



AGRI-BUSINESS AND INDUSTRIAL PARK M.P.D.

PHASE 2 A PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 3 WEST, S.L.B. & M. CORINNE CITY, BOX ELDER COUNTY, UTAH

SURVEYORS CERTIFICATE

I, **DICK N. MECHAM**, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAN FOR AGRI-BUSINESS AND INDUSTRIAL PARK M.P.D. PHASE 2 IN CORINNE CITY, BOX ELDER COUNTY, UTAH HAS BEEN CORRECTLY FORMED TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPAILED FROM THE RECORDS IN THE BOX ELDER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

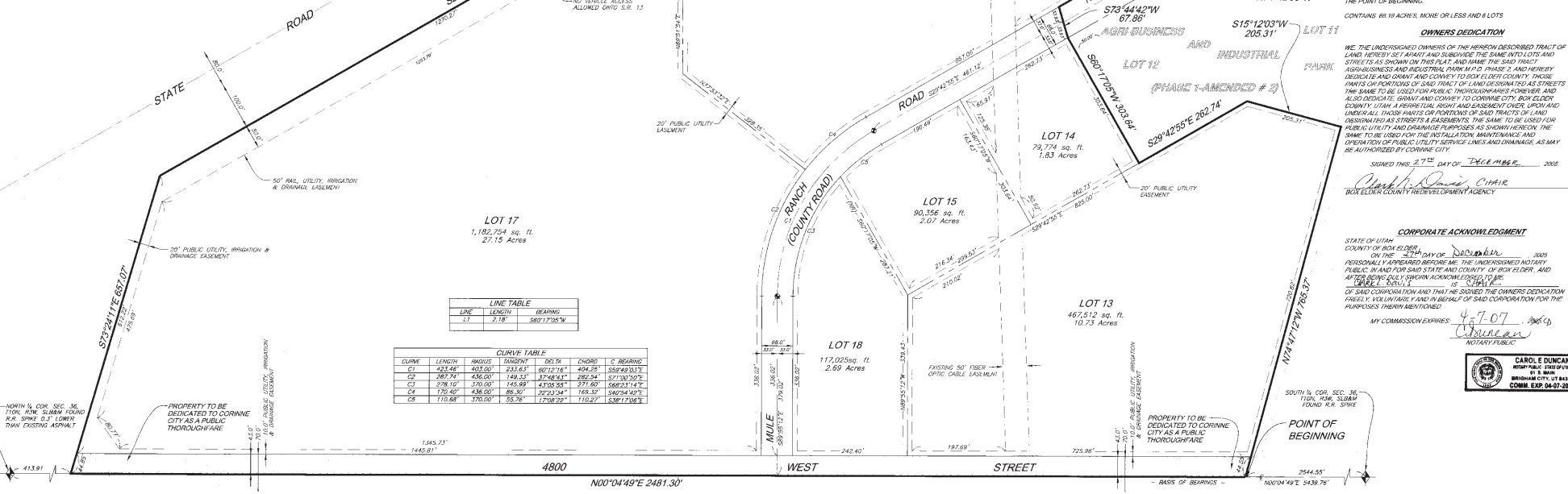
SIGNED THIS 12 DAY OF DECEMBER, 2006
DICK N. MECHAM, P.L.S.
STATE OF UTAH
COUNTY OF BOX ELDER
CITY OF CORINNE

