

NOTICE OF APPROVED INDUSTRIAL PROTECTION AREA

On August 18, 2015 the Tremonton City Council adopted Ordinance No. 15-12 approving an Industrial Protection Area for parcels: 05-187-0002; 05-187-0009; and 05-186-0042 currently used as Tremonton City's wastewater treatment facility and public works complex located at approximately 300 East and 1200 South, Tremonton Utah. This property is within 1,000 feet of the approved Industrial Protection Area and in accordance with Utah Code 17-41-304 (4) (a) Tremonton City is providing constructive notice of the existence of the aforementioned Industrial Protection Area to all persons who have, may acquire, or may seek to acquire an interest in land in or adjacent within 1,000 feet of the aforementioned Industrial Protection Area.

In accordance with Utah Code 17-41-403 (4) (b) any new subdivision development located in whole or in part within 1,000 feet of the boundary of an industrial protection area, the owner of the development shall provide notice on any plat filed with the Box Elder County Recorder Office the following notice:

"Industrial Protection Area

This property is located in the vicinity of an established industrial protection area in which normal industrial uses and activities have been afforded the highest priority use status. It can be anticipated that such industrial uses and activities may now or in the future be conducted on property included in the industrial protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal industrial uses and activities."

For more information regarding Industrial Protection Areas please review Utah Code Title 17, Chapter 41 Agriculture and Industrial Protection Areas. For more information regarding Tremonton City Ordinance No. 15-12 or to receive a copy of the aforementioned Ordinance please contact the Tremonton City Recorder.

TREMONTON CITY CORPORATION

By: *[Signature]*
Roger Fridal, Mayor

ATTEST:

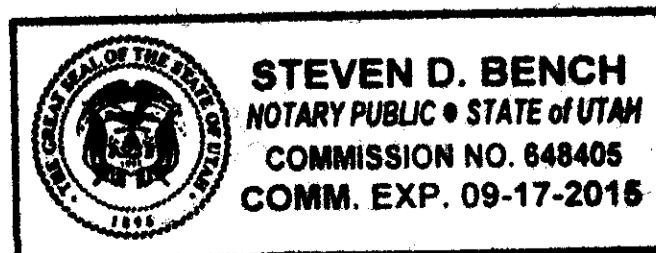
By: *[Signature]*
Darlene S. Hess, City Recorder



STATE OF UTAH)
 :SS.
County of Box Elder)

On the 25 day of August, 2015, personally appeared before me Roger Fridal, the signer of the instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public



Entry No. 349687 NOTICE
08/28/2015 03:43:42 PM B: 1260 P: 0522 Pages: 11
FEE \$0.00 BY TREMONTON CITY CORP
Chad Montgomery, Box Elder County Recorder

Industrial Protection Area – Treatment Plant

Acres 6.44

Parcel Number 05-186-0028

Parcels

Situs Address

Legal BEG AT A PT 33 FT N OF SE COR OF SEC 10 TWP 11 N R 3 W SLM & RUNNING N 887 FT W 300 FT N 400 FT W 315 FT TO E BANK OF MALAD RIVER S 19*20' W ALG BANK OF SD RIVER SELY FOLLOWING E BANK OF SD RIVER & THEN SLY FOLLOWING E BANK OF NEW CHANNEL OF RIVER TO N R/W LINE OF COUNTY ROAD E 120 FT M/L TO BEG LESS: THAT PART WITHIH TREMONTON CORP LIMITS. CONT 6.44 ACRES

Owner Name SMITH GLENN A TTEE ETAL

Owner Address 5930 W 10400 N ELWOOD, UT 84337-8745

Acres 2.75

Parcel Number 05-186-0027

Parcels

Situs Address

Legal BEG AT NE COR OF S 1/2 OF SE/4 OF SEC 10 TWP 11 N R 3 W SLM TH W 300 FT S 400 FT E 300 FT N 400 FT TO BEG

Owner Name SMITH GLENN A TRUSTEE ETAL

In Care Of Name "% SMITH, GLENN A "
Owner Address 5930 W 10400 N TREMONTON, UT 84337-8745

