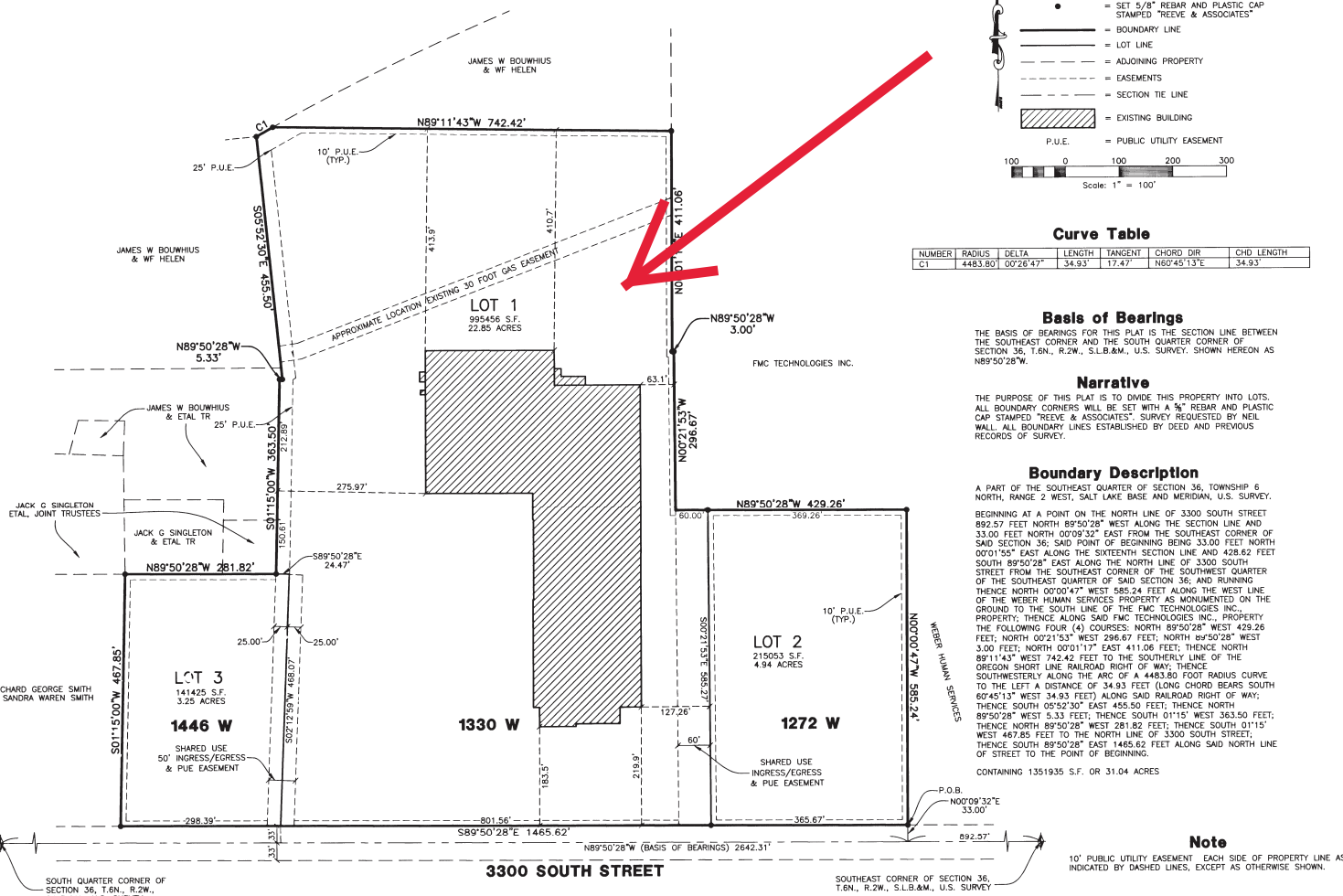


# Wall Commercial Subdivision

PART OF THE SOUTHEAST QUARTER OF SECTION 36, T.6N., R.2W., S.L.B.&M., U.S. SURVEY  
OGDEN CITY, WEBER COUNTY, UTAH  
MAY, 2008



### Legend

- ◆ = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION TIE LINE
- ▨ = EXISTING BUILDING
- = PUBLIC UTILITY EASEMENT

Scale: 1" = 100'

### Curve Table

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIR	CHD LENGTH
C1	4483.80	00°28'47"	34.93	17.47	N69°45'13"E	34.93

### Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 36, T.6N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS N89°50'28"W.

### Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS. ALL BOUNDARY CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". SURVEY REQUESTED BY NEIL WALL. ALL BOUNDARY LINES ESTABLISHED BY DEED AND PREVIOUS RECORDS OF SURVEY.

