

Tooele City Commercial Park Phase III

Tooele City, Tooele County, Utah

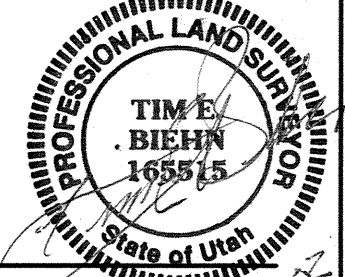
Tooele City Commercial Park Phase I

Note: There is a 3 second difference in the basis of bearing between Tooele City Commercial Park Phase I and Tooele City Commercial Park Phase III.

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.

Surveyor's Certificate

I, Tim E. Biehn Do hereby Certify That I Am A Registered Professional Land Surveyor, And That I Hold Certificate No. 165515 Predcribed 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 Plat And Described Below.



Legal Description

A parcel of land located in the West half of the Southwest quarter of Section 29 and the East half of the Southeast quarter of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, containing 29.9030 acres and being more particularly described as follows.

Beginning at the southwest corner of Lot 4 of Tooele City Commercial Park Phase I subdivision, an officially recorded plat found in the office of the Tooele County Recorder, said point of beginning being on the easterly line of the Union Pacific Rail Road right of way, at a point that is S0°05'36"E 758.21 feet along the section line and West 255.99 feet from a Tooele County brass cap monument at the west quarter corner of said Section 29, said brass cap monument bears N0°05'36"W 2646.33 feet (basis of bearing) from a Tooele County brass cap monument at the southwest corner of said Section 29, thence along the southerly line of said Tooele City Commercial Park Phase I subdivision the following five courses:

- N41°08'17"E 22.61 feet, (Plat = N41°08'21"E);
- N47°29'53"E 80.00 feet, (Plat = N47°29'56"E);
- Northeasterly 336.21 feet along the arc of a 458.37 foot radius curve to the right through a central angle of 42°01'34" chord bears N68°30'40"E 328.73 feet;
- N89°31'27"E 750.30 feet, (Plat = N89°31'30"E); and
- S36°49'22"E 77.29 feet, (Plat = S36°49'18"E);

Thence S16°07'22"W 1132.89 feet; thence N73°52'38"W 64.45 feet; thence southwesterly 246.07 feet along the arc of a 150 foot radius curve to the left through a central angle of 93°59'27", chord bears S59°07'38"W 219.39 feet; thence S12°07'58"W 80.02 feet; thence N77°52'05"W 241.23 feet; thence S12°07'55"W 35.42 feet; thence N77°52'05"W 332.25 feet; thence N12°07'55"E 160.00 feet; thence N77°52'05"W 244.33 feet to said easterly line of the Union Pacific Rail Road right of way; thence along said right of way line N12°07'28"E 850.68 feet to the point of beginning.

Temporary Turn Around Description:

A parcel of land located in the West half of the Southwest quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, containing 0.2435 acres and being more particularly described as follows.

Beginning at a point that is S0°05'36"E 1854.92 feet along the section line and East 34.97 feet from a Tooele County brass cap monument at the west quarter corner of said Section 29, said brass cap monument bears N0°05'36"W 2646.33 feet (basis of bearing) from a Tooele County brass cap monument at the southwest corner of said Section 29, thence S77°52'05"E 60.00 feet; thence N12°07'55"E 35.42 feet; thence along the arc of a 60 foot radius curve to the right through a central angle of 27°00'00", chord bears S57°07'55"W 84.85 feet; thence N12°07'55"E 24.58 feet to the point of beginning.

Owners Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE ONE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO PARCELS AND STREETS TO BE HEREAFTER KNOWN AS

Tooele City Commercial Park Phase III

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 31ST JAN. A.D., 2003

Charles P. ...
TOOELE CITY CORPORATION
TOOELE CITY REDEVELOPMENT AGENCY
REDEVELOPMENT AGENCY OF TOOELE
TOOELE CITY CORP

Acknowledgment

ON THE 31 DAY OF January A.D., 2003, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF TOOELE IN SAID STATE OF UTAH, THE SIGNER (S) OF THE ABOVE OWNER'S DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT He SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 12/10/2003
Notary Public
State of Utah
My Comm. Expires Dec 10, 2003
90 No Main Tooele UT 84072
Paul ...
NOTARY PUBLIC
RESIDING IN Tooele County, UT

Tooele City Commercial Park Phase III

Located In The Southeast Quarter Of Section 30
And The Southwest Quarter Of Section 29,
Township 3 South, Range 4 West,
Salt Lake Base & Meridian
Tooele City, Tooele County, Utah

HEALTH DEPARTMENT
APPROVED THIS 29TH DAY OF JANUARY A.D. 2003 BY THE TOOELE COUNTY HEALTH DEPARTMENT.
Tommy ...
TOOELE COUNTY HEALTH DEPARTMENT

COUNTY TREASURER
APPROVED THIS 29TH DAY OF JAN A.D. 2003 BY THE TOOELE COUNTY TREASURER
Christine ...
TOOELE COUNTY TREASURER

RBB Robison, Biehn & Biehn, Inc.
Professional Land Surveyors
5330 South 900 East, Suite 120
Salt Lake City, Utah 84117-7261
(801) 266-1118 (801) 262-5814 Fax Job#13336
Tooele City Corporation

CITY ATTORNEY
APPROVED AS TO FORM ON THIS 6TH DAY OF June A.D. 2002
Tim E. Biehn
TOOELE CITY ATTORNEY

CITY ENGINEER
APPROVED AND ACCEPTED THIS 12TH DAY OF JULY A.D. 2002
Paul ...
TOOELE CITY ENGINEER

COMMUNITY DEVELOPMENT
APPROVED AND ACCEPTED THIS 29 DAY OF Jan A.D. 2003
Gay ...
TOOELE CITY COMMUNITY DEVELOPMENT

PLANNING COMMISSION
APPROVED THIS 25TH DAY OF Jan A.D. 2003 BY THE TOOELE CITY PLANNING COMMISSION.
...
CHAIRMAN TOOELE CITY PLANNING COMMISSION

CITY COUNCIL
APPROVED THIS 5TH DAY OF June A.D. 2002 BY THE TOOELE CITY COUNCIL
...
ATTYEST: CITY RECORDER

TOOELE COUNTY RECORDER
NO. 196790
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF Tooele City Corp
DATE 2-26-03 TIME 2:31pm BOOK 828 PAGE 617
Marlene Thomas
TOOELE COUNTY RECORDER