MIDLAND SQUARE COMMERCIAL PLAT "B" 4000 SOUTH EXTENDING MIDLAND SQUARE COMMERCIAL PLAT "A" SECOND AMENDED LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BASIS OF BEARING S 89°25'05" E 2637.27' (2637.26') NORTH QUARTER CORNER OF SECTION 10 TOWNSHIP 5 NORTH, RANGE 2 WEST, NORTHEAST CORNER OF SECTION 10, **VICINITY MAP** SALT LAKE BASE AND MERIDIAN TOWNSHIP 5 NORTH, RANGE 2 WEST, 10" HAND HOLE SALT LAKE BASE AND MERIDIAN **ACKNOWLEDGMENT** SURVEYOR'S CERTIFICATE **LEGEND** COUNTY OF I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, 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 . WHO BEING BY ME DULY SWORN , 20____, PERSONALLY APPEARED BEFORE ME SUBDIVISION BOUNDARY TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO DID SAY THAT HE/SHE/THEY IS/ARE THE BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME. ---— SECTION LINE MIDLAND SQUARE COMMERCIAL PLAT "B" ----- MONUMENT LINE/CENTER LINE OF ROAD EXTENDING MIDLAND SQUARE COMMERCIAL PLAT "A" SECOND AMENDED MY COMMISSION EXPIRES: _ NOTARY PUBLIC RESIDING IN _ LOT 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT MIDLAND SQUARE COMMERCIAL _ — — — — EASEMENT LINE **BOUNDARY DESCRIPTION** SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR MCDONALDS REAL ESTATE COMPANY NAIL & WASHER STAMPED "MCNEIL ENGR" SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 26°23'42" WEST 8.80 FEET: THENCE SOUTH 00°34'32" WEST 319.12 FEET: THENCE NORTH 88°43'05" WEST 356.92 FEET: THENCE NORTH 01°19'25" EAST 8.54 FEET; THENCE NORTH 89°25'05" WEST 14.78 FEET; THENCE NORTH 00°34'55" EAST 115.00 FEET: THENCE NORTH 88°58'05" WEST 264.35 FEET TO A POINT ON A 10110.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT: THENCE UTILITY PER RECORDED NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'02" A DISTANCE OF 76.54 FEET (CHORD BEARS NORTH 38°48'56" EAST 76.54 - SIGN FASEMENT PLAT BOOK 72 PAGE 25 FEET); THENCE NORTH 38°35'55" EAST 163.77 FEET; THENCE NORTH 89°25'05" WEST 3.95 FEET; THENCE NORTH 38°23'52" EAST 262.27 FEET; THENCE PER RECORDED PLAT SOUTH 51°02'23" EAST 154.80 FEET; THENCE SOUTH 63°36'18" EAST 236.91 FEET TO THE POINT OF BEGINNING. BOOK 72 PAGE 25 CONTAINS: 202,471 SQUARE FEET OR 4.648 ACRES (3 LOTS) PRIVATE STORM DRAIN EASEMENT PER RECORDED PLAT BOOK 72 PAGE 25 S 89°25'05" E 19.42' — 32,253 SQUARE FEET 0.741 ACRES MIDLAND SQUARE COMMERCIAL EASEMENT PER RECORDED PLAT BOOK 72 PAGE 25 16,391 SQUARE FEET AA DEVELOPMENT INC DAVID B. DRAPER, 0.376 ACRES 08-511-0012 L.S. LICENSE NO. 6861599 30.0' ACCESS & PRIVATE -UTILITY PER RECORDED PLAT BOOK 72 PAGE 25 OWNER'S DEDICATION WEST 886.63' _____, THE _____ UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING KNOW ALL MEN BY THESE PRESENTS THAT ____ CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE: S 89°25'05" E 409.37 S 26°23'42" W 8.80' EASEMENT PER RECORDED 7 MIDLAND SQUARE COMMERCIAL PLAT "B" 10.0' PUBLIC UTILITY PLAT BOOK 72 PAGE 25 EXTENDING MIDLAND SQUARE COMMERCIAL PLAT "A" SECOND AMENDED DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS ─N 16°52'35" W 3.37' WHEREBY _____ HAVE HEREUNTO SET _ _ THIS _____ DAY OF _____ A.D., 20___ BOULEVARD PLAZA SAN DIEGO LLC −S 89°48'05" E 21.79' 10.0' PUBLIC UTILITY EASEMENT -LOT 13 PERSONAL REPRESENTATIVES EASEMENT ENTRY NO. 2683471, RECORDED APRIL 22, 2014 79,380 SQUARE FEET 1.822 ACRES SBH MIDLAND MARKET PLACE LC Δ=0°26'02 R=10110.00' MIDLAND SQUARE COMMERCIAL L=76.54 PLAT "A" CB=N 38°48'56" E 10.0' PUBLIC UTILITY EASEMENT PERSONAL REPRESENTATIVES EASEMENT AA DEVELOPMENT INC HSW HOLDINGS A LLC C=76.54 ENTRY NO. 2683472, RECORDED APRIL 22, 2014 08-511-0008 _____N 88°58'05" W 264.35' LOT 14 ______ BETTY CARPENTER 74,447 SQUARE FEET 1.709 ACRES 10.0' PUBLIC UTILITY EASEMENT BOOK 1728, PAGE 774, RECORDED **ACKNOWLEDGMENT** STATE OF UTAH COUNTY OF -10.0' PUBLIC UTILITY =N 89°25'05" W 14.78' DID SAY THAT HE/SHE/THEY IS/ARE THE_____ , BY AUTHORITY OF ITS MEMBERS OR ITS EASEMENT ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME. N 1°19'25" E 8.54 MY COMMISSION EXPIRES: N 88°43'05" W 356.92' **JORGENSEN** NOTARY PUBLIC RICHARD & LABINA JORGENSEN **ACKNOWLEDGMENT** LOT 228 LOT 229 **DENNIS & AUTYM GILL** ALAN & CHRISTINE BAGGALEY 08-292-0009 COUNTY OF __ _____ DAY OF ______, 20____, PERSONALLY APPEARED BEFORE ME DID SAY THAT HE/SHE/THEY IS/ARE THE , BY AUTHORITY OF ITS MEMBERS OR ITS WEBER COUNTY RECORDER ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com Civil Engineering • Consulting & Landscape Architecture STATE OF UTAH, COUNTY OF WEBER, RECORDED AND NOTARY PUBLIC Structural Engineering • Land Surveying & HDS RESIDING IN __ FILED AT THE REQUEST OF COMMUNITY DEVELOPMENT ROY CITY ENGINEER ROY CITY ATTORNEY ROY CITY ACCEPTANCE MIDLAND SQUARE COMMERCIAL PLAT 'B" THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY ACCEPTED AND APPROVED BY THE APPROVED AS TO FORM THIS _____ DAY OF _ I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE I HEREBY CERTIFY THAT APPLICABLE STATUTES AND ORDINANCE PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPILED WITH. SUBDIVISION ORDINANCE OF TOY CITY, SIGNED THIS ______ DAY OF _____ MAYOR ON THE _____ DAY OF _____, 20____. EXTENDING MIDLAND SQUARE COMMERCIAL PLAT "A" SECOND AMENDED SIGNED THIS ______ DAY OF _____ LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, **ROY CITY MAYOR** SALT LAKE BASE AND MERIDIAN WEBER COUNTY RECORDER ROY, UTAH ROY CITY PLANNER ROY CITY ATTORNEY CITY ENGINEER