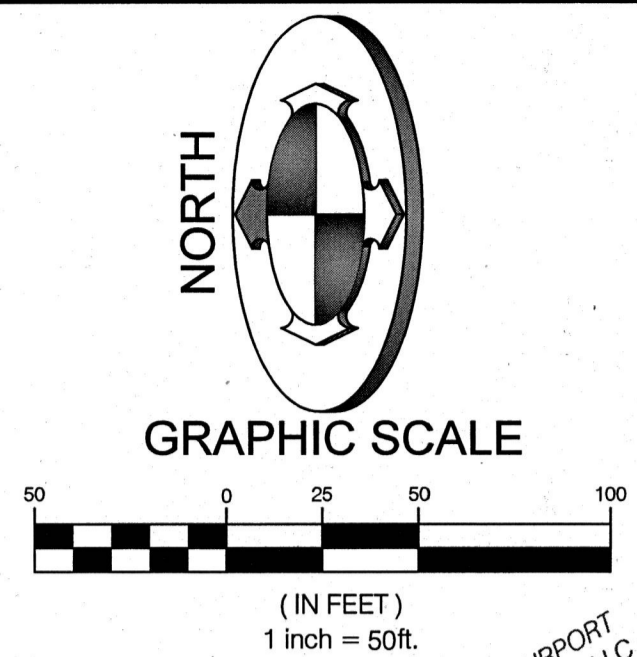


# TLS AT WOODS CROSS SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS  
OF SECTION 35,  
TOWNSHIP 2 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
WOODS CROSS CITY, DAVIS COUNTY, UTAH



CENTER QUARTER CORNER OF SECTION 35,  
TOWNSHIP 2 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
(CALCULATED, NOT FOUND)

## SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, THAT BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS 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:

## TLS AT WOODS CROSS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY LINE OF REDWOOD ROAD, SAID POINT BEING EAST 72.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARINGS BEING SOUTH 01°32'09" EAST FROM SAID WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 35), AND RUNNING THENCE NORTH 00°35'00" WEST 161.45 FEET; THENCE EAST 459.96 FEET; THENCE SOUTH 00°35'00" EAST 162.44 FEET; THENCE SOUTH 809.50 FEET TO THE NORTHERLY LINE OF 2600 SOUTH STREET; THENCE SOUTH 89°54'12" WEST 422.24 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 00°12'20" EAST 7.15 FEET; THENCE NORTH 44°47'40" WEST 36.87 FEET; THENCE SOUTH 89°32'04" WEST 3.86 FEET TO A POINT ON SAID EASTERLY LINE OF REDWOOD ROAD; THENCE NORTH 00°35'00" WEST 777.96 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 10.175 ACRES, MORE OR LESS  
38 LOTS & COMMON AREA

(ROTATE BEARINGS CLOCKWISE 0°19'10" FOR NAD83 BEARINGS)



### OWNER'S DEDICATION

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

## TLS AT WOODS CROSS SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC: A PARCEL OF LAND SHOWN ON THIS PLAT AS INTENDED FOR RIGHT OF WAY USE, THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT TO THE WOODS CROSS CITY, IN WITNESS WHEREBY WE HAVE HEREUNTO SET OUR HANDS THIS  
11<sup>th</sup> DAY OF Feb., 2021.

JF Sky Landing Partners, LLC

BY: *Owen Fisher* Manager  
ITS: *Owen Fisher* Manager

### LCC ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THE 11<sup>th</sup> DAY OF February, A.D., 2021, PERSONALLY APPEARED BEFORE ME, *Owen Fisher*, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE *MANAGER* OF *JF SKY LANDING PARTNERS, LLC*, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC, AND SAID *Owen Fisher* ACKNOWLEDGED TO ME THAT SAID LCC EXECUTED THE SAME.  
MY COMMISSION EXPIRES: 04/25/2024 (DATE) COMMISSION NUMBER: 711263

