

WOODS CROSS INDUSTRIAL PARK 2ND AMENDED

AMENDING LOTS 6, 7, 13, & 14 WOODS CROSS INDUSTRIAL PARK & LOT 14, WOODS CROSS INDUSTRIAL PARK AMENDED LOTS 8, 9, & 10

LOCATED IN THE NORTHEAST 1/4, SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SLB&M WOODS CROSS CITY, DAVIS COUNTY, UTAH

LINE TABLE			STATE PLANE LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	43.61	S0° 04' 50"W	L1	43.61	S0° 24' 41"W
L2	117.43	WEST	L2	117.43	N89° 40' 09" W
L3	58.09	SOUTH	L3	58.09	S00°19' 51" W
L4	26.37	NORTH	L4	26.37	N00° 19' 51" E

NOTES:

Right of Way Contract in favor of Utah Oil Refining Company for purposes of laying, maintaining, inspecting, operating, replacing, changing or removing a pipeline for the transportation of oil, gas, gasoline or other petroleum products over and through subject property, recorded August 18, 1945, as Entry No. 90048 in Book 0, Page 512, and recorded December 11, 1939, as Entry Nos. 72776, 72777 and 72778, in Book M of Liens and Leases, Pages 382, 383 and 385, and recorded December 22, 1939, as Entry No. 72926, in Book M, Page 476, records of Davis County, Utah.

By mesne Assignments of record, interest is now held by Rocky Mountain Pipeline System LLC, a Delaware limited liability company, recorded August 12, 2002, as Entry Nos. 1777087 and 1777088, in Book 3102, Pages 613 and 696, records of Davis County, Utah.

Easement and right of way upon the terms and conditions therein provided, in favor of Salt Lake Pipe Line Company, a Nevada corporation, recorded August 28, 1952 as Entry No's 125178, 125179, 125180, and 125181, in Book 41, Pages 432, 436, 439 and 443, recorded October 3, 1957, as Entry No. 125978, in Book 43, Page 289, and recorded February 28, 1953, of Official Records. (Affects Lots 6, 7, 8 and 9)

Agreement to change a portion of said grants, recorded October 27, 1952, as Entry No. 126452, in Book 44, Page 276, January 3, 1953, as Entry No. 127743, in Book 47, Page 16 and January 5, 1953, as Entry No. 127741, in Book 47, Page 11, of Official Records.

A right of way and easement for electrical transmission and incidental purposes as created in favor of Utah Power & Light Company recorded July 8, 1958 as Entry No. 178607, in Book 145, at Page 239, of Official Records. (Affects Lot 7)

Easement and right of way upon the terms and conditions therein provided, in favor of The United States of America, recorded December 8, 1958 as Entry No. 183608, 183624 and 183630, in Book 154, Pages 99, 131, and 143 and recorded July 13, 1959, as Entry No. 191427 and 191617, in Book 167, Pages 238 and 483, and recorded October 9, 1959, as Entry No. 194730, in Book 172, Page 584, and recorded December 11, 1959, as Entry No. 197231, in Book 177, Page 99, of Official Records. (Affects Lots 6, 7, 8 and 9)

Agreement Creating Easement, a reciprocal non-exclusive easement for purposes of construction of a water pump house and for a pipe line running to a proposed future street, recorded May 18, 1976, as Entry No. 434062, in Book 601, Page 916, records of Davis County, Utah. (Affects Lots 4, 6, 7, 8, 9, 10, 11, 13 and 14) Subject to Ordinance No. 09-03, upon the terms and conditions therein provided, recorded January 28, 2009, as Entry No. 2419320, in Book 4701, Page 2922, of Official Records. Subject to Ordinance No. 09-02, upon the terms and conditions therein provided, recorded January 28, 2009, as Entry No. 2419321, in Book 4701, Page 2925, of Official Records.

A right-of-way easement for communication facilities and incidental purposes as created in favor of Mountain States Telephone and Telegraph Company and/or Qwest Communications recorded May 5, 1977 as Entry No. 460949, in Book 647, at Page 836, of Official Records. (Affects Lot 6)

Easement in favor of Amoco Pipeline Company, a Maine Corporation, upon the terms and conditions therein provided, recorded February 27, 1996, as Entry No. 1203339, in Book 1972, at Page 1159, of Official Records. (Affects Lots 4, 6 and 7)

Deed Notation recorded October 14, 1997, as Entry No. 1353568, in Book 2187, at Page 1117, of Official Records.