Acres 27.66

Parcel Number 05-187-0001

Parcels

Situs Address 5930 W 10400 N

Legal PT OF SW/4 OF SEC 11 TWP 11 N R 3 W SLM BEG AT A PT LOC E 548.0 FT ALG S LINE OF SD SEC & N 614.0 PT FRM SW COR OF SD SW/4 SD PT OF BEG BE- ING ON N LINE OF PARSON READY MIX PROP W 46.0 FT S 106.0 FT W 502 FT TO W LINE OF SD SEC N 2132 FT M/L TO W/4 COR E 541 FT ALG 1/4 SEC LINE TO A PT 779 FT W OF NE

Owner Name SMITH GLENN A TRUSTEE ETAL

In Care Of Name "% SMITH, GLENN A "
Owner Address 5930 W 10400 N TREMONTON, UT 84337-8745

COR OF W 1/2 OF SW/4 S 2026 FT M/L TO BEG SUBJECT TO R/W LESS: THAT PART INSIDE TREMONTON CITY LIMITS. CONT 27.66 ACRES M/L

Acres 4.13

Parcel Number 05-187-0010

Parcels 051870003

Situs Address 5930 W 10400 N

Legal A PART OF SW/4 OF SEC 11 T11N R3W SLM. BEG AT A PT LOCATED E ALG SEC LINE 548.00 FT & N 00°06'17E 614.00 FT FROM SW COR OF SD SW/4, SD SW SEC COR IS LOCATED W 30.95 FT FROM THE RE-ESTABLISHED SEC COR AS DETERMINED BY THE B E CO SURVEYOR, N 00°06'17E 440.16 FT, S 89°53'43 E 416.60 FT, S 00°06'17W 420.40 FT W 162.50 FT, S 00°06'17W 19.00 FT, W 254.00 FT TO POB. (BASIS OF BEARING IS S/L OF SD SEC 11 ASSUMED AS BEARING E.) RESERVING & TOGETHER WITH A 20 FT EASEMENT ALG W 20.00 FT OF ABOVE FOR INGRESS & EGRESS. ALSO: TOGETHER WITH & RESERVING TO GRANTOR & SUCCESSORS IN INTEREST A 66 FT WIDE EASEMENT PURPOSES AS STATED IN FOREGOING EASEMENT THE C/L OF WHICH IS N/L & E/L OF TRACT OF LAND DESCRIBED HEREIN. CONT 4.13 ACRES

Owner Name SMITH GLENN A TTEE ETAL

Owner Address 5930 W 10400 N ELWOOD, UT 84337-8745

Acres 25

Parcel Number 05-186-0015

Parcels

Situs Address

Legal NE/4 OF SE/4 OF SEC 10 TWP 11 N RN 3 W SLM E OF RIVER

Owner Name SMITH GLENN A TRUSTEE ETAL

In Care Of Name "% SMITH, GLENN A "

Owner Address 5930 W 10400 N TREMONTON, UT 84337-8745

Acres 2.24

Parcel Number 05-187-0008

Parcels

Situs Address 5880 W 10400 N

Legal NEW DESCRIPTION: A PART OF SW/4 OF SEC 11 T11N R3W SLM. BEG AT A PT 33 FT N & 802 FT E OF SW COR OF SD SW/4 (SD SW SEC COR LOCATED W 30.95 FT FROM RE-ESTABLISHED SEC COR AS DETERMINED BY BE CO SURVEYOR), E 162.5 FT, N 0°06'17"E 600 FT, W 162.5 FT, S 0°06'17"W 600 FT TO POB SUBJECT TO A R/W FOR INGRESS & EGRESS & UTILITIES ETC. CONT 2.24 ACRES M/L

Owner Name SMITH GLENN A TTEE ETAL

Owner Address 5930 W 10400 N ELWOOD, UT 84337-8745

Acres 2.24

Parcel Number 05-187-0011

**Parcels 051870003
051870008**

Situs Address 5850 W 10400 N

Legal A PART OF SW/4 OF SEC 11 T11N R3W SLM. BEG AT A PT 33 FT N & 964.5 FT E OF SW COR OF SD SW/4 (SD SW/4 SEC COR IS LOCATED 30.95 FT FROM THE RE-ESTABLISHED SEC COR AS DETERMINED BY BE CO SURVEYOR), N 0°06'17"E 600 FT, E 162.5 FT, S 0°06'17"W 600 FT, W 162.5 FT TO BEG. SUBJECT TO A R/W FOR INGRESS & EGRESS & UTILITIES ETC. CONT 2.24 ACRES M/L

