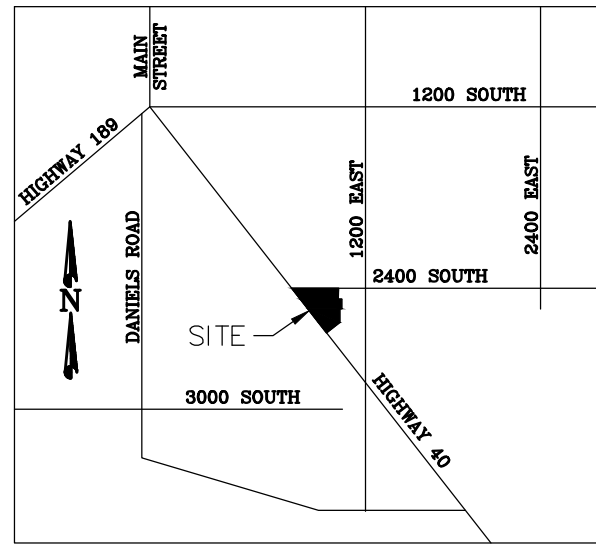
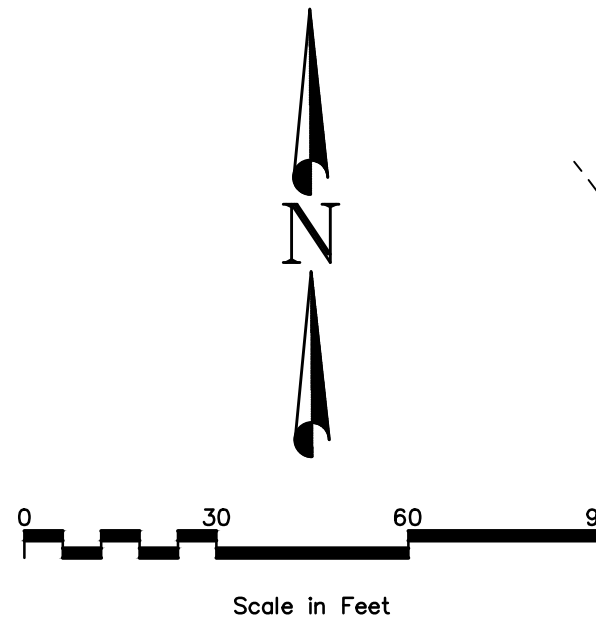


# WASATCH BUSINESS PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 4 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH



VICINITY MAP  
(N.T.S.)



CENTER CREEK ROAD  
(2400 SOUTH)

FOUND WASATCH COUNTY  
BRASS CAP MONUMENT  
FOR THE NORTHEAST  
CORNER, SECTION 17,  
T4S, R5E, S1B&M

8  
17  
16  
22.83

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 01°10'4" WEST 22.23 FEET ALONG THE SECTION LINE AND WEST 300.01 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;  
THENCE SOUTH 0°39'43" WEST 101.73 FEET;  
THENCE NORTH 89°10'08" EAST 31.50 FEET;  
THENCE SOUTH 0°49'52" EAST 88.74 FEET;  
THENCE WEST 19.01 FEET;  
THENCE SOUTH 127.26 FEET;  
THENCE SOUTH 52°10'00" WEST 156.77 FEET;  
THENCE NORTH 37°50'00" WEST 523.44 FEET;  
THENCE EAST 432.27 FEET TO THE POINT OF BEGINNING

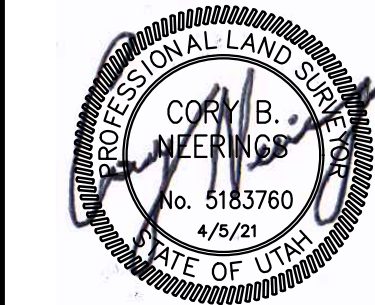
CONTAINS  
2.568 ACRES  
111,886 SQUARE FEET, MORE OR LESS

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°10'4" WEST BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5183760 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.  
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.



CORY B. NEERINGS  
PLS 5183760

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE  
**WASATCH BUSINESS PARK SUBDIVISION**  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_ DAY OF \_\_\_\_\_, 2020.

