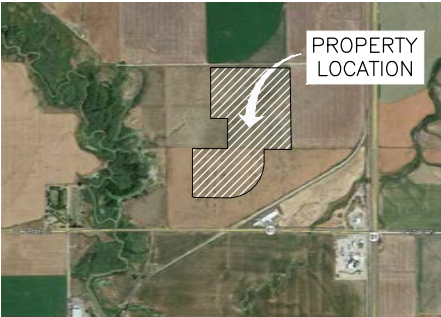


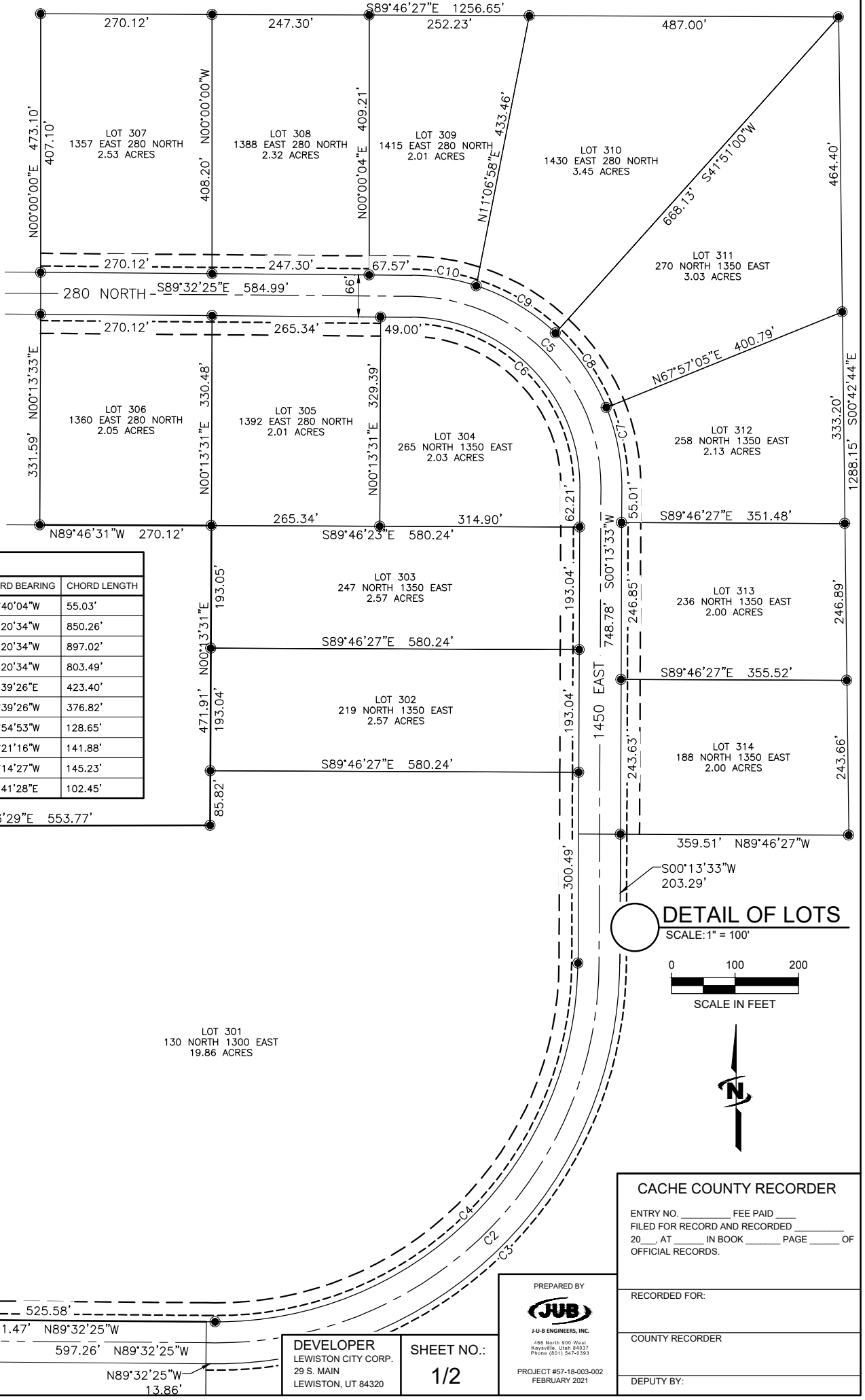
LEWISTON CITY BUSINESS PARK PHASE 3

AMENDING LOT 5 AND REMAINDER PARCEL,
LEWISTON CITY BUSINESS PARK PHASE 2
A PART OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 14
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEWISTON CITY, UTAH
DECEMBER 2021

