

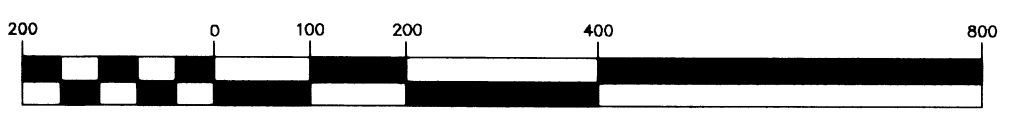
Beaver City South Peaks Industrial Park - Phase 2

Located in the S.W. 1/4 of Section 33, T.29 S., R.7 W., S.L.B. & M.
and the N.W. 1/4 of Section 4, T.30 S., R.7 W., S.L.B. & M.

Beaver City, Beaver County, Utah

2024

GRAPHIC SCALE



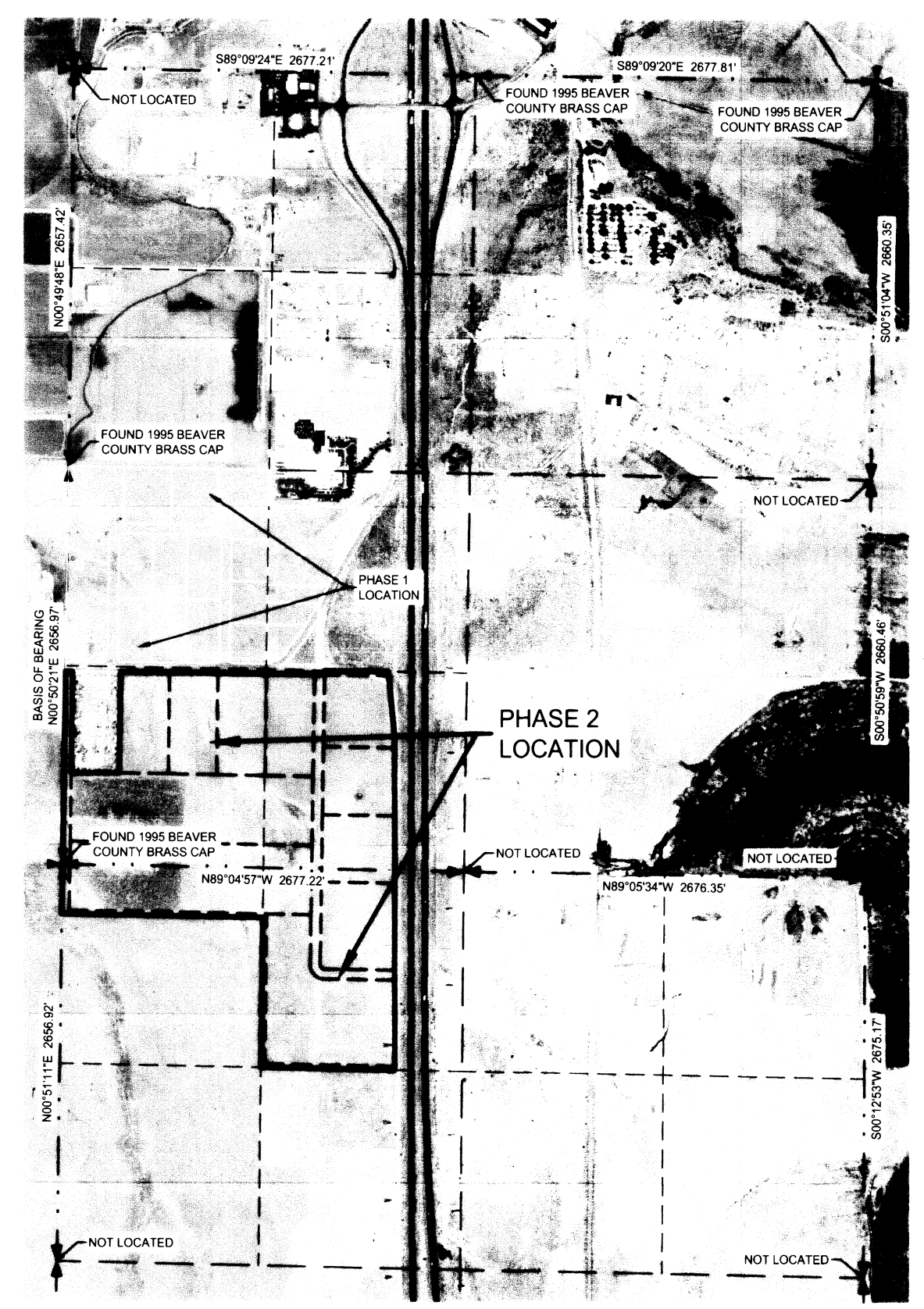
(IN FEET)
1 inch = 200 ft.