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WASATCH )  
ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_, IN SAID STATE OF \_\_\_\_\_, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC: \_\_\_\_\_, MY COMMISSION EXPIRES \_\_\_\_\_  
COMMISSIONED IN UTAH

PRINT NAME \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVE THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCEL OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

MAYOR \_\_\_\_\_

CLERK/RECORDER \_\_\_\_\_

### CITY ENGINEER APPROVAL

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY ENGINEER \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE HEBER CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

### WASATCH COUNTY SURVEYOR

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

ROS # \_\_\_\_\_

COUNTY SURVEYOR \_\_\_\_\_



**LEGEND ENGINEERING**  
52 WEST 100 NORTH  
HEBER CITY, UT 84032  
PHONE: 435-854-4828

Recorder \_\_\_\_\_

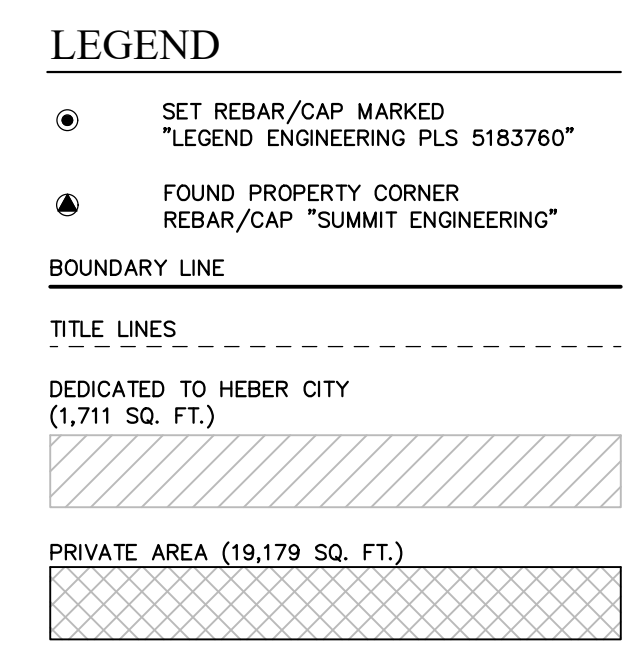
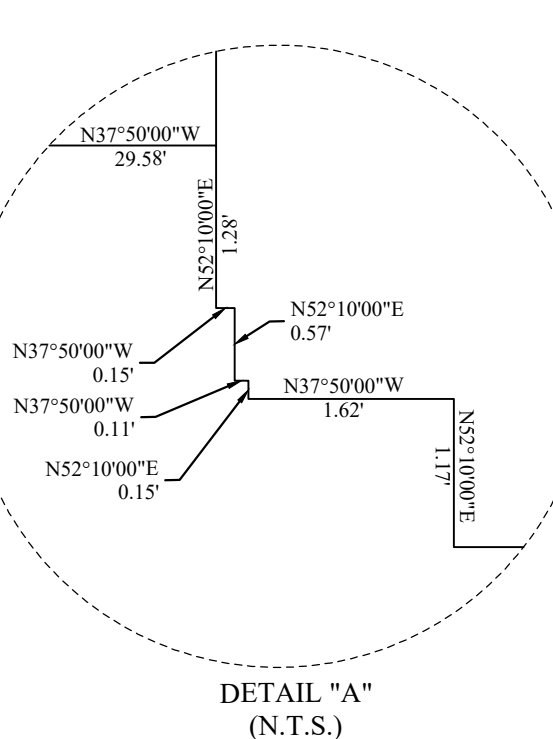
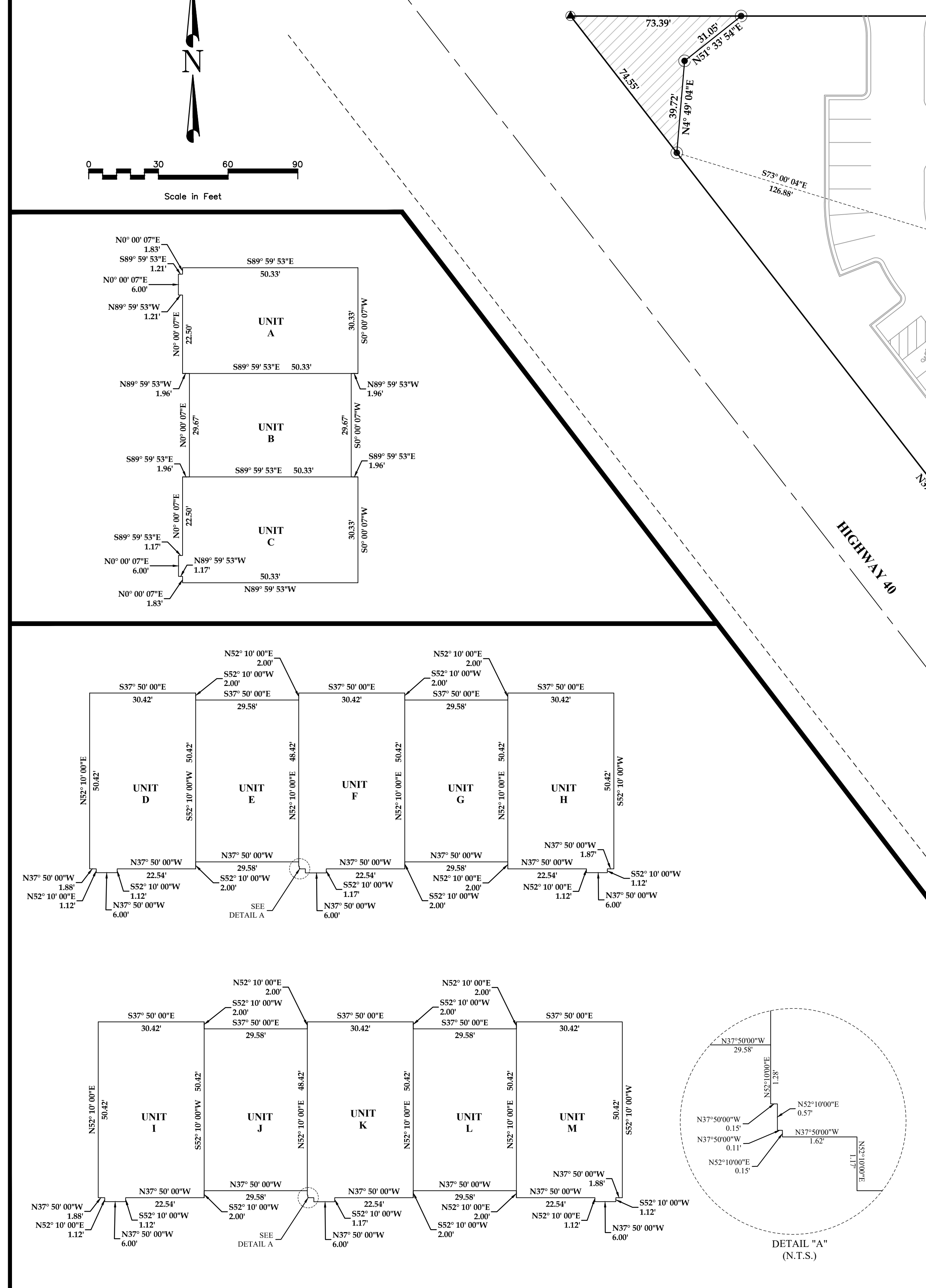
DATE: 4/5/21

