AN AMENDMENT TO

NYE'S GLASS BUSINESS PARK P.U.D.

A COMMERCIAL CONDOMINIUM PROJECT
A PART OF THE NORTHWEST 1/4 OF SECTION 25
TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
MOUNTAIN GREEN, MORGAN COUNTY, UTAH
APRIL, 2004

NORTH - SCALE 1" = 20'

NOTES:

A. UNDERLYING ZONING DISTRICT USES MUST BE ADHERED TO.
B. SOME BUSINESSES MAY REQUIRE A CONDITIONAL USE PERMIT.
C. SUBJECT TO DECLARATION AND BY LAWS.

ADDRESSING:

UNIT A: 4883 SUITE A
UNIT B: 4883 SUITE B
UNIT C: 4883 SUITE C

DEVELOPMENT LEGEND:

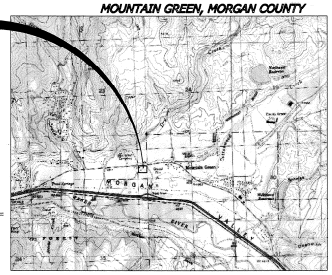
BUILDING COVERAGE: 12,320 S.F. 38%
COMMON AREA: 20,209 S.F. 62%
TOTAL AREA: 0.750 ACRES

SURVEY NARRATIVE

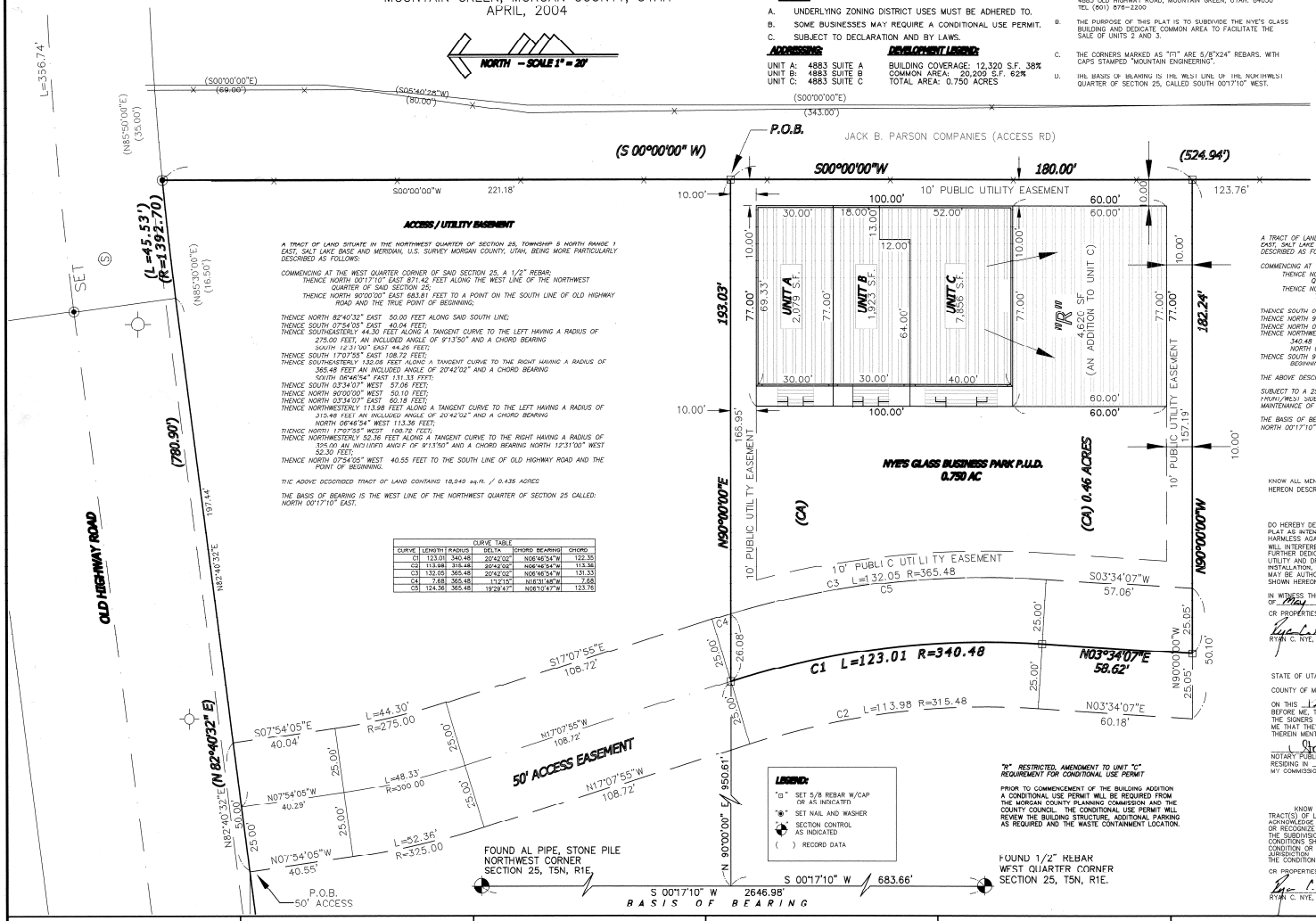
A. THIS SURVEY WAS MADE AT THE REQUEST OF CODY NYE 4883 OLD HIGHWAY ROAD, MOUNTAIN GREEN, UTAH. 84050 TEL (801) 876-2200
B. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE NYE'S GLASS BUILDING AND DEDICATE COMMON AREA TO FACILITATE THE SALE OF UNITS 2 AND 3.
C. THE CORNERS MARKED AS "□" ARE 5/8"X24" REBARS. WITH CAPS STAMPED "MOUNTAIN ENGINEERING".
D. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, CALLED SOUTH 00°17'10" WEST.