LEGEND

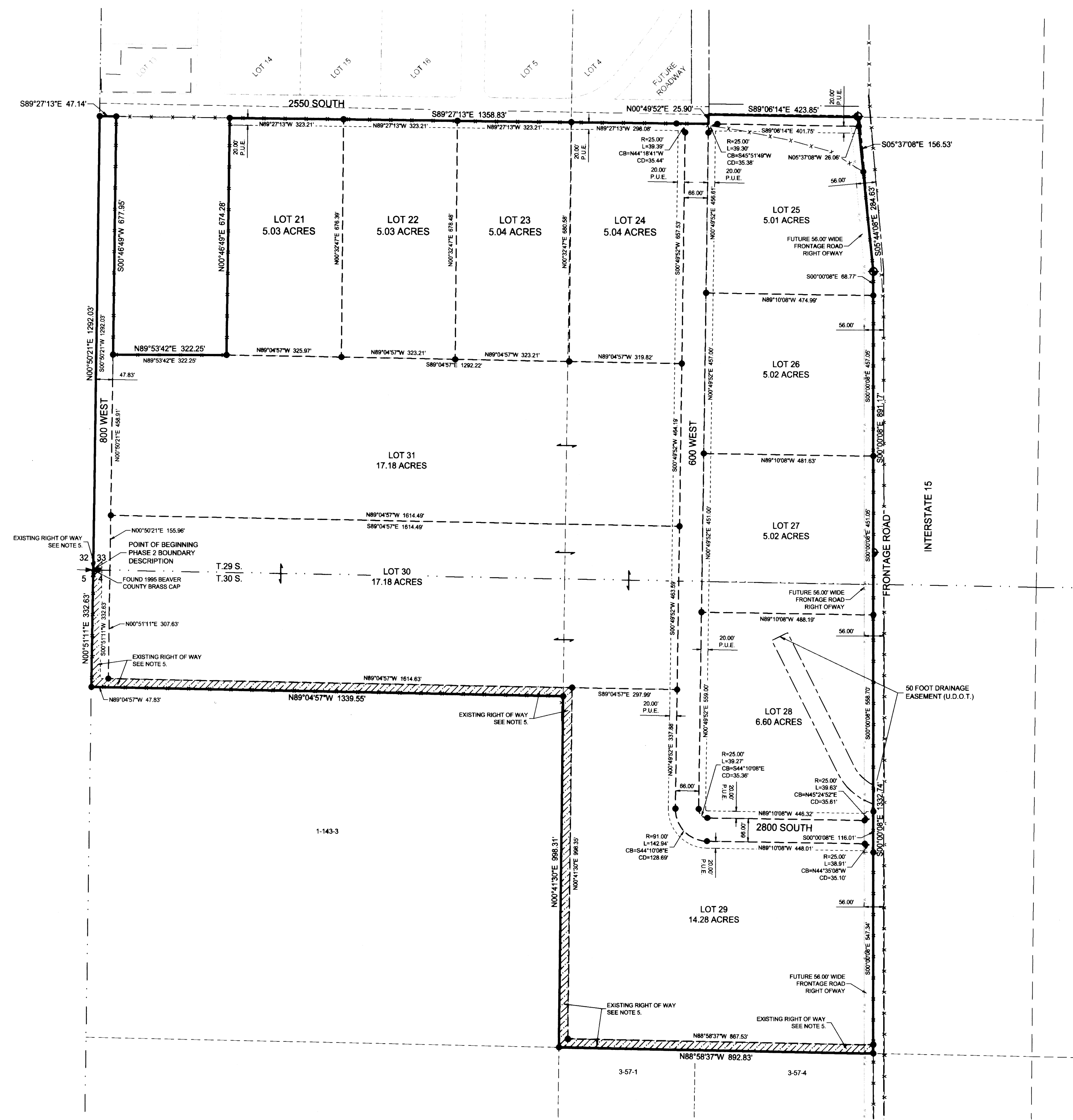
- PHASE 2 BOUNDARY LINE
- PHASE 2 LOT LINE
- PHASE 2 PUBLIC UTILITY EASEMENT LINE
- PHASE 1 BOUNDARY LINE
- PHASE 1 LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- U.D.O.T. RIGHT-OF-WAY LINE
- FUTURE 56 FOOT WIDE RIGHT-OF-WAY LINE
- EXISTING FENCE
- EXISTING RIGHT OF WAY - SEE NOTE 5
- EXISTING U.D.O.T. RIGHT-OF-WAY MARKER
- SET REBAR AND CAP MONUMENT
- STAMPED JONES AND DEMILLE ENG.