- NOTES:**
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES ARE DENOTED BY DASHED LINES. (UNLESS OTHERWISE NOTED)
 - (NR) INDICATES NON-RADIAL LINE
 - 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. COPPER RIGETS TO BE SET IN CURB AT LOT LINE EXTENSION.
 - STORM DRAIN & SANITARY SEWER SYSTEM & FACILITIES ARE TO BE OWNED AND OPERATED PER AGREEMENT BETWEEN CORINNE CITY & THE BOX ELDER COUNTY REDEVELOPMENT AGENCY.
 - EACH LOT WILL REQUIRE AN INDIVIDUAL SITE PLAN APPROVAL BY CORINNE CITY.
 - SEWER SERVICE FOR EACH LOT IN THIS DEVELOPMENT IS REGULATED BY A SEWER SERVICE AGREEMENT WITH CORINNE CITY. EACH LOT OWNER SHALL COMPLY WITH THE PROVISIONS OF THE AGREEMENT.
 - THE CULINARY WATER SYSTEM SERVING THIS DEVELOPMENT IS OWNED AND OPERATED BY CORINNE CITY. CULINARY WATER SERVICE, APPLICABLE IMPACT FEE ASSESSMENTS, AND SERVICE FEES SHALL BE AS PER CORINNE CITY ORDINANCES & REGULATIONS.
 - INDIVIDUAL LOT ADDRESSES ARE TO BE ISSUED WITH THE BUILDING PERMIT WHEN THE EXACT LOCATION OF THE STRUCTURE(S) IS KNOWN.

LEGEND

—	PHASE BOUNDARY LINE
---	LOT LINE
---	10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
---	PUBLIC RIGHT-OF-WAY LINE
---	CENTER LINE
---	FOUND SECTION CORNER MONUMENT TO BE SET
---	INDICATES NO VEHICLE ACCESS OFF OF STATE ROAD

BASIS OF BEARINGS:
NORTH 00°04'48" EAST 5439.76 FEET BETWEEN THE RAILROAD SPIKES FOUND MARKING THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 36.



LINE TABLE

LINE	LENGTH	BEARING
L1	2.18	S80°17'35"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	C BEARING
C1	425.66	403.00	233.63	367.17	604.23°
C2	287.74	436.00	149.53	374.84	282.24°
C3	276.10	370.00	143.69	323.65	271.60°
C4	175.60	436.00	86.30	222.34	165.07°
C5	116.68	370.00	55.76	170.82	110.67°

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 00°04'48" EAST 3546.55 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36 (BASIS OF BEARINGS BEING NORTH 00°04'48" EAST 5439.76 FEET BETWEEN THE RAILROAD SPIKES FOUND MARKING THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 36) AND RUNNING THENCE NORTH 00°04'48" EAST 348.10 FEET ALONG SAID QUARTER SECTION LINE, THENCE SOUTH 77°01'54" WEST 101.00 FEET TO THE NORTH QUARTER CORNER OF VALLEY BRANCH OF THE OREGON SHORT LINE RAILROAD; THENCE ALONG SAID WEST LINE SOUTH 89°04'58" EAST 186.11 FEET, TO A POINT OF CURVATURE WITH A 578.28 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERSLY 372.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°00'00" TO BEARS SOUTH 30°14'19" EAST 373.33 FEET, MORE OR LESS TO THE NORTHEASTERLY MOST CORNER OF AGRI-BUSINESS AND INDUSTRIAL PARK M.P.D. PHASE 1-AMENDED # 2 AS RECORDED IN THE BOX ELDER COUNTY RECORDERS OFFICE; THENCE THE FOLLOWING (1) (1) COURSES: (1) SOUTH 45°45'58" WEST 348.50 FEET TO A POINT OF NON-CURVATURE WITH A 283.00 FOOT RADIUS CURVE TO THE LEFT; (2) WESTERLY 371.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°17'04" (CHORD BEARS NORTH 82°04'23" WEST 345.87 FEET); TO A POINT OF TANGENCY; (3) SOUTH 89°07'58" WEST 218.10 FEET TO A POINT OF CURVATURE WITH A 20.00 FOOT RADIUS CURVE TO THE RIGHT; (4) WESTERLY 34.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00" (CHORD BEARS NORTH 74°42'55" WEST 31.11 FEET); TO A POINT OF TANGENCY; (5) NORTH 29°46'25" WEST 308.88 FEET; (6) SOUTH 04°14'42" WEST 60.00 FEET; (7) SOUTH 89°07'58" WEST 303.64 FEET; (8) SOUTH 22°42'55" EAST 212.74 FEET; (9) SOUTH 11°00'00" WEST 283.11 FEET; (10) NORTH 74°12'11" WEST 163.37 FEET TO THE POINT OF BEGINNING.

