

03-1605UB - City Center Amd 1



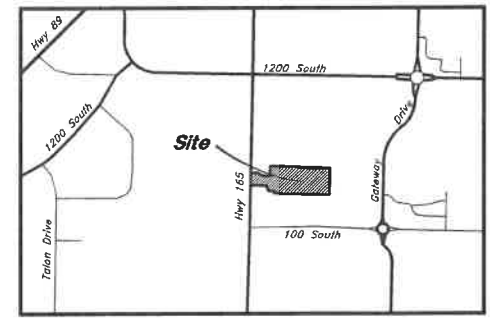
- Legend**
- P.U.E. Public Utility Easement
  - Street Monument
  - Property Line
  - Easement Line
  - Adjoiner Line
  - Center Line
  - Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"

**Narrative**

This Survey was ordered by Amsource Development to create 2 Commercial Lots.

A line between monuments found along 200 West Street was assigned the bearing of S 1°22'23" W as the Basis of Bearings to retrace the original Survey and adjacent subdivision plats.

Survey Markers will be placed at the new lot corners.



**Vicinity Map**  
Not to Scale

**Flood Plain Data**

All expenses involving the necessary improvements or extensions for a culinary water system, sanitary systems, gas service, telephone service, cable television service, grading and landscaping, storm drainage system, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developers.

All lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.

Shared access, ingress and egress, parking and drainage easements will be provided by separate document.

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Cache County, Utah and Incorporated Areas Map Number 49005C0379 C dated 24 May, 2011. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Providence City will not issue and building permit for any lot until minimum improvements are completed.

**Dominion Energy**

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner 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.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Questar Gas Company dba Dominion Energy Utah

By \_\_\_\_\_

Title \_\_\_\_\_

**Rocky Mountain Power**

1. Pursuant to Utah Code Ann. 54-5-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described herein.

2. Pursuant to Utah Code Ann. 17-27A-60(4)(c)(i) 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 effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-Way

b. The law applicable to prescriptive rights

c. Title 54, Chapter 8a, damage to underground utility facilities or

d. Any other provision of law

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Rocky Mountain Power Company