NOTES

- THE PURPOSE OF THIS SURVEY IS TO AMEND THE BEAVER CITY AIRPORT ROAD INDUSTRIAL PARK SUBDIVISION AND TO CREATE THE BEAVER CITY SOUTH PEAKS INDUSTRIAL PARK - PHASE 2 SUBDIVISION AS SHOWN HEREON. THE CHANGES TO THE OLD SUBDIVISION ARE AS FOLLOWS:
PARCEL 3-47-22 IS SHOWN AS FUTURE LOT 20.
INCLUDE PARCEL 3-47-26 IN THE SUBDIVISION. THE NORTH PART OF PARCEL 3-47-26 AS SHOWN HEREON IS TO BECOME A DEDICATED STREET.
THE CONFIGURATION OF OLD LOTS 21-24 HAS BEEN CHANGED AS SHOWN HEREON.
LOTS 25-31 HAVE BEEN ADDED AND ARE CONFIGURED AS SHOWN HEREON.
THE EXISTING PUBLIC UTILITY EASEMENTS ALONG 2550 SOUTH, 600 WEST AND 2800 SOUTH WERE CHANGED AS SHOWN HEREON.
2800 SOUTH WAS MOVED AS SHOWN HEREON.
A PUBLIC ROAD HAS BEEN ADDED ALONG THE WEST LINE OF THE SUBDIVISION AS SHOWN HEREON.
- BASIS OF BEARING USED IS N00°50'21"E BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 33, T.29 S., R.7 W., S.L.B. & M.
- THE SECTION AND QUARTER CORNERS SHOWN AS NOT LOCATED WERE REESTABLISHED USING THE BEAVER COUNTY, UTAH TOWNSHIP REFERENCE MAPS FOR TOWNSHIP 29 SOUTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN AND TOWNSHIP 30 SOUTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN. BOTH MAPS ARE FILED IN THE OFFICE OF THE BEAVER COUNTY RECORDER.
- THE INFORMATION ON THE TOWNSHIP REFERENCE MAPS WAS ROTATED CLOCKWISE 00°00'08" FOR THIS SURVEY.
- A RIGHT OF WAY FOR INGRESS AND EGRESS AND FOR THE MOVEMENT OF LIVESTOCK, OVER AND ACROSS A LANE 25 FEET IN WIDTH AS RECORDED IN BOOK 343 AT PAGE 741 AND AS SHOWN HEREON.



SECTION INFORMATION / VICINITY MAP
SECTION 33, T.29 S., R.7 W., S.L.B. & M. AND
SECTION 4, T.30 S., R.7 W., S.L.B. & M.

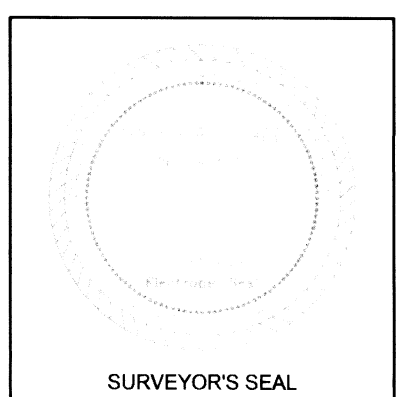


SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343839, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNER, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE BEAVER CITY SOUTH PEAKS INDUSTRIAL PARK - PHASE 2.

Trevor R. Gadd
PROFESSIONAL LAND SURVEYOR

01/30/2024
DATE



OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED, HEREBY CERTIFIES THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND STREETS AS SHOWN BY THE PLAT AND THE CERTIFICATE HERETO ANNEXED THE HEREON DESCRIBED BEAVER CITY SOUTH PEAKS INDUSTRIAL PARK - PHASE 2 LOCATED IN BEAVER CITY, BEAVER COUNTY, STATE OF UTAH.