*Kaila Johnson*  
NOTARY PUBLIC COMMISSIONED IN UTAH

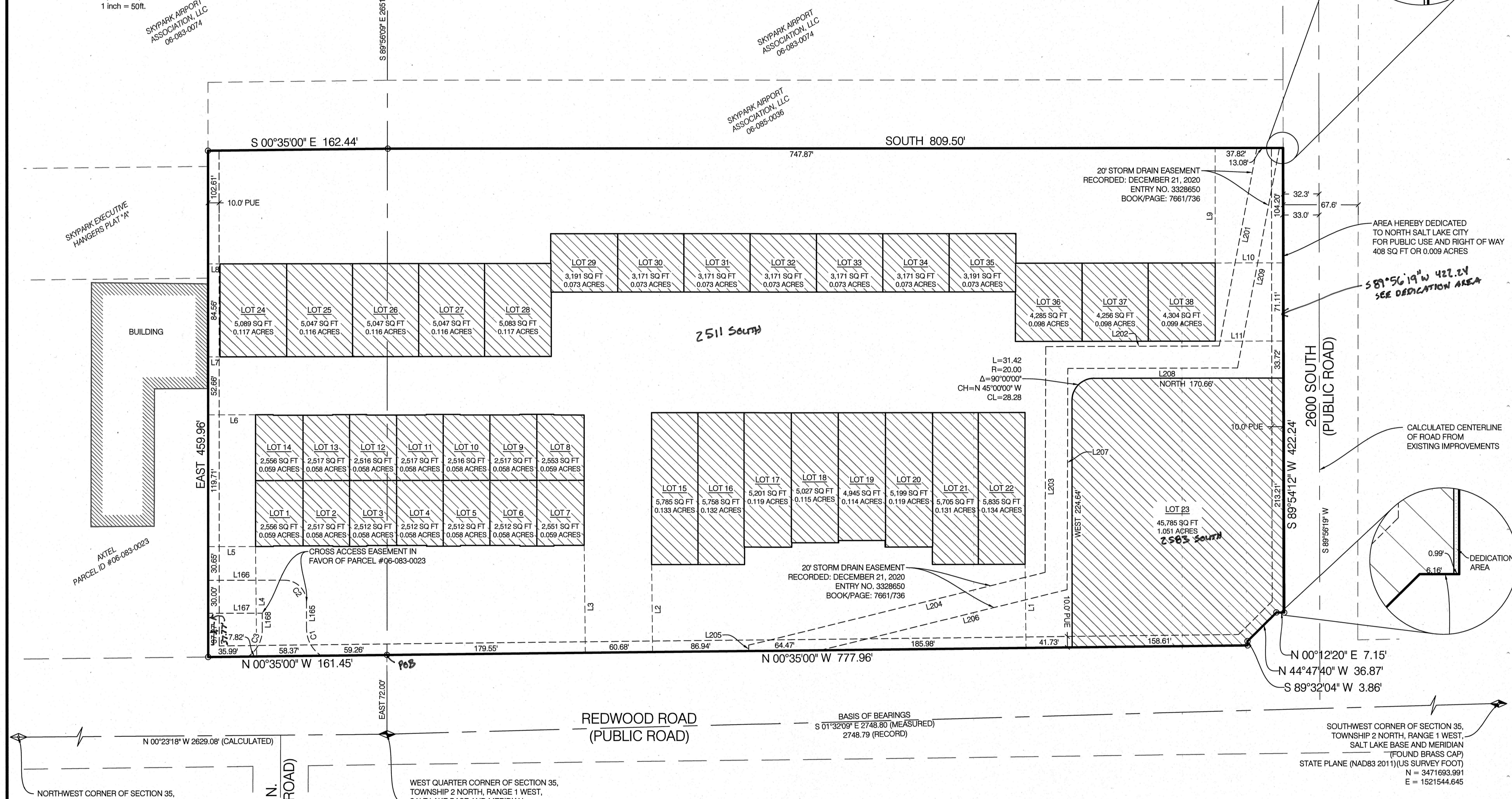
### LCC ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THE 11<sup>th</sup> DAY OF MAY, A.D., 2021, PERSONALLY APPEARED BEFORE ME, *PUTY HILL*, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE *MANAGER* OF *JF SKY LANDING PARTNERS, LLC*, AND THAT THE OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LCC, AND SAID *PUTY HILL* ACKNOWLEDGED TO ME THAT SAID LCC EXECUTED THE SAME.  
MY COMMISSION EXPIRES: 11/30/2021 (DATE) COMMISSION NUMBER: 670098

*PUTY HILL*  
PRINT NAME NOTARY PUBLIC COMMISSIONED IN UTAH

## TLS AT WOODS CROSS SUBDIVISION

LOCATED IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 25, 35  
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SHEET 1 OF 3



REDWOOD ROAD (PUBLIC ROAD)  
2425 N. (PUBLIC ROAD)  
2600 SOUTH (PUBLIC ROAD)  
2511 SOUTH

SECTION CORNER (BRASS CAP MONUMENT)  
SECTION CORNER (NOT FOUND)  
EX. BRASS CAP MONUMENT (RING & LID)  
BOUNDARY CORNER (SET 3/4 REBAR AND CAP OR AS NOTED ON PLAT) STAMPED "BENCHMARK ENG."

