8234341

8234341
05/15/2002 01:46 PM 31.00
Book - 8598 Pg - 2223
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BUSH & GUDGELL INC
555 S 300 E
SLC UT 84111
BY: TAS, DEPUTY - WI 2 P.

Name: WELBY MANUFACTURING PARK PHA
SE 3
21-31-176-007

Desc: 21-31-12,32

Fee: $31.00

# of Pages: ONE

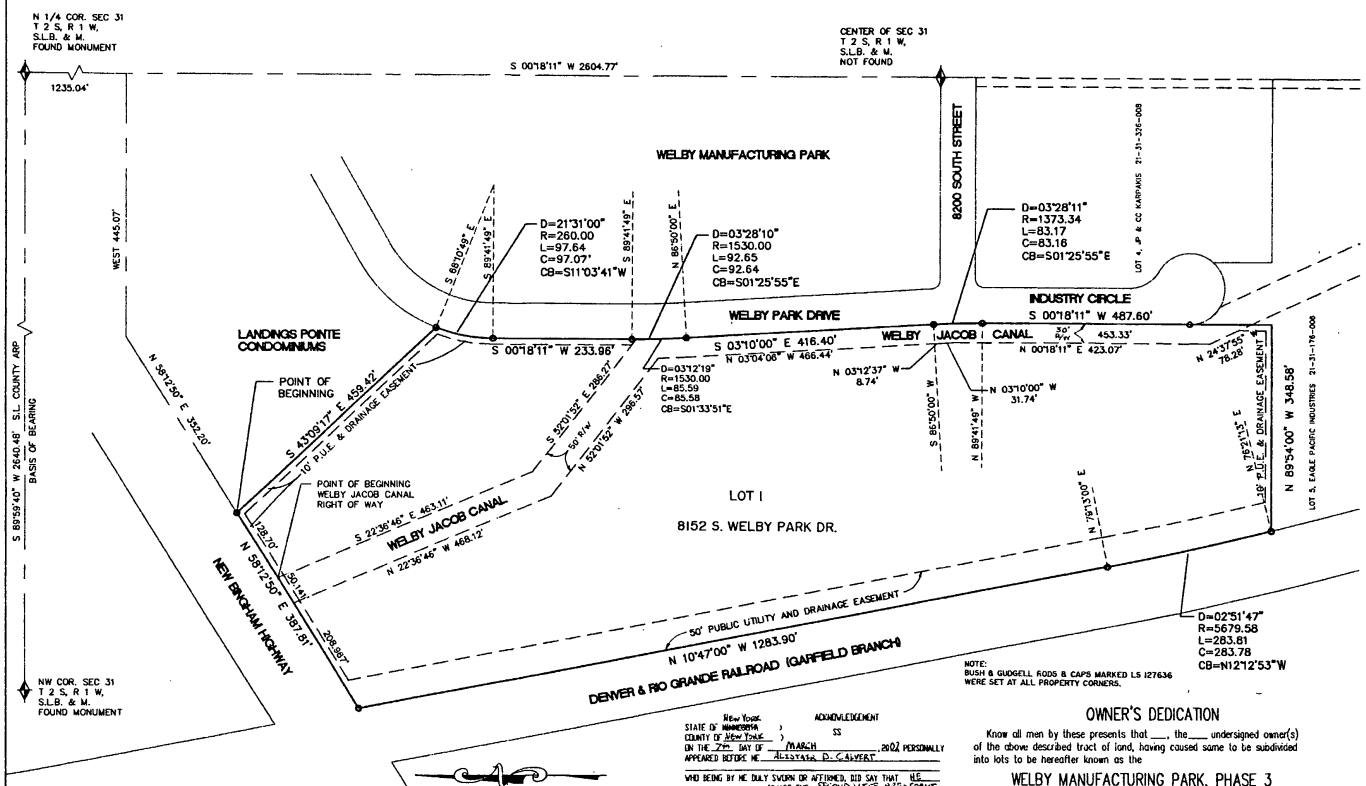
PLAT

SEE ONLINE PLATS AT
HTTP://REC.CO.SLC.UT.US/

BK8598PG2223

WELBY MANUFACTURING PARK, PHASE 3

A SUBDIVISION LOCATED IN THE W 1/2 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST JORDAN, UTAH



NOTE:
BUSH & GUDGELL RODS & CAPS MARKED LS 127636 WERE SET AT ALL PROPERTY CORNERS.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEYOR'S CERTIFICATE

