2021, BY THE WOODS CROSS CITY COUNCIL.

ATTEST: Annette Hanson WOODS CROSS CITY COUNCIL
Rich Cannon WOODS CROSS CITY MAYOR



NAD83 NOTE
NAD83 BEARING ARE SHOWN IN BRACKETS. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. TO CALCULATE GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99980.