BOUNDARY LINE  
ADJACENT PROPERTY  
STREET MONUMENT LINE EXISTING  
EASEMENT  
LOT LINE

PUE PUBLIC UTILITY EASEMENT  
COMMON AREA  
PRIVATE AREA

\*\*\* ALL COMMON AREA ON THE SITE THAT IS NOT OCCUPIED BY A STRUCTURE IS DEDICATED AND SUBJECT TO A PUBLIC UTILITY AND DRAINAGE EASEMENT. THE HOA WILL PROVIDE MANAGEMENT AND MAINTENANCE OF ALL SHARED UTILITIES.

**BENCHMARK ENGINEERING & LAND SURVEYING**  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**DOMINION ENERGY UTAH**  
DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF SERVICE.  
APPROVED THIS 11<sup>th</sup> DAY OF Feb., 2021.  
BY: *[Signature]* TITLE: *Lead Res. Const.*

**OFFICE OF THE CITY ATTORNEY**  
APPROVED AS TO FORM THIS 11<sup>th</sup> DAY OF Feb., 2021.  
*[Signature]*  
ATTORNEY FOR WOODS CROSS CITY

**PLANNING COMMISSION**  
THIS SUBDIVISION WAS APPROVED BY THE WOODS CROSS CITY PLANNING COMMISSION THIS 12<sup>th</sup> DAY OF April, 2021.  
*[Signature]*  
PLANNING COMMISSION CHAIR

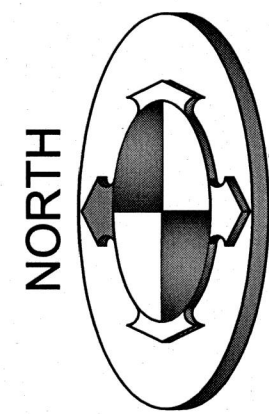
**WOODS CROSS CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE SIGNED THIS 10<sup>th</sup> DAY OF March, 2021.  
*[Signature]*  
WOODS CROSS CITY ENGINEER

**WOODS CROSS CITY COUNCIL**  
PRESENTED TO THE WOODS CROSS CITY COUNCIL THIS 13<sup>th</sup> DAY OF April, 2021, A.D., AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*[Signature]*  
ATTORNEY: CITY RECORDER  
*[Signature]*  
CITY MAYOR

**DAVIS COUNTY RECORDER**  
RECORDED # 3383737  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF *Woods Cross City*  
DATE 5-19-21 TIME 2:30 BOOK 773 PAGE 1935  
FEE \$ 225.00  
*[Signature]*  
DAVIS COUNTY RECORDER

