



VICINITY MAP  
-NTS-

**LEGEND**

- FOUND BRASS CAP
- CALCULATED POINT, NOT SET
- SET 5/8" IRON PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- [NE] BEARING OF BUILDING
- XXX N. ADDRESSES

SCALE 1" = 100'  
SCALE 1" = 200'

ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

**NOTES:**

- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
- A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
- FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF UTAH S.S. \*\*

ON THE 6 DAY OF July, A.D. 2020 PERSONALLY APPEARED BEFORE ME Bert Bradford, 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 HE/SHE IS THE Managing Member of Wolverine Ventures, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Bert Bradford ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

#712319 / 6/12/24  
COMMISSION NUMBER/EXPIRATION NOTARY PUBLIC COMMISSIONED IN UTAH  
West County Susan Peart  
NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

**SURVEYOR'S CERTIFICATE**

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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.

*Barry L. Prettyman* July 3, 2020  
SURVEYOR DATE

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF UTAH S.S. \*

ON THE 9th DAY OF July, A.D. 2020 PERSONALLY APPEARED BEFORE ME Janis Hall, 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 HE/SHE IS THE Managing member of Westfield Industrial LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LLC ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

702517 September 26, 2022  
COMMISSION NUMBER/EXPIRATION NOTARY PUBLIC COMMISSIONED IN UTAH  
40 S main Spanish Fork UT 84660 Shelley L. Hendrickson  
NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

**BOUNDARY DESCRIPTION**

BEGINNING THE NORTHEAST CORNER OF HALL INDUSTRIAL WHICH POINT LIES NORTH 214.90 FEET AND WEST 2513.03 FEET FROM THE EAST 1/4 CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARY OF HALL INDUSTRIAL ALL OF THE FOLLOWING COURSES: S00°58'52"E 112.12 FEET, S01°48'46"E 163.70 FEET, S01°51'11"E 160.30 FEET, S00°43'04"E 226.92 FEET, S89°18'57"W 232.71 FEET, S88°14'53"W 215.50 FEET, N89°35'55"W 265.70 FEET, S89°48'56"W 274.97 FEET, N88°59'40"W 142.65 FEET, N89°24'41"W 130.16 FEET, N89°39'22"W 438.80 FEET, N00°45'00"W 431.96 FEET, N00°35'00"E 241.71 FEET, S89°00'00"E 453.93 FEET, N01°01'07"E 4.99 FEET, S89°41'30"E 1103.19 FEET, EAST 131.26 FEET TO THE POINT OF BEGINNING, CONTAINING 26.16 ACRES.

**OWNER'S DEDICATION**

(I) WE, Westfield Industrial, Wolverine Ventures, LLC, JSH Properties LLC, AVO BEING THE UNDERSIGNED OWNERS 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 THIS DAY OF A.D. 2020.

BY: Janis Hall as Managing Member - Westfield Industrial LLC - Janis Hall #signed 7/1/2020  
BY: Bert Bradford as Managing Member of Wolverine Ventures, LLC #signed 7/6/2020  
BY: Jared Hair as Managing Member of JSH Properties LLC #signed 7/14/2020

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF UTAH S.S. \*\*\*

ON THE 14th DAY OF July, A.D. 2020 PERSONALLY APPEARED BEFORE ME Jared Hair, 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 HE/SHE IS THE Managing Member of JSH Properties LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LLC ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

700446 05/16/2022  
COMMISSION NUMBER/EXPIRATION NOTARY PUBLIC COMMISSIONED IN UTAH  
40 S. main St, Spanish Fork, UT 84660 Jerri Ann Finch  
NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