Owner Name DANIEL GLENN SMITH LLC

Owner Address 237 E 400 N TREMONTON, UT 84337

Acres 31.84

Parcel Number 05-187-0003

Parcels

Situs Address

Legal PT OF SW/4 OF SEC 11 TWP 11N R 3 W SLM BEG AT A PT LOC E 548 FT ALG S LINE OF SD SEC & N 614.0 FT FRM SW COR OF SD SW/4 SD POB BEING ON N LINE OF PARSON RED-E-MIX PROP N 2026 FT M/L TO 1/4 SEC

Owner Name DANIEL GLENN SMITH LLC

Owner Address 237 E 400 N TREMONTON, UT 84337

LINE E 779 FT TO GRANTORS E LINE S
2007 FT W 200 FT S 600 FT TO N LINE
OF 10400 N ST W 325 FT M/L TO A PT
LOC 33 FT N & 802 FT E OF SW COR
OF SD SEC N 518.0 FT W 254.0 FT TO
BEG TOGETHER WITH R/W
LESS DEEDED TO DEAN R. POTTER.
LESS: BEG AT A PT ON N LINE OF
10400 N STREET, WHICH PT IS N 33 FT
& E 802 FT FRM SW COR OF SEC 11,
TH E 309 FT, N 600 FT, W 309 FT, S 600
FT TO POB. RESERVING A R/W 66 FT
WIDE THE C/L OF WHICH BEGINS E
956.5 FT & 33 FT N OF SW COR OF SD
SEC 11, TH N 600 FT.
ALSO: RES A 20 FT WATER DITCH
EASEMENT ACROSS ABOVE PROP N &
S AS NOW LOCATED. THE C/L OF
EASEMENT BEGINS APPROX. 931 FT E
& 33 FT N OF SD SW COR OF SD SEC
11, TH NLY 630 FT.
LESS: BEG AT A PT LOCATED E ALG
SEC LINE 548 FT & N 00°06'17E 614 FT
FROM SW COR OF SD SW/4, SD SW
SEC COR IS LOCATED W 30.95 FT
FROM RE- ESTABLISHED SEC COR AS
DETERMINED BY B E CO SURVEYOR,
N 00°06'17E 440.16 FT, S 89°53'43E
416.50 FT, S 00°06'17W 420.40 FT, W
162.50 FT S 00°06'17W 19 FT, W 254 FT
TO BEG (BASIS OF BEARING IS THE
S/L OF SD SEC 11 ASSUMED AS
BEARING E.)
RESERVING A 20 FT EASEMENT.
LESS: TRACT DEEDED TO RONALD J
SMITH ETUX IN BK 465 PG 124
CONT 31.84 ACRES M/L

Acres 1.38
Parcel Number 05-187-0012
Parcels 051870007
Situs Address 5804 W 10400 N
Legal BEG AT PT 1127 FT E & 333 FT N
OF SW COR SEC 11 T11N R03W SLM, E

Owner Name DANIEL GLENN SMITH
LLC
Owner Address 237 E 400 N
TREMONTON, UT 84337

200 FT M/L TO AN EXIST FENCE & E/L OF GRANTORS PROP, N ALG FENCE 300 FT, W 200 FT, S 300 FT TO POB. TOGETHER WITH A 20 FT R/W OVER THE W 20 FT OF THE FOLLOWING: BEG AT A PT 1127 FT E & 33 FT N OF SW COR OF SD SEC 11, E 200 FT, N 300 FT, W 200 FT, S 300 FT TO POB. CONT 1.38 AC M/L.