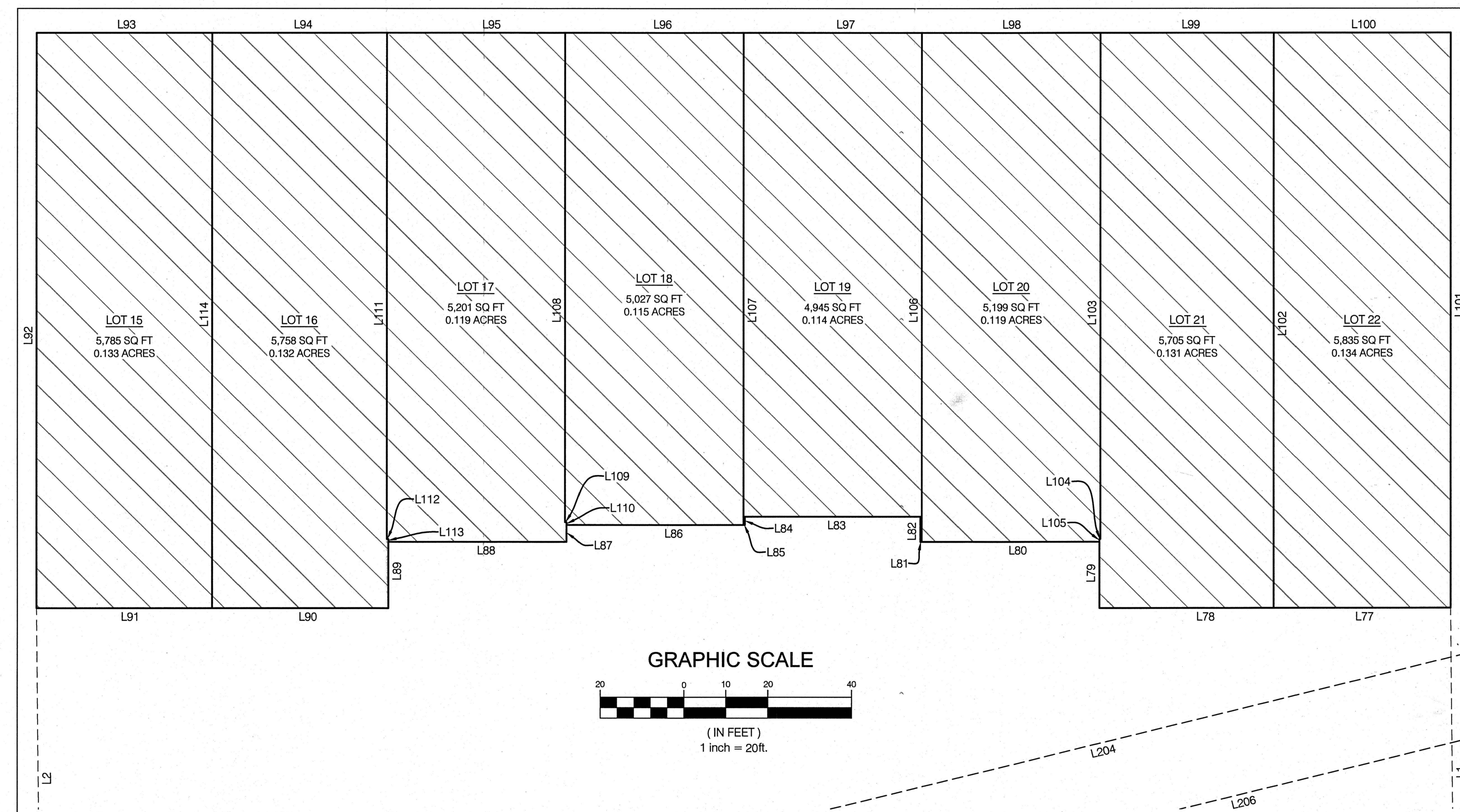
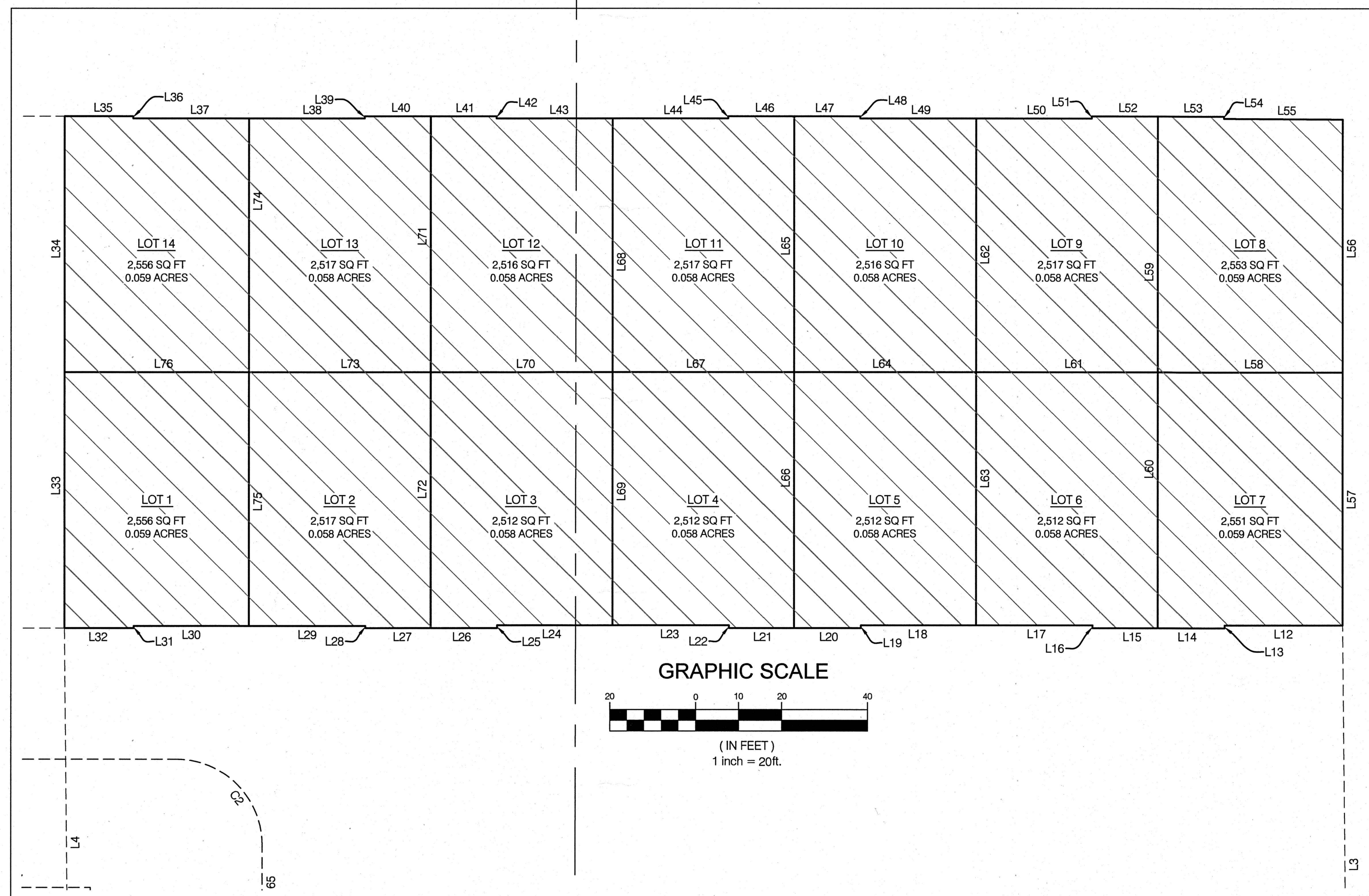