SCALE: 1"=30'

PAGE: 1 OF 1

PROJECT: S21-037

REVIEW COPY



- ### SUBDIVISION NOTES
- THIS PLAT IS SUBJECT TO THE UTAH CONDOMINIUM CODE 57-8-13.
  - THIS PLAT IS SUBJECT TO THE DECLARATIONS FOR THE WASATCH BUSINESS PARK, RECORD WITH THE WASATCH COUNTY RECORDERS OFFICE AS ENTRY NO. \_\_\_\_\_.
  - THE BUILDING OUTLINE SHOWN HEREON ARE REFERENCING THE EXTERIOR FACE OF THE BUILDINGS.
  - THE BUILDING OUTLINES HEREON ARE RESERVED AS PRIVATE AND INCLUDES 19,179 SQUARE FEET.
  - ALL OF THE SUBJECT PROPERTY, EXCLUDING BUILDINGS, IS RESERVED AS COMMON SPACE AND INCLUDES 90,996 SQUARE FEET.

FOUND WASATCH COUNTY  
BRASS CAP MONUMENT  
FOR THE EAST QUARTER  
CORNER, SECTION 17,  
T4S, R5E, S1B&M

17  
16

FUTURE PHASE 2

BASIS OF BEARINGS  
S0°11'04" W 2670.73'