Easement and right of way upon the terms and conditions therein provided, in favor of Rocky Mountain Pipeline System LLC, a Delaware Limited Liability Company, recorded September 27, 2007 as Entry No. 2309123, in Book 4376, at Page 198, of Official Records. (Affects Lots 6, 7, 8 and 9)

Subject to easements, building setback lines, restrictions, dedications or offer for dedications if any, conditions of approval if any, and notes if any, all as set forth on the recorded plat.

LOT RESTRICTIONS:

As-noted on Woods Cross Industrial Park Subdivision Plat dated January 28th, 2009 as Entry Number 2419323 in Book 4701 at Page 2930 of official records in the office of the Davis County Recorder.

4. Silver Eagle Refining-Woods Cross Inc., together with its successors has a perpetual easement to operate, repair, replace, inspect, protect and maintain eight (8) groundwater monitoring wells and groundwater purging system consisting of an underground water line with ten (10) surface purging, monitoring and inspection locations as generally shown on the final plat; the above mentioned groundwater monitoring wells and groundwater purging system shall remain in their existing locations, provided, however, that the lot owner(s) at their sole expense may with Silver Eagle prior written consent (which will not be unreasonably withheld) move one or more of such wells or a part of such groundwater purging system so any moved well or the moved part of the groundwater purging system is reasonably close to its existing location and any such move does not materially change the operation of the system. This easement shall cease if and when Silver Eagle is no longer required to operate and maintain the system as evidenced by a writing so stating by the State of Utah and any other applicable municipality.

CITY ENGINEER APPROVAL

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this 2nd day of FEB, A.D. 2021.

Shirley L. Harrison
Woods Cross City Engineer

CITY ATTORNEY APPROVAL

I, *Paul J. Goshen*, hereby certify that I have reviewed this entire document and approve it as to form, on this 2nd day of FEB, A.D. 2021.

Paul J. Goshen
Woods Cross City Attorney

PLANNING COMMISSION APPROVAL

I, hereby certify that the Woods Cross City Planning Commission approved this plat on the 9 day of February, A.D. 2021.

Christine Pool
Title:

CITY COUNCIL APPROVAL

Presented to the Woods Cross City Council this 9 day of FEB, A.D. 2021 and is hereby approved.

Annette Hanson
City Recorder Attest
Rick Campbell
City Mayor

DAVIS COUNTY RECORDER

Recorded # 3349024
State of Utah, County of Davis, Recorded and filed at the request of

Date: 2-17-2021 Time: 9:28am Book: 3298 Page: 308
Fee \$ 60.00
Fee \$
R. M. Anderson
Davis County Recorder

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. 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 hereon in accordance with Section 17-23-17, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **WOODS CROSS INDUSTRIAL PARK AMENDING LOTS 6, 7, 13, & 14 & LOT 14, WOODS CROSS INDUSTRIAL PARK AMENDING LOTS 8, 9 & 10** and that the same has been correctly surveyed and monumented on the ground as shown on this plat. *** 2ND AMENDED**

Signed this 6th day of January, 2021



BOUNDARY DESCRIPTION

All of Lots 6, 7, 13, & 14, Woods Cross Industrial Park recorded January 28, 2009 as Entry No. 2419323 in Book 4701, at Page 2930 and Lot 14, Woods Cross Industrial Park Amended Lots 8, 9, and 10 recorded July 23, 2014 as Entry No. 2814647 in Book 6066, at Page 360 in the Office of the Davis County Recorder. Said Lots are located in the Northeast Quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as:

Parcel 1:

Beginning at a point which is 292.88 feet S. 89°59'35" W. along the Section Line and 758.39 feet South from the Northeast Corner of said Section 35; thence S. 00°08'38" W. 6.55 feet; thence S. 09°01'00" W. 963.01 feet; thence West 491.61 feet; thence N. 09°01'00" E. 386.60 feet to a point of tangency with a 222.50-foot radius curve to the left, concave westerly; thence northerly 34.70 feet along the arc of said curve, through a central angle of 08°56'10" (Chord bears N. 04°32'55" E. 34.67 feet); thence N. 00°04'50" E. 540.94 feet; thence N. 89°58'00" E. 578.45 feet to the Point of Beginning.