Acres 4

Parcel Number 05-187-0004

Parcels

Situs Address 5920 W 10400 N

Legal BEG 502 FT E & 33 FT N OF SW COR OF SEC 11 TWP 11N R 3 W SLM E 300 FT N 581 FT W 300 FT S 581 FT TO BEG RES IN THE GRANTOR A R/W FOR ING & EGR OVER W 20 FT OF LAND

Owner Name JACK B PARSON COMPANIES

**Owner Address 2350 S 1900 W STE 100
OGDEN, UT 84401**

Acres 1.37

Parcel Number 05-187-0007

Parcels

Situs Address 5810 W 10400 N

Legal REMAINDER DESCRIPTION: BEG AT A PT 1127 FT E & 33 FT N OF SW COR OF SEC 11 TWP 11N R 3 W SLM E 200 FT M/L TO AN EXIST FENCE & E LINE OF GRANTORS PROP N ALG FENCE 300 FT, W 200 FT M/L TO A PT DIREC N OF POB, S 300 FT M/L TO POB. EXCEPT A R/W TO LAND OWNERS TO THE N FROM A ROAD TO S OVER W 20 FT. CONT 1.37 ACRES

Owner Name MUNNS RODGER P

**Owner Address 5810 W 10400 N
ELWOOD, UT 84337**

Acres 40

Parcel Number 05-187-0006

Parcels

Situs Address 5670 W 10400 N

Legal E 1/2 OF SW/4 OF SEC 11 T11N R3W SLM EXC OF ROADS LESS OUTSIDE CITY CONT 40 AC

**Owner Name THOMPSON HENRY Z
ETUX**

**Owner Address 4065 W 9600 N
TREMONTON, UT 84337**

Acres 79

Parcel Number 05-078-0002

Parcels

Situs Address 5675 W 10400 N

Legal E 1/2 OF NW/4 OF SEC 14, TWP 11N R 3W, SLM. LESS ROADS

Owner Name FREEMAN ARLIN K ETUX

**Owner Address 5934 W 12900 S
HERRIMAN, UT 84096**

Acres 77

Parcel Number 05-078-0001

Parcels

Situs Address 5935 W 10400 N

Legal W 1/2 OF NW/4 LESS RES. SEC 14, TP 11 N, RN 3W ELWOOD. CONT. 77.00 ACS

**Owner Name HARRIS ENTERPRISES
LLC**

**In Care Of Name % ROBERT JAY
HARRIS**

**Owner Address 2133 W 1000 S
LAYTON, UT 84041**

Acres 3.06

Parcel Number 05-200-0009

Parcels

Situs Address

Legal BEG AT A PT 33 FT S OF NE COR OF SEC 15, TWP 11 N, R 3 W, SLM, RUN- NING W 125 FT TO MALAD RIVER, S ALG RIVER TO A PT 278 FT, W OF PT 665 FT S OF POB, E 278 FT, N 665 FT TO BEG

**Owner Name HARRIS ENTERPRISES
LLC**

**In Care Of Name % ROBERT JAY
HARRIS**

**Owner Address 2133 W 1000 S
LAYTON, UT 84041**

Acres 7.34

Parcel Number 05-200-0012

Parcels

Legal BEG 698 FT S OF NE COR OF SEC 15, TWP 11 N, R 3 W, SLM, S 624 FT, W 597.5 FT TO CO ROAD, N 1*48` W 626 FT ALG ROAD, E 634 FT TO BEG. LESS BEG 698 FT S & 434 FT W OF NE COR OF SEC, W 200 FT, S 200 FT, E 200 FT, N 200 FT TO BEG. LESS; BEG AT A PT 898 FT S & 434 FT W OF NE COR OF SEC, W 200 FT, S 115 FT, E 200 FT, N 115 FT TO BEG. CONTG 7.34 ACS

**Owner Name HUNSAKER RAY CARLOS
ETAL JT**

**Owner Address 756 N 300 E
TREMONTON, UT 84337-1009**

Acres 5.78

Parcel Number 05-200-0016

Parcels 052000007

Situs Address

Legal BEG AT A PT 698 FT S & 634 FT W OF THE NE COR OF SEC 15 T11N R3W SLM, SD PT BEING ON THE E R/L OF CO RD KNOWN AS 6000 W ST & THE NW COR OF EXISTING PARCEL OWNED BY GEORGE J PALMER, TH N 1*48`W 660 FT ALG SD E R/W LINE TO THE S R/W LINE OF CO RD KNOWN AS 10400 N ST, E ALG SD LINE 547 FT M/L TO MALAD RIVER, TH SELY ALG RIVER TO A PT 356 FT E OF THE POB, TH W 356 FT TO TH POB. LESS: INSIDE THE CITY LIMITS. CONT. 5.78 AC M/L