### Boundary Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE NORTH LINE OF 3300 SOUTH STREET 892.57 FEET NORTH 89°50'28" WEST ALONG THE SECTION LINE AND 33.00 FEET NORTH 00°09'32" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 36; SAID POINT OF BEGINNING BEING 33.00 FEET NORTH 00°11'56" EAST ALONG THE SIXTEENTH SECTION LINE AND 498.62 FEET SOUTH 89°50'28" EAST ALONG THE NORTH LINE OF 3300 SOUTH STREET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; AND RUNNING: THENCE NORTH 00°00'47" WEST 585.24 FEET ALONG THE WEST LINE OF THE WEBER HUMAN SERVICES PROPERTY AS MONUMENTED ON THE GROUND TO THE SOUTH LINE OF THE FMC TECHNOLOGIES INC. PROPERTY; THENCE ALONG SAID FMC TECHNOLOGIES INC. PROPERTY THE FOLLOWING FOUR (4) COURSES: NORTH 89°50'28" WEST 429.26 FEET; NORTH 02°21'53" WEST 296.67 FEET; NORTH 89°50'28" WEST 3.00 FEET; NORTH 00°01'17" EAST 411.06 FEET; THENCE NORTH 89°11'43" WEST 742.42 FEET TO THE SOUTHERLY LINE OF THE OREGON SHORT LINE RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE ARC OF A 4483.80 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 34.93 FEET (LONG CHORD BEARS SOUTH 60°45'13" WEST 34.93 FEET) ALONG SAID RAILROAD RIGHT OF WAY; THENCE SOUTH 02°32'30" EAST 455.50 FEET; THENCE NORTH 89°50'28" WEST 5.33 FEET; THENCE SOUTH 01°15' WEST 353.50 FEET; THENCE NORTH 89°50'28" WEST 281.82 FEET; THENCE SOUTH 01°15' WEST 467.85 FEET TO THE NORTH LINE OF 3300 SOUTH STREET; THENCE SOUTH 89°50'28" EAST 1465.62 FEET ALONG SAID NORTH LINE OF STREET TO THE POINT OF BEGINNING.

CONTAINING 1351935 S.F. OR 31.04 ACRES

### Note

10' PUBLIC UTILITY EASEMENT EACH SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINES, EXCEPT AS OTHERWISE SHOWN.

### Surveyor's Certificate

I, STEVEN QUILTER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF WALL COMMERCIAL SUBDIVISION IN OGDEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF OGDEN CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 22<sup>ND</sup> DAY OF MAY 2008.

175768 *Steven Quilter*  
UTAH LICENSE NUMBER STEVEN QUILTER

### Owners Dedication And Certification

THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THE PLAT, AND ASSIGN THE LANDS INCLUDED IN THIS PLAT THE NAME OF WALL COMMERCIAL SUBDIVISION, AND HEREBY DEDICATE AND CONVEY TO OGDEN CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND FURTHER DEDICATE AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY 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, WITH NO BUILDINGS OR STRUCTURES, OTHER THAN APPROVED HARD SURFACE PARKING OR ACCESS AREAS, BEING ERECTED WITHIN SUCH EASEMENTS, THE INGRESS/EGRESS EASEMENTS ARE SHARED USE FOR THE BENEFIT OF ALL LOTS.

SIGNED THIS 7<sup>TH</sup> DAY OF JUNE 2008  
SANDSTONE SHOPPING CENTER, L.L.C. A UTAH LIMITED LIABILITY COMPANY

BY: *R. Scott Priest*  
R. SCOTT PRIEST MANAGING MEMBER

### Acknowledgment

STATE OF UTAH )  
COUNTY OF DAVIS )

ON THIS 4<sup>TH</sup> DAY OF JUNE 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, R. SCOTT PRIEST WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF SANDSTONE SHOPPING CENTER, L.L.C. A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

*James Wall*  
COMMISSION EXPIRES NOTARY PUBLIC

### 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 30<sup>TH</sup> DAY OF MAY 2008.

*James P. Sommy*  
TITLE: INVEST VP-EE EQUITRUST LIFE INSURANCE COMPANY

### Acknowledgment

STATE OF UTAH )  
COUNTY OF POLK )

ON THE 30<sup>TH</sup> DAY OF MAY 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Macell & Code* (MNC) BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE INVEST VP-EE OF EQUITRUST LIFE INSURANCE COMPANY, CORPORATION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

10-6-2010 COMMISSION EXPIRES NOTARY PUBLIC

### Project Info.

Surveyor: QUILTER  
Designer: N. ANDERSON  
Begin Date: 05-07-07  
Name: NEIL WALL, SUBDIVISION  
Number: 1756-10  
Revision: B-29-07  
Scale: 1"=100'  
Checked:

410 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
TEL: (801) 871-3100 FAX: (801) 871-3066 WWW.REEVE-ASSOCIATES.COM

### Questar Gas

APPROVED BY QUESTAR GAS THIS 23<sup>RD</sup> DAY OF JUNE 2008.

*Questar Gas*  
QUESTAR GAS

### 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 25<sup>TH</sup> DAY OF JUNE 2008.

*James P. Sommy*  
MANAGER, PLANNING DIVISION

### Ogden City Engineer

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS CEMBERED GREEN, AND FIND THEM TO BE CORRECT AND AGREE WITH THE TIES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 26<sup>TH</sup> DAY OF JUNE 2008.

*Kenneth Wallman*  
OGDEN CITY ENGINEER

### City Attorney's Office

APPROVED BY THE CITY ATTORNEY'S OFFICE THIS 25<sup>TH</sup> DAY OF JUNE 2008.

*Mavis Stratford*  
CITY ATTORNEY

### Ogden City Approval

THIS PLAT, AND THE DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS 25<sup>TH</sup> DAY OF JUNE 2008.

*Mavis Stratford*  
MAYOR

*Eric Mansell*  
CITY RECORDER

### Weber County Recorder

Entry No. 8307862 Fee Paid \$ 32.00  
And Recorded, 30 JUN 2008  
Book 1068  
Of the Official Records, Page

Recorded For:  
SANDSTONE SHOPPING CENTER, L.L.C.  
KENNETH D. FOLEY  
Weber County Recorder

*Shawn Thompson* Deputy

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.