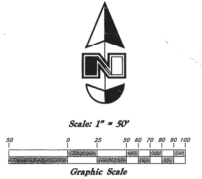


hh-hL

# Ogden Commercial & Industrial Park Plat "O"

## -Amending Plats "H" and "J" Lots 108, 124, & 125

A part of Section 25, T6N, R2W, SLB&M, U.S. Survey  
Ogden City, Weber County, Utah  
May 2013



### BOUNDARY DESCRIPTION

All of Lot 108 Ogden Commercial & Industrial Park - Plat "H" and Lots 124 & 125 Ogden Commercial & Industrial Park - Plat "J" in Ogden City, Weber County, Utah Here Particularly described as:  
Beginning at the Northwest corner of Lot 107A of Amended Lot 107 Ogden Commercial & Industrial Park - Plat "H", in Ogden City, Weber County, Utah, said point being 508.00 feet South 88°49'46" East along the Section line and 650.54 feet North 0°18'53" East from the Southwest corner of Section 25, Township 6 North, Range 2 West, Salt Lake Base & Meridian; and running thence North 00°49'55" East, 641.14 feet; thence South 89°30'13" East, 890.00 feet; thence South 00°49'53" West, 9.50 feet; thence South 89°08'44" East, 431.78 feet to the West line of Lot 123 of said Plat "J"; thence South 00°49'53" West, 656.41 feet along said West line to the North line of 2450 South Street; thence four (4) courses along said North line as follows: (1) North 88°59'48" West 851.25 feet; (2) Westery along the arc of a 90.00 foot curve to the right a distance of 9.85 feet (Delta Angle equals 08°16'17"); Long Chord bears North 85°51'40" West 9.85 feet; (3) North 82°43'31" West, 82.23 feet; and (4) Southwesterly along the arc of a 60.00 foot curve to the left a distance of 94.24 feet (Delta Angle equals 87°29'58"); Long Chord bears South 63°31'40" West 88.80 feet) to the North line of said Lot 107A; thence North 89°10'27" West, 299.99 feet along said lot to the point of beginning.  
Contains 562,086 square feet or 15.904 acres, more or less.

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 50 Chapter 23, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Ogden Commercial & Industrial Park Plat "H" & "J" Amended in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented lot corners have been set as shown on this drawing.  
I also certify that all the lots within Ogden Commercial & Industrial Park Plat "H" & "J" Amended meet the frontage and area requirements of the Ogden City Zoning Ordinance.  
Signed this 14th day of July, 2013.



### OWNER'S DEDICATION

The undersigned owner of the herein described tract of land hereby sets apart and subdivides the same tract into lots and streets as shown on this plat, and assigns the lands included in this plat the name of Ogden Commercial & Industrial Park Plat "O", and dedicates, grants and conveys to Ogden City those certain strips designated herein as public utility and drainage easements (PUE) the same to be used for drainage purposes and the installation, maintenance, and operation of public utilities as may be authorized by Ogden City, and further dedicates and conveys to the adjoining lot owners an easement across that area designated as drainage easement for the joint use and maintenance of an above ground storm water detention pond, except that such easement shall not unduly interfere with the ability of the owner of either lot to use their respective property for any other lawful purpose.  
Signed this 10th day of July, 2013.

Great Salt Lake Brine Shrimp Cooperative, Inc., a Utah Corporation  
by: *[Signature]*  
Title: *Chairman*

### ACKNOWLEDGMENT

State of Utah } ss  
County of }  
Residing at: *[Address]*  
On the 10th day of July, 2013, personally appeared before me *[Signature]*, who acknowledged before me that they signed the foregoing instrument as *[Signature]*, and that the seal impressed on the within instrument is the seal of said Corporation, and that said instrument is the free and voluntary act of said Corporation, of the use and purpose therein mentioned, and on both stated dates, respectively, executed said instrument in behalf of said Corporation and the same was lawfully executed the same.  
Commission Number: *608267*  
Commission Expires: *August 15, 2015*  
*[Signature]*  
Print Name: *Andrea Madison*