MOUNTAIN GREEN, MORGAN COUNTY

PROJECT LOCATION



VICINITY MAP



LEGEND:

"□" SET 5/8 REBAR W/CAP OR AS INDICATED
"◉" SET NAIL AND WASHER
SECTION CONTROL AS INDICATED
( ) RECORD DATA

"R" RESTRICTED, AMENDMENT TO UNIT "C" REQUIREMENT FOR CONDITIONAL USE PERMIT

PRIOR TO COMMENCEMENT OF THE BUILDING ADDITION A CONDITIONAL USE PERMIT WILL BE REQUIRED FROM THE MORGAN COUNTY PLANNING COMMISSION AND THE COUNTY COUNCIL. THE CONDITIONAL USE PERMIT WILL REVIEW THE BUILDING STRUCTURE, ADDITIONAL PARKING AS REQUIRED AND THE WASTE CONTAINMENT LOCATION.

ACCESS / UTILITY EASEMENT

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, A 1/2" REBAR;
THENCE NORTH 00°17'10" EAST 871.42 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE NORTH 90°00'00" EAST 683.81 FEET TO A POINT ON THE SOUTH LINE OF OLD HIGHWAY ROAD AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 82°40'32" EAST 50.00 FEET ALONG SAID SOUTH LINE;
THENCE SOUTH 07°54'05" EAST 40.04 FEET;
THENCE SOUTHERLY 44.30 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, AN INCLUDED ANGLE OF 9°13'50" AND A CHORD BEARING SOUTH 12°31'00" EAST 44.26 FEET;
THENCE SOUTH 17°07'55" EAST 108.72 FEET;
THENCE SOUTHEASTERLY 132.05 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 365.48 FEET AN INCLUDED ANGLE OF 20°42'02" AND A CHORD BEARING SOUTH 06°46'54" EAST 131.33 FEET;
THENCE SOUTH 03°34'07" WEST 57.06 FEET;
THENCE NORTH 90°00'00" WEST 50.10 FEET;
THENCE NORTH 03°34'07" EAST 60.18 FEET;
THENCE NORTHWESTERLY 113.98 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 315.48 FEET AN INCLUDED ANGLE OF 20°42'02" AND A CHORD BEARING NORTH 06°46'54" WEST 113.36 FEET;
THENCE NORTH 17°07'55" WEST 108.72 FEET;
THENCE NORTHWESTERLY 52.36 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 AN INCLUDED ANGLE OF 9°13'50" AND A CHORD BEARING NORTH 12°31'00" WEST 52.30 FEET;
THENCE NORTH 07°54'05" WEST 40.55 FEET TO THE SOUTH LINE OF OLD HIGHWAY ROAD AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 18,949 sq.ft. / 0.435 ACRES