VICINITY MAP:



NOT TO SCALE



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	61.09'	39.00'	38.83'	89°44'43"	N44°40'04"W	55.03'
C2	944.93'	600.00'	602.45'	90°14'02"	S45°20'34"W	850.26'
C3	996.90'	633.00'	635.59'	90°14'02"	S45°20'34"W	897.02'
C4	892.96'	567.00'	569.32'	90°14'02"	S45°20'34"W	803.49'
C5	470.01'	300.00'	298.78'	89°45'58"	S44°39'26"E	423.40'
C6	418.31'	267.00'	265.91'	89°45'58"	N44°39'26"W	376.82'
C7	129.47'	332.93'	65.56'	22°16'51"	N10°54'53"W	128.65'
C8	142.98'	332.55'	72.61'	24°38'02"	N34°21'16"W	141.88'
C9	146.40'	333.12'	74.40'	25°10'51"	N59°14'27"W	145.23'
C10	102.86'	333.00'	51.84'	17°41'54"	S80°41'28"E	102.45'

LEGEND:

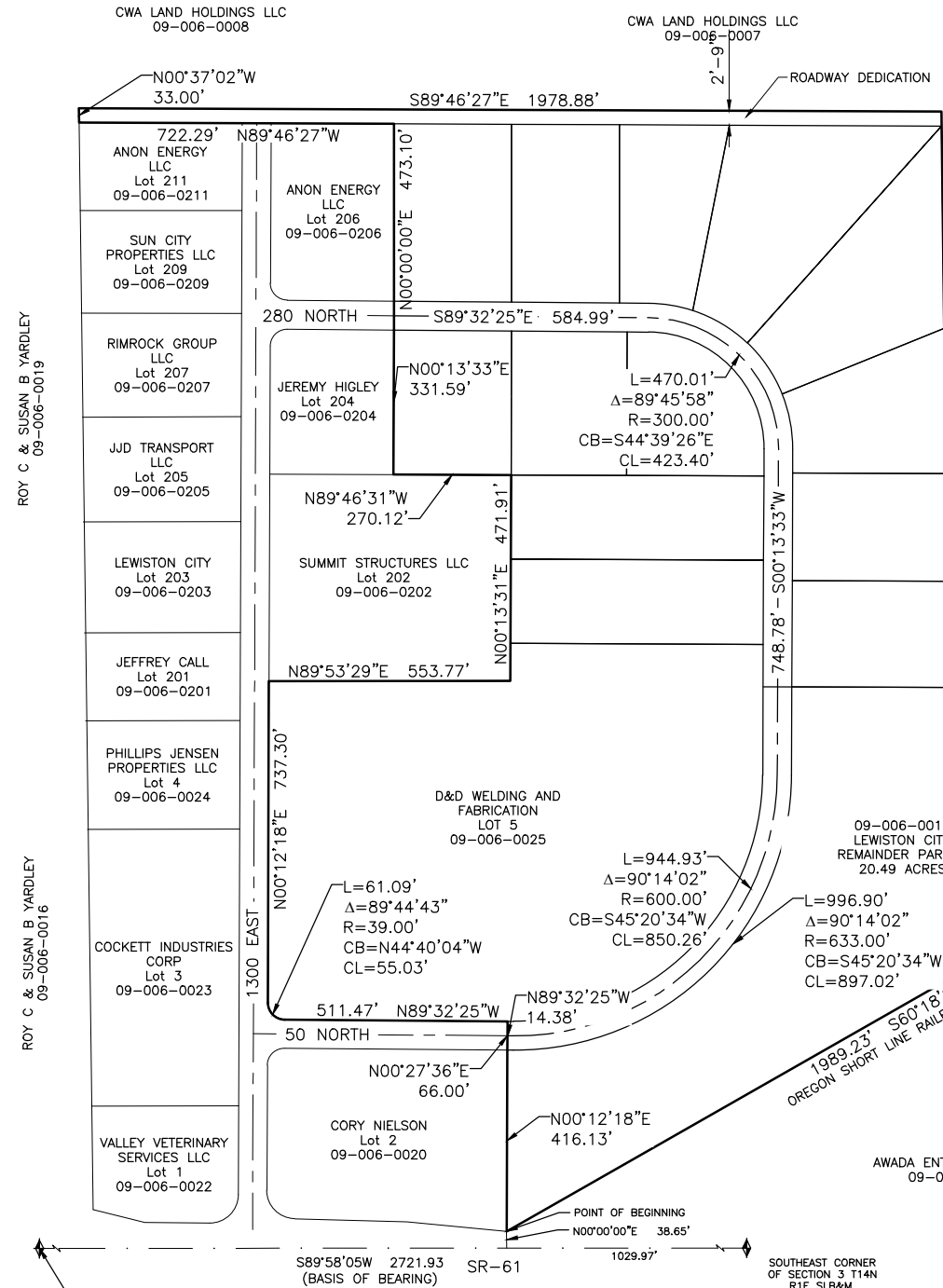
- CENTER LINE OF ROAD
- SECTION LINES
- 30' BUILDING OFFSET
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
- EXISTING FENCE LINE
- SET 5/8 X 24" REBAR AND J-U-B ENGINEERS INC CAP
- EXISTING REBAR AND CAP
- UDOT MONUMENT
- SECTION CORNER