I, ROBERT BYRON JONES, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold License No. 127636, as prescribed under the laws of the State of Utah. 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 below, and have subdivided said tract of land into lots and streets, hereafter to be known as WELBY MANUFACTURING PARK, PHASE 3 and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Westernmost corner of Landings Pointe Condominiums, said corner being on the Southerly right of way line of the New Bingham Highway at a point South 0°18'11" West along the Quarter Section line 1235.04 feet, and West 445.07 feet, and South 58°12'50" West 352.20 feet from the North Quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 43°09'17" East along the West line of said Landings Pointe Condominiums 459.42 feet to a point on a curve to the left and on the West boundary line of Welby Manufacturing Park Subdivision, the radius point of said curve is South 68°10'49" East 260.00 feet; thence Southwesterly along the arc of said curve, and West line 97.64 feet to a point of tangency; thence South 0°18'11" West along said West line 233.96 feet to a point of a curve to the left, the radius point of which is South 89°41'49" East 1530.00 feet; thence Southerly along the arc of said curve and West line 92.65 feet to a point of tangency; thence South 3°10'00" East along said West line 416.40 feet to a point of a 1373.34 foot radius curve to the right; thence Southerly along the arc of said curve and West line 83.17 feet; thence South 0°18'11" West along said West line 487.60 feet to the North line of Lot 5 of said Welby Manufacturing Park Subdivision; thence North 89°54'00" West along said North line 348.58 feet to a point on a curve to the right and on the Easterly right of way line of the Denver and Rio Grande Western Railroad (Garfield Branch), the radius point of said curve being North 76°21'13" East 5679.58 feet; thence Northwesterly 283.81 feet along the arc of said curve and said Easterly right of way line to a point of tangency; thence North 10°47'00" West along said Easterly right of way line 1283.90 feet to the Southerly right of way line of the New Bingham Highway; thence North 58°12'50" East along said Southerly right of way line 387.81 feet to the point of beginning.
Contains 803,513 square feet or 18.45 acres.

Subject to a right of way for the Welby Jacob Canal being more fully described as follows:

Beginning on the Southerly right of way line of the New Bingham Highway at a point South 0°18'11" West along the Quarter Section line 1235.04 feet, and West 445.07 feet, and South 58°12'50" West 480.90 feet along said right of way line from the North Quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 22°36'46" East 463.11 feet; thence South 52°01'52" East 286.27 feet to a point on a curve to the left and on the West boundary line of the Welby Manufacturing Park Subdivision, the radius point of said curve being South 89°57'41" East 1530.00 feet; thence Southerly along the arc of said curve and West line 85.59 feet to a point of tangency, thence South 3°10'00" East along said West line 416.40 feet to a point of a 1373.34 foot curve to the right; thence Southerly along the arc of said curve and West line 83.17 feet; thence South 0°18'11" West along said West line 453.33 feet; thence North 24°37'55"West 78.28 feet; thence North 0° 18'11" East 423.07 feet; thence North 3°10'00" West 31.74 feet; thence North 3°12'37" West 8.74 feet; thence North 3°04'08" West 466.44 feet; thence North 52°01'52" West 296.57 feet; thence North 22°36'46" West 468.12 feet to the Southerly right of way line of the New Bingham Highway; thence North 58°12'50" East along said Southerly right of way line 50.14 feet to the point of beginning.

PROFESSIONAL ENGINEER No. 127636 ROBERT BYRON JONES 2-26-02 STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents that ___, the___ undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots to be hereafter known as the

WELBY MANUFACTURING PARK, PHASE 3

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof___ have hereunto set_____ this 7TH day of MARCH A.D., 2002

PWE (MULTI) GRS IV-RS, INC

By: Alistair D. Calvert

ATTEST
Diane Sullivan

ALISTAIR D. CALVERT

ACKNOWLEDGEMENT

STATE OF ~~MINNESOTA~~ New York)
COUNTY OF New York) SS
ON THE 7TH DAY OF MARCH, 2002 PERSONALLY APPEARED BEFORE ME ALISTAIR D. CALVERT
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS/ARE THE SECOND VICE PRESIDENT OF ~~PARTNERSHIP~~ PWE (MULTI) GRS IV-RS, INC. AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID ALISTAIR D. CALVERT, SECOND VICE PRESIDENT ACKNOWLEDGED TO ME THAT SAID ALISTAIR D. CALVERT, SECOND VICE PRESIDENT EXECUTED THE SAME.

MY COMMISSION EXPIRES 6/30/2002
Joyce Chiarolo
NOTARY PUBLIC
RESIDING IN New York

WELBY MANUFACTURING PARK PHASE 3

A SUBDIVISION LOCATED IN THE
W 1/2 OF SECTION 31
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

PREPARED BY
BUSH AND GUDGELL, INC.
ENGINEERS: PLANNERS: SURVEYORS
555 SOUTH 300 EAST
S.L.C. UTAH 84111
PHONE (801) 364-1212
DATE: MARCH 2002 BY: KGB B&G No 46303

PLANNING COMMISSION
APPROVED THIS 3rd DAY OF April A.D. 2002 BY THE WEST JORDAN CITY PLANNING COMMISSION
Jane Cluff
CHAIRMAN, WEST JORDAN CITY PLANNING COMMISSION

WEST JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
5/9/02
DATE
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 14TH DAY OF May A.D. 2002
WEST JORDAN CITY ATTORNEY

WEST JORDAN CITY
PRESENTED TO THE CITY OF WEST JORDAN THIS 4TH DAY OF May 2002 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
MAYOR, CITY OF WEST JORDAN
CITY RECORDER
CITY OF WEST JORDAN SEAL STATE OF UTAH

RECORDED # 8834341
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
BUSH & GUDGELL, INC.
DATE 5-9-02 TIME 1:46PM BOOK 2002P PAGE 107
$31.00
FEE $
SALT LAKE COUNTY RECORDER

21-31-176-007 3/31-2 32 3/00 2002P-107