Owner Name PALMER GEORGE J TTEE
ETAL

Owner Address 1215 SOUTH 100 EAST
TREMONTON, UT 84337

Acres 1.06

Parcel Number 05-200-0015

Parcels 052000006

Situs Address 1215 S 100 E

Legal BEG AT PT 698 FT S & 634 FT W OF NE COR OF SEC 15 T11N R03W SLM, SD PT BEING ON THE E R/W/L OF CO RD KNOWN AS 6000 W ST & THE NW COR OF EXISTING PARCEL OWNED BY GEORGE J PALMER, N01*48`W 660 FT ALG SD E R/W/L TO THE S R/W/L OF CO RD KNOWN AS 10400 N ST, E ALG SD LINE 547 FT M/L TO MALAD RIVER, SELY ALG RIVER TO PT 356 FT E OF POB, W 356 FT TO POB. CONT 1.06 AC M/L.
LESS: OUTSIDE CITY LIMITS.

Owner Name PALMER GEORGE J TTEE
ETAL

Owner Address 1215 SOUTH 100 EAST
TREMONTON, UT 84337

Acres 0.91

Parcel Number 05-200-0010

Parcels

Situs Address 1315 S 100 E

Legal BEG 698 FT S & 434 FT W OF NE

Owner Name PALMER GEORGE J TTEE

Owner Address 1315 SOUTH 100 EAST
TREMONTON, UT 84337

COR OF SEC 15, TWP 11 N, R 3 W,
SLM, W 200 FT, S 200 FT, E 200 FT M/L,
TO W BANK OF MALAD RIVER, N 200
FT TO POB. CONTG .91 AC

Acres 1.54

Parcel Number 05-200-0006

Parcels

Situs Address

Legal REMAINDER DESC: NE/4 & NE/4
OF SE/4 OF SD SEC, LYING W OF CO
ROAD & E OF BEAR RIV- ER CANAL
R/W. EXC OUTSIDE CITY. CONT. 1.54
AC M/L

Owner Name HANSEN FAMILY
ENTERPRISES LLC

Owner Address 673 N 400 W
ST GEORGE, UT 84770

Acres 24.38

Parcel Number 05-200-0001

Parcels

Situs Address

Legal NW/4 OF NE/4 OF SEC 15, TWP
11 N, R 3 W, SLM, LESS ROADS & R/W.
EXC OF RES. CONTG 24.38 ACS

Owner Name HANSEN FAMILY
ENTERPRISES LLC

Owner Address 673 N 400 W
ST GEORGE, UT 84770

Acres 1.5

Parcel Number 05-186-0026

Parcels

Situs Address 1295 S TREMONT ST

Legal BEG AT A PT ON N R/W LINE OF
RD 972 FT W ALG SEC LINE & 33 FT N
OF SE COR OF SEC 10 TWP 11 N R 3 W
SLM RUNNING W ALG SD ROAD R/W
183.4 FT N 1*00' E ALG E R/W OF ROAD
366.0 FT E 176.9 FT S 358.4 FT TO BEG
CONT 1.50 ACS

Owner Name BURGESS ERLA DENE
TTEE

Owner Address

Acres 0.36

Parcel Number 05-186-0033

Parcels

Situs Address 971 S TREMONT

Legal BEG AT A PT ON E R/W LINE OF
CO ROAD 1190.20 FT S 88*12'30W ALG

Owner Name TINNEY DOUG

Owner Address 971 S TREMONT
TREMONTON, UT 84337

S BDRY OF SEC 10, TWP 11N, R 3W, SLM, & 812.07 FT N FRM SE COR OF SEC 10 (SD POB PREVIOUSLY RECORDED AS 1153 FT M/L W & 816 FT N OF SE COR OF SD SEC 10) TH N 88.00 FT ALG E R/W LINE OF CO ROAD, TH E 178.00 FT, S 88.00 FT TO A PT IN AN EXIST FENCE LINE, TH W 178.00 FT ALG EXISTING FENCE LINE TO POB. CONTG 0.36 ACRES.