BOUNDARY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 3 AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, T.14N., R.1E., S.L.B.&M.

BEGINNING AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF LEWISTON CITY BUSINESS PARK PHASE 1 AND THE WESTERLY RIGHT OF WAY LINE OF OREGON SHORT LINE RAILROAD SAID POINT BEING S.89°58'05"W. 1029.97 FEET AND N.00°00'00"E. 38.65 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE AS FOLLOWS: ALONG THE BOUNDARY LINE OF LEWISTON CITY BUSINESS PARK PHASE 1 THE FOLLOWING TWO (2) COURSES: (1) N.00°12'18"E. 416.13 FEET; (2) N.00°27'36"E. 66.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 50 NORTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N.89°32'25"W. 511.47 FEET; (2) NORTHWESTERLY 61.09 FEET ALONG THE ARC OF A 39.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°44'43" (THE CHORD OF WHICH BEARS N.44°40'04"W 55.03 FEET) TO THE EASTERLY RIGHT OF WAY LINE OF 1300 EAST STREET; THENCE N.00°12'18"E. 737.30 FEET TO A POINT ON THE BOUNDARY LINE OF LEWISTON CITY BUSINESS PARK PHASE 2; THENCE ALONG SAID BOUNDARY LINE OF LEWISTON CITY BUSINESS PARK PHASE 2 THE FOLLOWING TWELVE (12) COURSES: (1) N.89°53'29"E. 553.77 FEET; (2) N.00°13'31"E. 471.91 FEET; (3) N.89°46'31"W. 270.12 FEET; (4) N.00°13'35"E. 331.59 FEET; (5) N.00°00'00"E. 473.10 FEET; (6) N.89°46'27"W. 722.29 FEET; (7) N.00°37'02"W. 33.00 FEET; (8) S.89°46'27"E. 1978.88 FEET; (9) S.00°42'44"E. 1321.15 FEET; (10) N.89°52'40"E. 1007.03 FEET (11) SOUTHWESTERLY 398.26 FEET ALONG THE ARC OF A 916.84 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°53'19" (THE CHORD OF WHICH BEARS S.47°51'40"W 395.14 FEET); (12) S.60°18'21"W. 1989.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 76.744 ACRES IN AREA, MORE OR LESS.