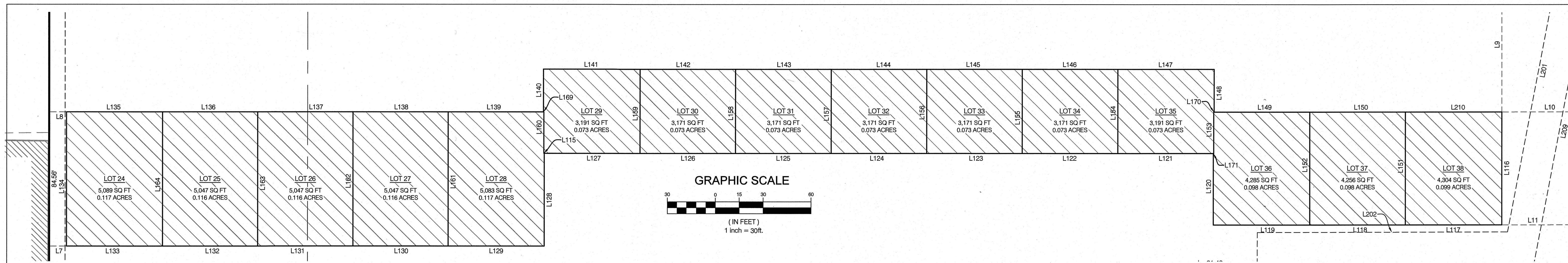