By \_\_\_\_\_

Title \_\_\_\_\_

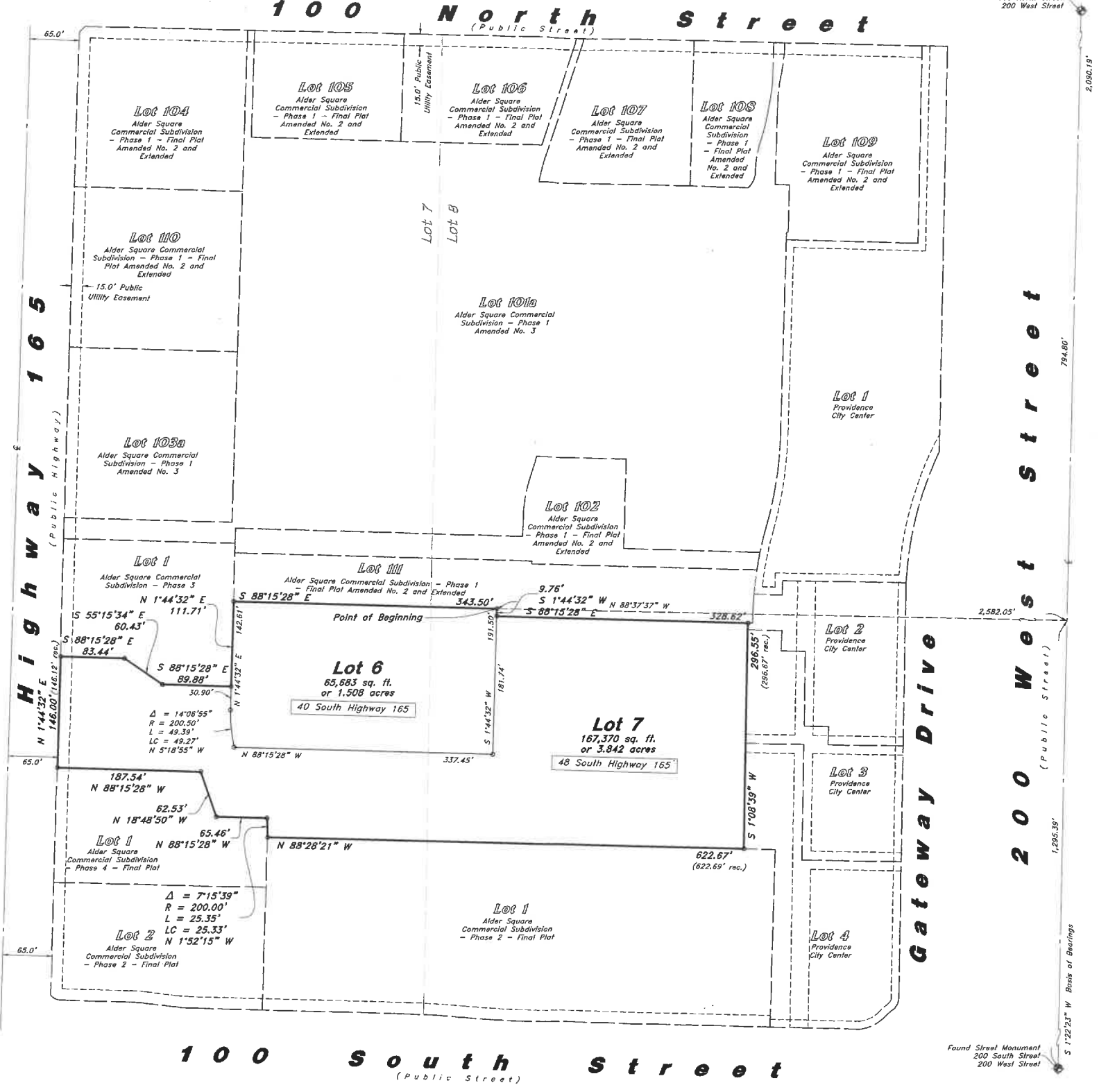
**Developer Amsource**



358 South Rio Grande  
Suite 200  
Salt Lake City, Utah 84101  
801-994-7000  
801-532-2109 fax

# Providence City Center Subdivision Amended No. 1

Amending all of Lot 5 of the Final Plat of Providence City Center Subdivision, being a Part of Lots 7 and 8, Block 27 Plat "A", Providence Farm Survey and a Part of the East Half of Section 9, Township 11 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Cache County, Utah



**Surveyor Certification**

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the Owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated, and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Providence City Center Subdivision Amended No. 1.



Date \_\_\_\_\_ Ken B. Hawkes  
Utah PLS No. 8707113

**Boundary Description**

All of Lot 5 of Providence City Center Subdivision recorded as Entry No. 1287377 in Book 2021 at Page 3490 in the Official Records of Cache County, being a Part of Lots 7 and 8, Block 27, Plat "A", Providence Farm Survey within the East Half of Section 9 and the West Half of Section 10, Township 11 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Providence City, Cache County, Utah:

Beginning at a point on the Southerly line of Lot 111 of Alder Square Commercial Subdivision - Phase 1 - Final Plat Amended No. 2 and Extended recorded as Entry No. 967091 in Book 2008 at Page 2295 in the Official Records of Cache County, located 1,295.39 feet North 1°22'23" East along the monument line of 200 West Street; and 2,582.05 feet North 88°37'57" West from the centerline monument found marking the intersection of 200 South and said 200 West Streets; and running thence along the Westerly and Southerly lines of said Lot 111 the following two courses: South 1°44'32" West 9.76 feet; and South 88°15'28" East 328.62 feet to the Westerly line of Lot 2 of said Providence City Center Subdivision; thence South 1°08'39" West 296.55 feet (296.67 feet Lot 5 record) along the Westerly line of Lots 2 through 4 of said Providence City Center Subdivision to the North line of Lot 1 of Alder Square Commercial Subdivision - Phase 2 recorded as Entry No. 1112496 in the Official Records of Cache County; thence North 88°28'21" West 622.67 feet (622.69 feet Lot 5 record) along said Northerly line to a point on a curve and the Easterly line of Lot 1 of Alder Square Commercial Subdivision - Phase 4, recorded in Book 2021 at Page 3452 in the Official Records of Cache County; and running thence along the Easterly and Northerly lines of said Phase 4 the following four courses: Northwest along the arc of a 200.00 foot radius curve to the left a distance of 25.35 feet (Center bears North 88°14'26" West, Central Angle equals 7°15'39" and Long Chord bears North 1°52'15" West 25.33 feet); North 88°15'28" West 65.46 feet; North 18°48'50" West 62.53 feet; and North 88°15'28" West 187.54 feet to the Easterly line of Highway 165 as it exists of 65.0 foot half-width; thence North 1°44'32" East 146.00 feet (146.12 feet Lot 5 record) along said Easterly line to the Southwest corner of Lot 1 of Alder Square Commercial Subdivision - Phase 3, recorded as Entry No. 1181661 in Book 2017 at Page 3077; and running thence along the Southerly and Easterly lines of said Phase 3 the following four courses: South 88°15'28" East 83.44 feet; South 55°15'34" East 60.43 feet; South 88°15'28" East 89.88 feet; and North 1°44'32" East 111.71 feet to the Southwest corner of said Lot 111; thence South 88°15'28" East 343.50 feet along said Southerly line to the point of beginning.

Contains 233,053 sq. ft.  
Or 5.350 acres  
2 Lots

**Owner's Dedication**

Know all men by these presents that the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots to be hereafter known as Providence City Center Subdivision Amended No. 1 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 We have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_ AD, 20\_\_\_\_

Amsource Providence, LLC a Utah Limited Liability Company

By: Amsource Development, Inc., a Utah Corporation, its Manager  
By: David Gaskill, Its President

**Acknowledgment**

State of Utah } ss  
County of Salt Lake

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, David R. Gaskill, who being by me duly sworn did say that he is President of Amsource Development, Inc., a Utah Corporation which is the Manager of Amsource Providence LLC a Utah Corporation and that the foregoing instrument was signed in behalf of said Corporation by authority of its Board of Directors, and he acknowledged to me that said Corporation executed the same.

Notary Public Full Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

A Notary Public Commissioned in Utah  
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

\_\_\_\_\_ A Notary Public

**City Planning Commission**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_ by \_\_\_\_\_  
Chairman \_\_\_\_\_ Date \_\_\_\_\_

**City Engineer**  
I hereby Certify that I have had this Plat examined by this office and it is correct and in accordance with the information on file and is hereby approved  
City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**Comcast**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_ by \_\_\_\_\_  
Representative \_\_\_\_\_ Date \_\_\_\_\_

**Rocky Mountain Power**  
Approved as to Form this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_ by \_\_\_\_\_  
Estimator \_\_\_\_\_ Date \_\_\_\_\_

**Dominion Energy**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_ by \_\_\_\_\_  
Director \_\_\_\_\_ Date \_\_\_\_\_