SURVEYOR'S CERTIFICATE

I DAVID D STRONG DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH SECTION 17-23-17. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

SIGNED THIS _____ DAY OF _____, 2021.

SIGNATURE

NOTES:

THE HEREIN DESCRIBED TRACT OF LAND IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE LEWISTON BUSINESS PARK RECORDED ON FEBRUARY 28, 2018 AS ENTRY NO. 1190610, BOOK 1993, PAGE 1604 IN THE CACHE COUNTY RECORDER'S OFFICE.

ALL OWNERS ARE AWARE THAT THEY SHALL BE SUBJECT TO THE SIGHTS, SOUNDS, AND SMELLS ASSOCIATED WITH AGRICULTURE ACTIVITIES, SUCH ACTIVITIES BEING USES ALLOWED IN THE AGRICULTURAL ZONE.

CACHE COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____
20____ AT _____ IN BOOK _____ PAGE _____ OF
OFFICIAL RECORDS.

RECORDED FOR:

COUNTY RECORDER

DEPUTY BY:

PREPARED BY



J-U-B ENGINEERS, INC.
488 North 900 West
Kaysville, Utah 84037
Phone (801) 547-0393

PROJECT #57-18-003-002
FEBRUARY 2021

DEVELOPER
LEWISTON CITY CORP.
29 S. MAIN
LEWISTON, UT 84320

SHEET NO.:
1/2

LEWISTON CITY
BUSINESS PARK
PHASE 3

AMENDING LOT 5 AND REMAINDER PARCEL,
LEWISTON CITY BUSINESS PARK PHASE 2
A PART OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 14
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEWISTON CITY, UTAH
FEBRUARY 2022

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT LEWISTON CITY BUSINESS PARK PHASE 1 AND DO HEREBY GRANT AND DEDICATE SAID STREETS AND A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS TO LEWISTON CITY, UTAH

SIGNED THIS _____ DAY OF _____, 2022. BY:

LEWISTON CITY
PRINTED NAME
TITLE

D&D WELDING AND FABRICATION INC.
PRINTED NAME
TITLE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE }SS
ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED, DID SAY THAT HE/SHE IS THE _____ OF D&D WELDING AND FABRICATION INC. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
RESIDING AT: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: _____ PRINT NAME

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE }SS
ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
RESIDING AT: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: _____ PRINT NAME

BEAR RIVER HEALTH DEPARTMENT I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS __ DAY OF _____, 2022. _____ DIRECTOR, BEAR RIVER HEALTH DEPARTMENT		CITY ENGINEER I HEREBY CERTIFY THAT THE DATA ON THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS _____ DAY OF _____, 2022 . _____ LEWISTON CITY ENGINEER		LEWISTON CITY ATTORNEY I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 2022 . _____ LEWISTON CITY ATTORNEY		PLANNING AND ZONING COMMISSION THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF LEWISTON CITY, UTAH THIS _____ DAY OF _____, 2022. _____ CHAIRMAN, LEWISTON CITY COMMISSION ATTEST: _____ TITLE: _____			
DOMINION ENERGY: QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532 _____ SIGNED THIS _____ DAY OF _____, 2022.		UTILITY COMPANY APPROVAL COMCAST _____ SIGNED THIS _____ DAY OF _____, 2022 . CENTURY LINK _____ SIGNED THIS _____ DAY OF _____, 2022.		CITY COUNCIL APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE LEWISTON CITY COUNCIL ON THE _____ DAY OF _____, 2022. _____ MAYOR _____ RECORDER		ROCKY MOUNTAIN POWER: 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHT AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603 (4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: (1) A RECORDED EASEMENT OR RIGHT-OF-WAY (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR (4) ANY OTHER PROVISION OF LAW. _____ SIGNED THIS _____ DAY OF _____, 2022 .		DEVELOPER LEWISTON CITY CORP. 29 S. MAIN LEWISTON, UT 84320	
				SHEET NO.: 2/2		PREPARED BY  JUB ENGINEERS, INC. 455 North 900 West Kaysville, Utah 84057 Phone (801) 547-0393 PROJECT #57-18-003-002 FEBRUARY 2022			