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25 CALLED: NORTH 00°17'10" EAST.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	123.01	340.48	20°42'02"	N06°46'54"W	122.35
C2	113.98	315.48	20°42'02"	N06°46'54"W	113.36
C3	132.05	365.48	20°42'02"	N06°46'54"W	131.33
C4	7.68	365.48	1°12'15"	N18°34'46"W	7.68
C5	124.36	365.48	19°29'47"	N08°10'47"W	123.76

BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, A 1/2" REBAR;
THENCE NORTH 00°17'10" EAST 683.66 FEET ALONG THE WEST LINE OF THE NORTHWEST-QUARTER OF SAID SECTION 25;
THENCE NORTH 90°00'00" EAST 950.61 FEET TO AN EXISTING FENCE LINE, A REBAR/CAP AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" WEST 180.00 FEET ALONG SAID FENCE LINE TO A REBAR/CAP;
THENCE NORTH 90°00'00" WEST 182.24 FEET TO A REBAR/CAP;
THENCE NORTH 03°34'07" EAST 58.62 FEET TO A REBAR/CAP;
THENCE NORTHWESTERLY 123.01 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 340.48 FEET, AN INCLUDED ANGLE OF 20°42'02" AND A CHORD BEARING NORTH 06°46'54" WEST 122.35 FEET TO A REBAR/CAP;
THENCE SOUTH 90°00'00" EAST 193.03 FEET TO A FENCE LINE, REBAR/CAP, AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 32,677 SQ. FT. OR 0.750 ACRES

SUBJECT TO A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT ALONG THE ENTIRETY OF THE NORTHWEST SIDE OF THE ABOVE DESCRIBED PARCEL FOR THE INSTALLATION AND PERPETUAL MAINTENANCE OF SAID SERVICES.

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25 CALLED: NORTH 00°17'10" EAST.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREON DESCRIBED TO BE SUBDIVIDED INTO 3 UNITS, AS AMENDED, TO BE KNOWN HEREAFTER AS:

AN AMENDMENT TO NYE'S GLASS BUSINESS PARK P.U.D.

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC STREETS, AND DO WARRANT, DEFEND, AND SAVE THE COUNTY HARMLESS AGAINST ANY EASEMENTS OR OTHER INCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE COUNTY'S USE, OPERATION AND MAINTENANCE OF THE STREETS, AND DO FURTHER DEDICATE THOSE PARTS OR PORTIONS OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY MORGAN COUNTY. AND DO FURTHER DEDICATE COMMON AREA, AS SHOWN HEREON, TO SERVE AS AN OPEN SPACE EASEMENT.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 12 DAY OF May, 2004.

CR PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY

RYAN C. NYE, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH } ss
COUNTY OF MORGAN }

ON THIS 12th DAY OF May, 2004 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC
RESIDING IN Morgan COUNTY, UTAH
MY COMMISSION EXPIRES March 27, 2005

NOTARY PUBLIC STACY LAFITTE 131 S. 100 W., PO Box 886 Morgan, Utah 84050 Commission Expires March 27, 2005 STATE OF UTAH

ACKNOWLEDGMENT OF RESPONSIBILITY

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT(S) OF LAND CONTAINED WITHIN THE SUBDIVISION BOUNDARY DESCRIBED HEREON, ACKNOWLEDGE THAT FAILURE OF THE LOCAL JURISDICTION OR PLANNING COMMISSION TO OBSERVE OR RECOGNIZE HAZARDOUS, UNKNOWN OR UNSIGHTLY CONDITIONS, OR TO RECOMMEND DENIAL OF THE SUBDIVISION BECAUSE OF SAID UNRECOGNIZED HAZARDOUS, UNKNOWN OR UNSIGHTLY CONDITIONS SHALL NOT RELIEVE THE DEVELOPER OR OWNER FROM RESPONSIBILITY FOR THE CONDITION OR DAMAGES RESULTING THEREFROM, AND SHALL NOT RESULT IN THE LOCAL JURISDICTION, OR PLANNING COMMISSION, ITS OFFICERS OR AGENTS, BEING RESPONSIBLE FOR THE CONDITIONS AND DAMAGES RESULTING THEREFROM.