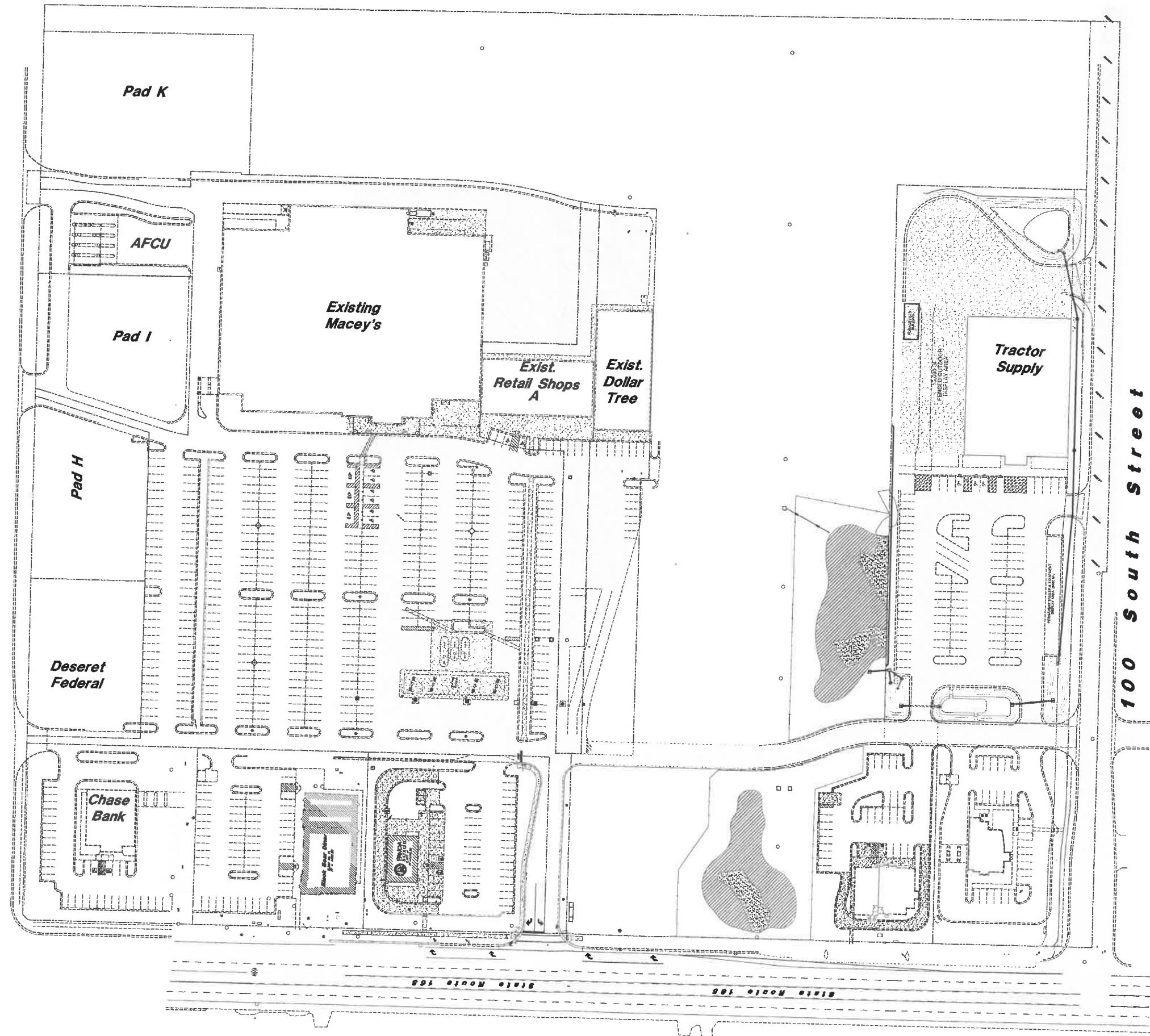
**CenturyLink**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_ by \_\_\_\_\_  
Representative \_\_\_\_\_ Date \_\_\_\_\_

**Recorded #**  
State of Utah, County of Cache, Recorded and Filed at the Request of \_\_\_\_\_  
Date \_\_\_\_\_ Time \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Fee \$ \_\_\_\_\_ Cache County Recorder

**City Attorney**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_ by \_\_\_\_\_  
Attorney \_\_\_\_\_ Date \_\_\_\_\_

**Providence City Mayor**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_ by \_\_\_\_\_  
Mayor \_\_\_\_\_ Date \_\_\_\_\_

**Sanitary Sewer and Culinary Water**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_ by \_\_\_\_\_  
Representative \_\_\_\_\_ Date \_\_\_\_\_



100 South Street

State Route 188