THE OWNER ALSO DOES HEREBY DEDICATE OR REDEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

M. T. L.
BEAVER CITY, MAYOR

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF BEAVER }
ON THE 31ST DAY OF January, A.D. 20 24, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

01-02-2028
MY COMMISSION EXPIRES

John J. Linn
NOTARY PUBLIC

PHASE 2 BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, T.29 S., R.7 W., S.L.B. & M.; THENCE ALONG THE WEST LINE OF SECTION 33, N00°50'21"E 1292.03 FEET TO THE SOUTHWEST CORNER OF THE BEAVER CITY SOUTH PEAKS INDUSTRIAL PARK - PHASE 1; THENCE ALONG THE BOUNDARY OF THE BEAVER CITY SOUTH PEAKS INDUSTRIAL PARK - PHASE 1, S89°27'13"E 47.14 FEET TO THE NORTHWEST CORNER OF PARCEL 3-47-22; THENCE ALONG THE BOUNDARY OF PARCEL 3-47-22 THE FOLLOWING COURSES: S00°46'49"W 671.36 FEET, N89°53'42"E 322.25 FEET, AND N00°46'49"E 674.28 FEET TO THE BOUNDARY OF THE BEAVER CITY SOUTH PEAKS INDUSTRIAL PARK - PHASE 1; THENCE ALONG THE BOUNDARY OF THE BEAVER CITY SOUTH PEAKS INDUSTRIAL PARK - PHASE 1 THE FOLLOWING COURSES: S89°27'13"E 1358.83 FEET AND N00°49'52"E 25.90 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, S89°06'14"E 423.85 FEET TO A POINT ON THE EAST LINE OF PARCEL 3-47-26 AS RECORDED IN BOOK 246 PAGE 580 IN THE OFFICE OF THE BEAVER COUNTY RECORDER; THENCE ALONG THE EAST LINE OF PARCEL 3-47-26 THE FOLLOWING COURSES: S05°37'08"E 156.53 FEET, S05°44'08"E 204.63 FEET TO AN EXISTING RIGHT OF WAY MARKER AND S00°00'08"E 891.17 FEET TO THE SOUTH LINE OF SAID SECTION 33; THENCE INTO SECTION 4, T.30 S., R.7 W., S.L.B. & M., S00°00'08"E 1332.75 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, N89°56'37"W 892.85 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°41'30"E 998.31 FEET; THENCE N89°04'57"W 1339.55 FEET TO THE WEST LINE OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTION 4, N00°51'11"E 573.16 FEET TO THE POINT OF BEGINNING, CONTAINING 110.50 ACRES MORE OR LESS.

CERTIFICATE OF ACCEPTANCE

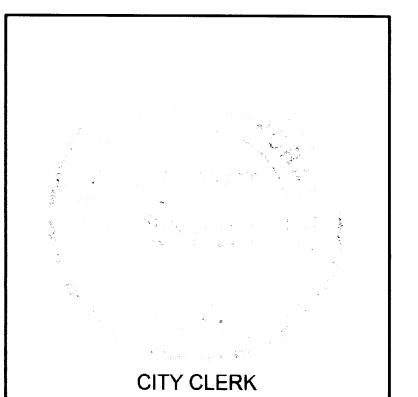
Travis Hollingshead CHAIRMAN OF THE BEAVER CITY PLANNING COMMISSION DO HEREBY CERTIFY THAT THE PLAT OF THE BEAVER CITY SOUTH PEAKS INDUSTRIAL PARK - PHASE 2 HAS BEEN APPROVED BY THE BEAVER CITY LAND USE AUTHORITY ON THE 31ST DAY OF January, A.D. 20 24.

Travis Hollingshead
PLANNING COMMISSION CHAIRMAN

Brit Black
CITY WATER & SEWER DEPARTMENT

Dan Mat
CITY POWER DEPARTMENT

Kenadee K. Linn
TEST: CITY CLERK



PREPARED BY:
Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2205-006 FILE NAME: jonesanddemille\2205-006\Beaver City South Peaks Industrial Park (P2) - Survey\2205-006.dwg
SURVEYED BY: TRG DRAWN BY: TRG UPDATED: 1/30/2024 PLOTTED: 1/30/2024

**Beaver City South Peaks
Industrial Park - Phase 2**

Beaver City, Beaver County, Utah
Scale: 1" = 200'