# TLS AT WOODS CROSS SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS  
OF SECTION 35,  
TOWNSHIP 2 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
WOODS CROSS CITY, DAVIS COUNTY, UTAH



**BENCHMARK CIVIL**  
BENCHMARK ENGINEERING & LAND SURVEYING  
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SANDY, UTAH 84070 (801) 542-7192  
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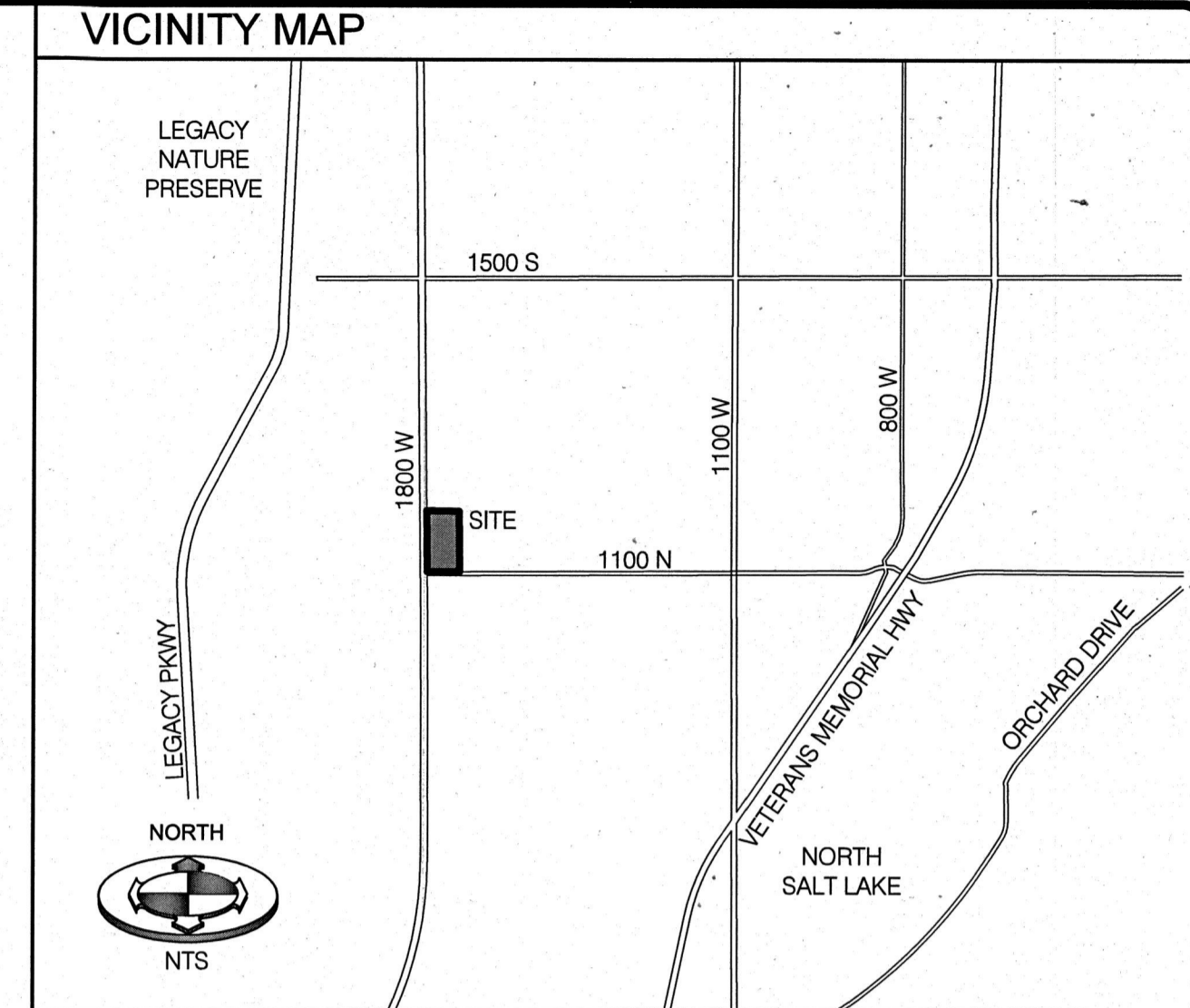


DAVIS COUNTY RECORDER  
RECORDED # 3393737  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND  
FILED AT THE REQUEST OF Woods Cross City  
DATE 5-9-21 TIME 2:32 BOOK 763 PAGE 1933  
FEE \$ 225.00  
Richard T. Moulton  
DAVIS COUNTY RECORDER



# TLS AT WOODS CROSS SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS  
OF SECTION 35,  
TOWNSHIP 2 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
WOODS CROSS CITY, DAVIS COUNTY, UTAH



PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°25'00" W	75.98'
L2	S 89°25'00" W	79.42'
L3	S 89°25'00" W	97.63'
L4	S 89°25'00" W	99.99'
L5	N 00°00'00" E	42.79'
L6	N 00°00'00" E	42.79'
L7	N 00°00'00" E	10.83'
L8	N 00°00'00" E	10.83'
L9	N 90°00'00" E	104.26'
L10	S 00°03'41" E	61.00'
L11	S 00°03'41" E	61.08'
L12	N 00°00'00" E	27.42'
L13	N 90°00'00" W	0.67'
L14	N 00°00'00" E	15.50'
L15	N 00°00'00" E	15.16'
L16	N 90°00'00" E	0.67'
L17	N 00°00'00" E	27.11'
L18	N 00°00'00" E	26.75'
L19	N 90°00'00" W	0.67'
L20	N 00°00'00" E	15.50'
L21	N 00°00'00" E	15.16'
L22	N 90°00'00" E	0.67'
L23	N 00°00'00" E	27.11'
L24	N 00°00'00" E	26.75'
L25	N 90°00'00" W	0.67'
L26	N 00°00'00" E	15.50'
L27	N 00°00'00" E	15.16'
L28	N 90°00'00" E	0.50'
L29	N 00°00'00" E	27.11'
L30	N 00°00'00" E	26.75'
L31	N 90°00'00" W	0.50'
L32	N 00°00'00" E	16.18'
L33	N 90°00'00" E	59.85'
L34	N 90°00'00" E	59.85'
L35	S 00°00'00" E	16.00'
L36	N 90°00'00" W	0.50'
L37	S 00°00'00" E	26.93'
L38	S 00°00'00" E	26.93'
L39	N 90°00'00" E	0.50'
L40	S 00°00'00" E	15.34'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S 00°00'00" E	15.33'
L42	N 90°00'00" W	0.50'
L43	S 00°00'00" E	26.93'
L44	S 00°00'00" E	26.93'
L45	N 90°00'00" E	0.50'
L46	S 00°00'00" E	15.34'
L47	S 00°00'00" E	15.33'
L48	N 90°00'00" W	0.50'
L49	S 00°00'00" E	26.93'
L50	S 00°00'00" E	26.93'
L51	N 90°00'00" E	0.50'
L52	S 00°00'00" E	15.34'
L53	S 00°00'00" E	15.33'
L54	N 90°00'00" W	0.50'
L55	S 00°20'46" W	27.60'
L56	N 90°00'00" W	59.19'
L57	N 90°00'00" W	59.19'
L58	S 00°00'00" E	42.93'
L59	N 90°00'00" E	59.85'
L60	N 90°00'00" E	59.85'
L61	S 00°00'00" E	42.27'
L62	N 90°00'00" W	59.35'
L63	N 90°00'00" W	59.19'
L64	S 00°00'00" E	42.26'
L65	N 90°00'00" E	59.85'
L66	N 90°00'00" E	59.85'
L67	S 00°00'00" E	42.27'
L68	N 90°00'00" W	59.35'
L69	N 90°00'00" W	59.19'
L70	S 00°00'00" E	42.26'
L71	N 90°00'00" E	59.85'
L72	N 90°00'00" E	59.85'
L73	S 00°00'00" E	42.27'
L74	N 90°00'00" W	59.35'
L75	N 90°00'00" W	59.35'
L76	S 00°00'00" E	42.93'
L77	N 00°00'00" E	42.27'
L78	N 00°00'00" E	41.54'
L79	N 90°00'00" E	15.90'
L80	N 00°00'00" E	42.33'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L81	N 00°00'00" E	0.36'
L82	N 90°00'00" E	6.04'
L83	N 00°00'00" E	41.87'
L84	N 90°00'00" W	2.00'
L85	N 00°00'00" W	0.33'
L86	N 00°00'00" E	42.20'
L87	N 90°00'00" W	4.04'
L88	N 00°00'00" E	42.57'
L89	N 90°00'00" W	15.90'
L90	N 00°00'00" E	42.03'
L91	N 00°00'00" E	41.91'
L92	N 90°00'00" E	138.04'
L93	S 00°00'00" E	41.91'
L94	S 00°00'00" E	41.67'
L95	S 00°00'00" E	42.57'
L96	S 00°00'00" E	42.57'
L97	S 00°00'00" E	42.57'
L98	S 00°00'00" E	42.57'
L99	S 00°00'00" E	41.30'
L100	S 00°00'00" E	42.27'
L101	N 90°00'00" W	138.04'
L102	N 90°00'00" W	138.04'
L103	N 90°00'00" E	121.48'