AND

Parcel 2:

Beginning at a point which is 942.04 feet S. 89°59'35" W. along the Section Line and 1230.88 feet South from the Northeast Corner of said Section 35; thence southeasterly 39.31 feet along the arc of a 25.00-foot non-tangent curve to the right, concave southwesterly (Radius point bears S. 00°01'20" E.), through a central angle of 90°08'10" (Chord bears S. 4°45'18" E. 36.39 feet); thence S. 00°04'50" W. 43.61 feet to a point of tangency with a 177.50-foot radius curve to the right, concave westerly; thence southerly 27.68 feet along the arc of said curve, through a central angle of 08°56'10" (Chord bears S. 04°32'55" W. 27.66 feet); thence S. 09°01'00" W. 465.31 feet; thence West 117.43 feet; thence South 58.09 feet; thence N. 89°38'50" W. 277.72 feet to a point of tangency with a 25.00-foot radius curve to the right, concave northeasterly; thence northwesterly 39.12 feet along the arc of said curve, through a central angle of 89°38'50" (Chord bears N. 44°49'25" W. 35.25 feet); thence North 26.37 feet to a point of tangency with a 402.50-foot radius curve to the right, concave easterly; thence northerly 316.12 feet along the arc of said curve, through a central angle of 45°00'00" (Chord bears N. 22°30'00" E. 308.05 feet); thence N. 45°00'00" E. 112.49 feet to a point of tangency with a 247.50-foot radius curve to the left, concave northwesterly; thence northwesterly 191.71 feet along the arc of said curve, through a central angle of 44°22'47" (Chord bears N. 22°48'37" E. 186.35 feet) to a point of reverse curve with a 24.50-foot radius curve to the right, concave southeasterly; thence northeasterly 38.21 feet along the arc of said curve, through a central angle of 89°21'27" (Chord bears N. 45°17'57" E. 34.45 feet); thence N. 89°58'40" E. 175.74 feet to the Point of Beginning.

Said parcels contain 697,399 Sq. Ft. or 16.010 acres more or less. 5 Lots. ROTATE 0°19'51" CLOCKWISE TO NAD83 BEARING.

OWNERS DEDICATION

WOODS CROSS INDUSTRIAL, LLC, the owner of the described tracts of land to be hereafter known as **WOODS CROSS INDUSTRIAL PARK AMENDING LOTS 6, 7, 13, & 14 & LOT 14, WOODS CROSS INDUSTRIAL PARK AMENDING LOTS 8, 9, & 10**, does hereby dedicate, grant, and convey to Woods Cross City all easements as shown on this plat as public utility easements, the same to be used for installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Woods Cross City. *** 2ND AMENDED**

In witness whereof, I have hereunto set my hand this 29 day of Jan, 2021.

Woods Cross Industrial, LLC a Utah limited liability company

By: *Richard Day*

Print Name: *Richard Day*

Its: *Manager*

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Davis)

On this 29 day of January, in the year 2021 before me, *Amy Ward*, a Notary Public, personally appeared *Richard Day*, the *Manager* of *WOODS CROSS INDUSTRIAL PARK AMENDING LOTS 6, 7, 13, & 14 & LOT 14, WOODS CROSS INDUSTRIAL PARK AMENDING LOTS 8, 9, & 10*, and was signed by him/her on behalf of said *WOODS CROSS INDUSTRIAL PARK AMENDING LOTS 6, 7, 13, & 14 & LOT 14, WOODS CROSS INDUSTRIAL PARK AMENDING LOTS 8, 9, & 10* and acknowledged that he/she/they executed the same. *** 2ND AMENDED**

Commission Number 714738

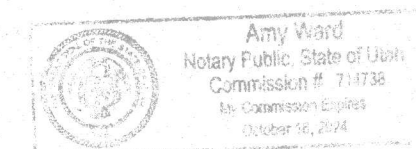
My Commission Expires 10/16/24

Signature: *Amy Ward*

Print Name: *Amy Ward*

Name:

A Notary Public Commissioned in Utah



WOODS CROSS INDUSTRIAL PARK 2ND AMENDED
AMENDING LOTS 6, 7, 13 & 14 & LOT 14, WOODS CROSS INDUSTRIAL PARK
AMENDING LOTS 8, 9 & 10
LOCATED IN THE NORTHEAST 1/4 OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WOODS CROSS CITY, DAVIS COUNTY, UTAH

PREPARED BY:

CIR CIVIL ENGINEERING & SURVEYING
3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119