CR PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY

RYAN C. NYE, MANAGING MEMBER

MORGAN COUNTY ATTORNEY

I HAVE EXAMINED THIS SUBDIVISION PLAT AND APPROVE IT AS TO FORM.

SIGNED THIS 14th DAY OF May, 2004

MORGAN COUNTY ATTORNEY

MORGAN COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN COUNTY PLANNING COMMISSION. ON APRIL 15th, 2004

SIGNED THIS 13th DAY OF MAY, 2004

CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

MORGAN COUNTY ENGINEER

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS 12th DAY OF May, 2004

MORGAN COUNTY ENGINEER

WEBER-MORGAN HEALTH DISTRICT

THE WASTE DISPOSAL SYSTEM AND THE CULINARY WATER SYSTEM ARE HEREBY APPROVED.

SIGNED THIS ____ DAY OF _____, 20__

NOT REQUIRED

DISTRICT HEALTH OFFICER

MORGAN COUNTY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE OWNER'S DEDICATION ARE HEREBY APPROVED AND ACCEPTED BY THE COUNCIL OF MORGAN COUNTY, UTAH. ON THE 20th DAY OF APRIL, 2004.

SIGNED THIS 18 DAY OF May, 2004

CHAIRMAN, MORGAN COUNTY COUNCIL

ATTEST:

COUNTY CLERK, MORGAN COUNTY

CERTIFICATE OF SURVEYOR

I, WILLIAM L. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 167461, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

AN AMENDMENT TO NYE'S GLASS BUSINESS PARK P.U.D.

AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED THIS 4 DAY OF May, 2004

REGISTERED LAND SURVEYOR 167461 WILLIAM L. HOLYOAK STATE OF UTAH

WILLIAM L. HOLYOAK, PE & PLS
UTAH LAND SURVEYOR REGISTRATION NO. 167461

MORGAN COUNTY RECORDER

STATE OF UTAH, COUNTY OF MORGAN
RECORDED AND FILED AT THE REQUEST OF:
Ryan Nye
DATE: 5/20/2004 TIME: 9:14AM
FEE: $33.00 ABSTRACTED:
ENTRY NO. 76050
INDEX BK 205
FILE 1120
PAGE

MORGAN COUNTY RECORDER
BY: _____ DEPUTY.

MOUNTAIN ENGINEERING
P.O. BOX 309
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-3979

REVISIONS		
DATE	BY	COMMENTS

REGISTERED LAND SURVEYOR 167461 WILLIAM L. HOLYOAK STATE OF UTAH

DESIGNED BY: MLH
DRAWN BY: MLH
DATE: APRIL, 2004

AMENDMENT TO NYE'S GLASS BUSINESS PARK P.U.D.
A COMMERCIAL CONDOMINIUM DEVELOPMENT
A PART OF THE NORTHWEST 1/4 OF SECTION 25
TOWNSHIP 5 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MOUNTAIN GREEN, MORGAN COUNTY, UTAH

JOB NO. 2004

DRAWING NO.
ME 00-51
SHEET 1 OF 1
FILE/nyes_glass_sub_rev

E 0365050 B 205 P 1100
Date 20-May-2004 11:14am
Fee $33.00
PATRICK NEESON, Recorder
MORGAN COUNTY
FOR: RYAN NYE
RECORDED ELECTRONICALLY

P:\D_JOB\GEN\dwg\nyes_g\ters_sub_rev.dwg Tue May 04 09:41:25 2004