L104	S 00°00'00" E	0.24'
L105	N 90°00'00" E	0.67'
L106	N 90°00'00" E	122.14'
L107	N 90°00'00" W	118.10'
L108	N 90°00'00" E	117.43'
L109	S 00°00'00" E	0.36'
L110	N 90°00'00" W	0.67'
L111	N 90°00'00" E	121.48'
L112	N 00°00'00" E	0.36'
L113	N 90°00'00" E	0.67'
L114	N 90°00'00" E	138.04'
L115	N 00°00'00" E	0.25'
L116	N 90°00'00" W	71.11'
L117	N 00°00'00" E	60.52'
L118	N 00°00'00" E	59.85'
L119	N 00°00'00" E	60.35'
L120	N 90°00'00" E	45.07'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L121	N 00°00'00" E	59.90'
L122	N 00°00'00" E	59.90'
L123	N 00°00'00" E	59.90'
L124	N 00°00'00" E	59.90'
L125	N 00°00'00" E	59.90'
L126	N 00°00'00" E	59.90'
L127	N 00°00'00" E	59.90'
L128	N 90°00'00" W	58.52'
L129	N 00°00'00" E	60.19'
L130	N 00°00'00" E	59.69'
L131	N 00°00'00" E	59.69'
L132	N 00°00'00" E	59.69'
L133	N 00°00'00" E	60.19'
L134	N 90°00'00" E	84.56'
L135	S 00°00'00" E	60.19'
L136	S 00°00'00" E	59.69'
L137	S 00°00'00" E	59.69'
L138	S 00°00'00" E	59.69'
L139	S 00°00'00" E	59.69'
L140	N 90°00'00" E	26.91'
L141	S 00°00'00" E	60.40'
L142	S 00°00'00" E	59.90'
L143	S 00°00'00" E	59.90'
L144	S 00°00'00" E	59.90'
L145	S 00°00'00" E	59.90'
L146	S 00°00'00" E	59.90'
L147	S 00°00'00" E	60.40'
L148	N 90°00'00" W	26.91'
L149	S 00°00'00" E	59.85'
L150	S 00°00'00" E	59.85'
L151	N 90°00'00" E	71.11'
L152	N 90°00'00" E	71.11'
L153	N 90°00'00" E	26.04'
L154	N 90°00'00" E	52.95'
L155	N 90°00'00" E	52.95'
L156	N 90°00'00" E	52.95'
L157	N 90°00'00" E	52.95'
L158	N 90°00'00" E	52.95'
L159	N 90°00'00" E	52.95'
L160	N 90°00'00" E	26.04'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L161	N 90°00'00" W	84.56'
L162	N 90°00'00" E	84.56'
L163	N 90°00'00" W	84.56'
L164	N 90°00'00" E	84.56'
L165	N 90°00'00" W	23.50'
L166	S 00°00'00" E	68.85'
L167	S 00°00'00" E	48.85'
L168	N 90°00'00" W	13.50'
L169	S 00°00'00" E	0.25'
L170	S 00°00'00" E	0.25'
L171	S 00°00'00" E	0.25'
L201	N 79°13'41" W	183.03'
L202	N 00°06'22" W	156.76'
L203	N 89°48'11" W	205.37'
L204	N 13°47'31" W	275.81'
L205	N 90°00'00" W	5.42'
L206	N 13°47'31" W	229.96'
L207	N 89°47'42" W	201.09'
L208	N 00°06'44" W	153.36'
L209	N 79°13'41" W	203.36'
L210	S 00°00'00" E	60.52'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	29.79'	29.50'	57°51'06"	S 62°09'16" W	28.54'
C2	31.42'	20.00'	90°00'00"	S 45°00'00" W	28.28'
C3	30.23'	29.50'	58°42'30"	S 63°36'09" E	28.92'

**BENCHMARK CIVIL**  
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9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com



DAVIS COUNTY RECORDER  
RECORDED # 3393 737  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND  
FILED AT THE REQUEST OF Woods Cross City  
DATE 5-19-21 TIME 2:32 BOOK 7263 PAGE 2933  
FEE \$ 228  
Richard J. Mangano  
DAVIS COUNTY RECORDER