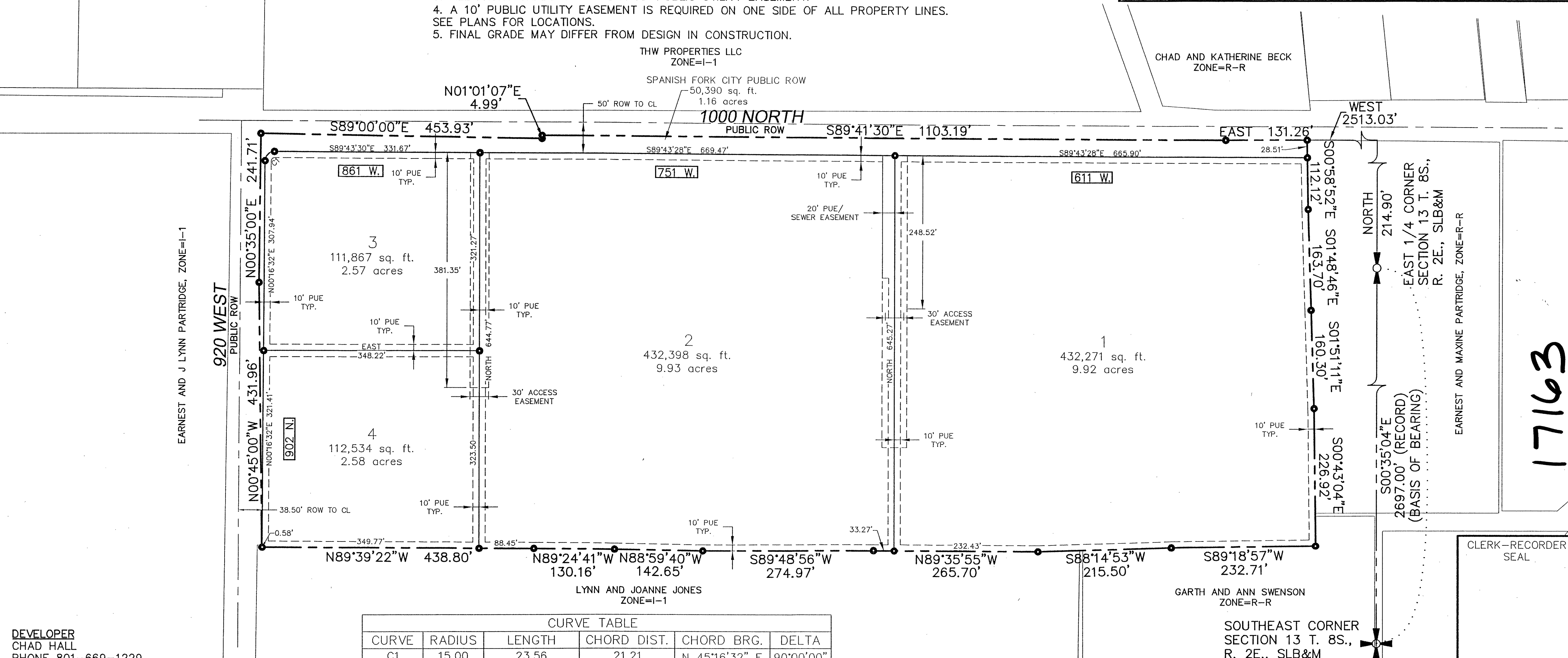
**ACCEPTANCE BY LEGISLATIVE BODY**

THE DEL OF GFC 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 6th DAY OF May, A.D. 2020.

APPROVED [Signature] APPROVED [Signature]  
CITY MANAGER CITY ATTORNEY  
ENGINEER (SEE SEAL) ATTEST [Signature]  
CLERK-RECORDER  
APPROVED [Signature]  
COMMUNITY DEVELOPMENT DIRECTOR

**HALL INDUSTRIAL PLAT "B"**

BEING AN AMENDMENT OF HALL INDUSTRIAL AN INDUSTRIAL DEVELOPMENT SPANISH FORK, UTAH COUNTY, UTAH CONTAINING 4 LOTS AND 26.16 ACRES. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG. DELTA
C1	15.00	23.56	21.21	N 45°16'32" E 90°00'00"

**GENERAL NOTES**

- VERTICAL DATA BASED ON NAVD 29.
- COORDINATE SYSTEM = NAD27
- ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
- SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
- PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
- NO PARKING WILL BE ALLOWED ON SIDE OF ROAD WITH SIDEWALKS.
- ALL COMMON AREAS TO BE PUE'S.
- PROPOSED ZONING I-1.

**DEVELOPER**  
CHAD HALL  
PHONE 801-669-1229  
CHALL 482@GMAIL.COM

**DATA TABLE**  
TOTAL ACREAGE=26.16 ACRES  
TOTAL # OF LOTS=4  
ACREAGE IN ROADS=1.16 ACRES  
TOTAL ACREAGE OF OPEN SPACE/PONDS=0  
% OF OPEN SPACE=0%  
ZONING=I-1

NOTARY PUBLIC SEAL

NOTARY PUBLIC SEAL

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL

CITY ENGINEER

RECORDER SEAL