OWNERS DEDICATION
CONTAINS 66.19 ACRES, MORE OR LESS AND 6 LOTS

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN, AND HAVE THE SAID TRACT OF AGRI-BUSINESS AND INDUSTRIAL PARK M.P.D. PHASE 2, AND HEREBY DEDICATE AND CONVEY TO BOX ELDER COUNTY, THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED FOR PUBLIC THOROUGHFARES FOREVER AND ALSO DESIGNATED GRANT AND CONVEY TO CORINNE CITY, BOX ELDER COUNTY, UTAH A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THESE PARTS OR PORTIONS OF SAID TRACTS OF LAND, INDEPENDENT AS STREETS & EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED IN CONNECTION WITH THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY THE BOARD OF PUBLIC UTILITIES.

SIGNED THIS 27 DAY OF DECEMBER, 2006
Carole E. Duncan, CHAIR
BOX ELDER COUNTY REDEVELOPMENT AGENCY

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF BOX ELDER
ON THE 27 DAY OF DECEMBER, 2006
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF BOX ELDER, AND AFTER BEING SWORN, I PERSONALLY KNOWLEDGE TO BE **Carole E. Duncan** IS CHAIR OF SAID CORPORATION AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 4-7-07



<p>CORINNE CITY APPROVAL</p> <p>THIS PLAN AND THE DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE BOARD OF CORINNE CITY THIS <u>20</u> DAY OF <u>January</u>, 2006.</p> <p>Carole E. Duncan CORINNE CITY MAYOR</p> <p>ATTEST: Carole E. Duncan CITY RECORDER</p>	<p>CITY ENGINEERS' APPROVAL</p> <p>I CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED AND FIND THAT IT IS CORRECT AND CONFORMS WITH THE INFORMATION OFFERED IN THIS OFFICE. I ALSO CERTIFY THAT A COPY OF ALL ACCEPTED IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN SUBMITTED TO THIS OFFICE. EACH APPROVED WITH A STAMP AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH WHO IS IN THE EMPLOY OF THE OWNER OR DEVELOPER.</p> <p>SIGNED THIS <u>12</u> DAY OF <u>January</u>, 2006</p> <p>Carole E. Duncan AUTHORIZED REPRESENTATIVE CITY ENGINEER - HANSEN AND ASSOCIATES, INC.</p>	<p>PLANNING COMMISSION</p> <p>THIS PLAN AND THE DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF CORINNE CITY THIS <u>16</u> DAY OF <u>January</u>, 2006.</p> <p>Carole E. Duncan CHAIRMAN</p>	<p>FIRE DEPARTMENT</p> <p>THIS PLAN AND THE DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE FIRE DEPARTMENT OF CORINNE CITY THIS <u>15</u> DAY OF <u>January</u>, 2006.</p> <p>Carole E. Duncan FIRE CHIEF</p>	<p>BOX ELDER COUNTY SCHOOL DISTRICT</p> <p>THIS PLAN AND THE DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE BOX ELDER COUNTY SCHOOL DISTRICT THIS <u>30</u> DAY OF <u>January</u>, 2006.</p> <p>Carole E. Duncan DISTRICT SUPERINTENDENT</p>	<p>BOX ELDER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE BOX ELDER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THIS COUNTY. THE APPROVAL OF THIS PLAN BY THE BOX ELDER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR FROM THE OBLIGATION TO EXECUTE THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS <u>12</u> DAY OF <u>January</u>, 2006</p> <p>Carole E. Duncan BOX ELDER COUNTY SURVEYOR</p>	<p>COUNTY RECORDER</p> <p>ENTRANCE NO. 223860 FILED FOR RECORD AND RECEIVED <u>12</u> DAY OF <u>January</u>, 2006 AT <u>11:00 AM</u></p> <p>Carole E. Duncan COUNTY RECORDER</p>
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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.