Acres 2.27

Parcel Number 05-186-0021

Parcels

Situs Address 937 S TREMONT ST

Legal BEG AT A PT 1109.4 FT N & 1046 FT W OF SE COR OF SEC 10 TWP 11 N R 3 W SLM. N 158.6 FT, E 368 FT, S 70 FT, S 33*10'E 536.2 FT BEING APPROX W BANK OF MALAD RIVER N 74* 43' W 210 FT, N 10 FT, W 70 FT, N 36*12' W 263.9 FT, N 80.4 FT, W 235 FT TO BEG. LESS: BEG 873 FT N & 615 FT W OF SE COR OF SEC, N 45*W 10 FT, S 45*W 10 FT, S 45*E 10 FT, N 45*E 10 FT TO BEG. LESS: THAT PART INSIDE CITY LIMITS CONT 2.27 ACRES SUBJECT TO CERTAIN EASEMENT.

Owner Name ABEL JAMES GARNET TTEE

Owner Address 937 SOUTH TREMONT STREET TREMONTON, UT 84337

Acres 1.82

Parcel Number 05-186-0051

Situs Address 937 S TREMONT ST

Legal BEGINNING ON THE EAST RIGHT OF WAY LINE OF TREMONT STREET AT THE NORTHWEST CORNER OF TAX PARCEL NO. 05-186-0020 AT A POINT 1162.14 FEET SOUTH 88016'28" WEST ALONG THE SECTION LINE AND 1173.01 FEET NORTH ALONG THE EAST RIGHT OF WAY LINE OF TREMONT STREET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE

Owner Name ABEL JAMES GARNET TTEE

Owner Address 937 SOUTH TREMONT STREET TREMONTON, UT 84337

NORTH 87.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EAST 107.00 FEET; THENCE NORTH 34°48'15" EAST 62.17 FEET; THENCE NORTH 40.00 FEET TO THE FENCED SOUTHERLY LINE OF TAX PARCEL NO. 05-186-0036; THENCE NORTH 88°53'58" EAST (RECORD NORTH 88°21' EAST) 349.19, MORE OR LESS, TO THE WEST BANK OF THE MALAD RIVER AND PRESENT TREMONTON CITY CORPORATE LIMIT LINE; THENCE ALONG SAID CORPORATE LIMIT LINE AND MEANDERING ALONG SAID WEST BANK OF THE MALAD RIVER THE FOLLOWING TWO COURSES: (1) SOUTH 09°56'31" EAST 44.61 FEET; (2) SOUTH 01°16'36" WEST 48.83 FEET; THENCE CONTINUING ALONG SAID CORPORATE LIMIT LINE THE FOLLOWING TWO COURSES: (1) WEST 156.22 FEET; (2) SOUTH 158.60 FEET TO THE NORTHEAST CORNER OF TAX PARCEL NO. 05-186-0022; THENCE WEST 235.00 FEET ALONG FENCE LINE TO THE NORTHWEST CORNER OF SAID TAX PARCEL NO. 05-186-0022; THENCE NORTH 03°08'41" EAST 53.41 FEET; THENCE NORTH 71°27'24" WEST 15.80 FEET; THENCE NORTH 85°02'04" WEST 95.31 FEET TO THE POINT OF BEGINNING.

Acres 0.46

Parcel Number 05-186-0022

Situs Address 949 S TREMONT ST

Legal BEG AT A PT ON E R/W/L OF CO RD 1153 FT M/L W 1029 FT N OF SE COR OF SEC 10 T11N R03W SLM, N 10 FT, E 107 FT, N 70.4 FT, E 235 FT, S 80.4 FT, W 342 FT TO BEG. CONT .46 AC.

Owner Name MARKHAM KEITH A

Owner Address 949 S TREMONT ST
TREMONTON, UT 84337-2054