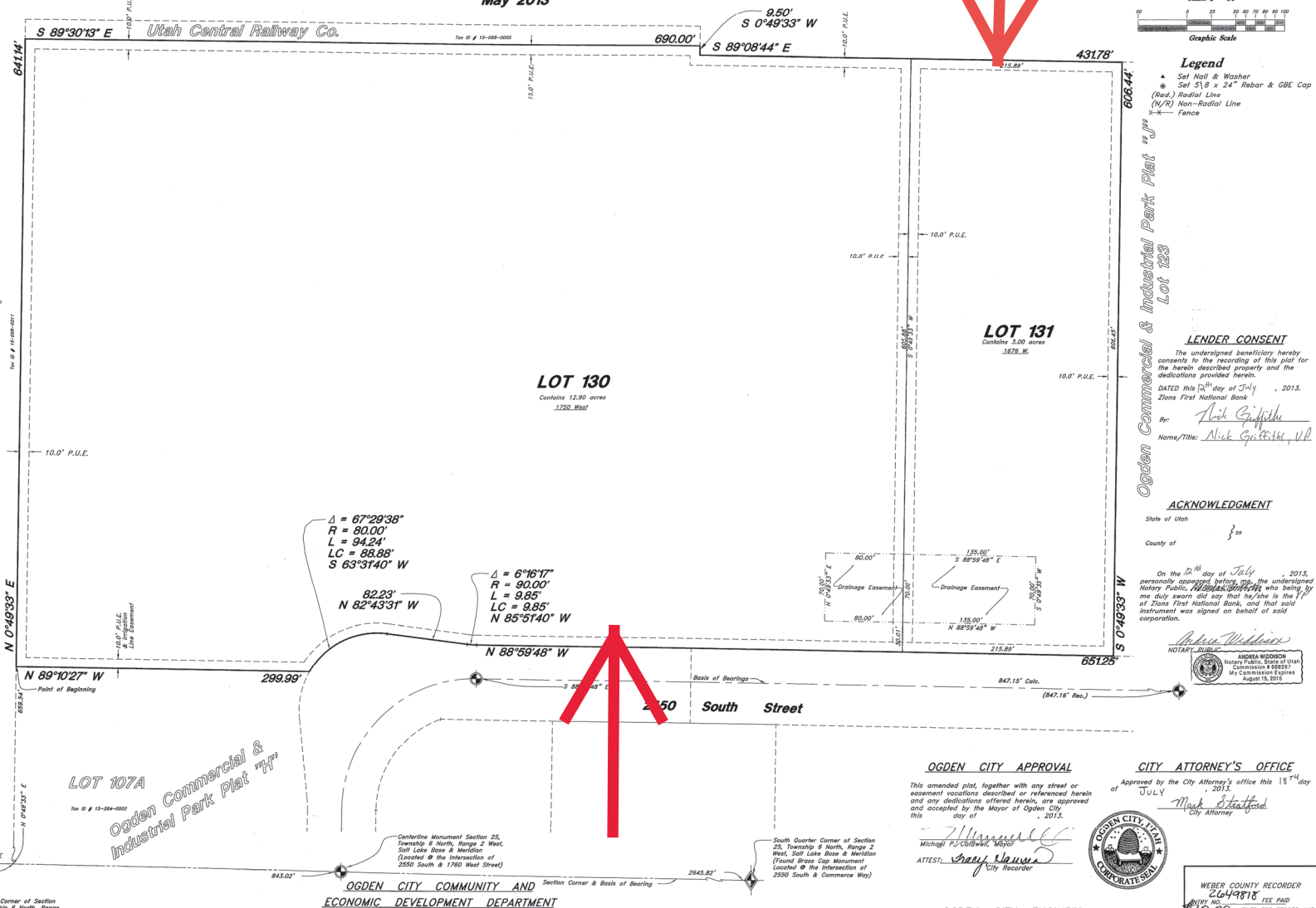
### NARRATIVE:

This Survey & Subdivision plat were requested by Mr. Doug Swanson of Great Salt Lake Brine Shrimp Cooperative for the purpose of eliminating a lot line between two recorded commercial lots to facilitate a warehouse expansion.  
Brass cap monuments were found at the Southwest corner and the South Quarter corner of Section 25, T6N, R2W, SLB&M.  
Centriline Street Monument was found at the intersection of 2550 South Street and 1760 West and at the Point of Curve Locations on 2450 South Street.  
All line bearings South 88°59'48" East between the two Point of Curvature monuments along 2450 North Street was used as the basis of bearings.

### NOTES

1. 10' public utility easement & drainage (PUE) each side of property line as indicated by dashed lines, except as otherwise shown.
2. By approving this subdivision, Ogden City intends to vacate Lot 108, 109, 124, 125, and 126 of the Ogden Commercial & Industrial Park - Plat "H" as recorded in Book 40 Page 45 of Plats, Weber County, Utah, including the public utility easements shown on the original plat, and together with the railroad south easement within the area contained in the boundary description of this plat.
3. The lots created by this subdivision remain subject to the terms and provisions of covenants, conditions and restrictions, recorded April 27, 1995 as Entry No. 134293, in Book 1254, of Page 2377, of the Weber County Recorder's Office, together with any amendments thereto.

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN: (801) 464-8484 FAX: (801) 464-7844  
WWW.GREATBASINENGINEERING.COM



**Legend**  
▲ Set Nail & Washer  
● Set 5/8 x 24" Rebar & GBE Cap  
(Red.) Radial Line  
(N/R) Non-Radial Line  
--- Fence

**LENDER CONSENT**  
The undersigned beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided herein.  
DATED this 10th day of July, 2013.  
Zions First National Bank  
By: *[Signature]*  
Name/Title: *Nick Griffith, VP*

**ACKNOWLEDGMENT**  
State of Utah } ss  
County of }  
On the 10th day of July, 2013, personally appeared before me the undersigned Notary Public, *[Signature]*, who being by me duly sworn did say that he/she is the VP of Zions First National Bank, and that said instrument was signed on behalf of said corporation.  
*[Signature]*  
NOTARY PUBLIC  
ANDREA WIDSON  
Notary's Seal, State of Utah  
Commission # 608267  
My Commission Expires August 15, 2015

**OGDEN CITY APPROVAL**  
This amended plat, together with any street or easement dedications described or referenced herein and any dedications offered hereby, are approved and accepted by the Mayor of Ogden City, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
*[Signature]*  
Michael P. Calkins  
Mayor, Recorder

**CITY ATTORNEY'S OFFICE**  
Approved by the City Attorney's office this 15th day of July, 2013.  
*[Signature]*  
Mark Stettin  
City Attorney



### OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I hereby certify that this plat complies with the minimum requirements of the subdivision ordinance of Ogden City, and conforms with the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, prerequisite to final plat approval by the Mayor of Ogden City.  
Signed this 19th day of July, 2013.  
*[Signature]*  
Mayor, Planning Division

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

**OGDEN CITY ENGINEER**  
I hereby certify that this plat complies with the minimum conditions of the Ogden City ordinances this office is required to review and approve.  
Signed this 18th day of July, 2013.  
*[Signature]*  
Justin Anderson  
Ogden City Engineer

**WEBER COUNTY RECORDER**  
FILED NO. 2049818  
RECORDED IN BOOK 141 OF OFFICIAL RECORDS, PAGE 44  
FOR CORRECT LINE SPLITTING  
ERNEST D ROWLEY  
Weber County Recorder  
*[Signature]*  
Paula Karley