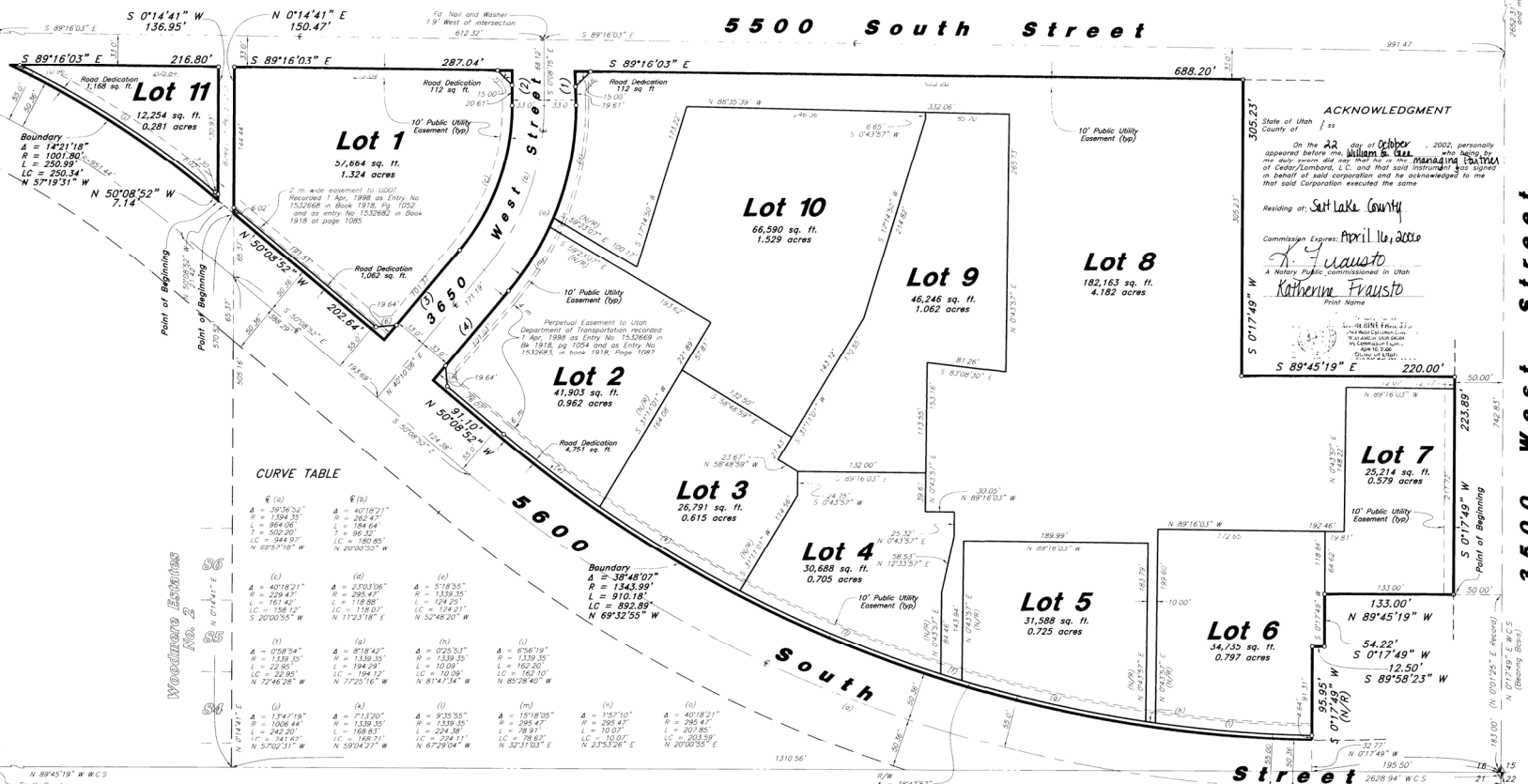




Scale : 1" = 60'
60 0 60 120

Kent's A Commercial Subdivision

A part of the Southeast Quarter of Section 16, T5N, R2W, SLB&M, U.S. Survey
Roy City, Weber County, Utah



NARRATIVE
This plot and survey was requested by Mr. Kent Beckstrom in order to provide seven (7) commercial lots. This property has been previously surveyed by Great Basin Engineering - South Brass Cap Measurements were found at the Southeast corner and the East 1/4 corner of Section 16, T5N, R2W, SLB&M, U.S. Survey. A line bearing N 0°17'49" E from the Southeast 1/4 corner and the East 1/4 corner was used as the basis of bearings. Lot corners were monumented as depicted on this drawing.

SURVEYOR'S CERTIFICATE
I, Bruce D. Pimper, a Registered Land Surveyor in the State of Utah, do hereby certify that this plot of Kent's, a commercial subdivision, in Roy City, Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the same. The bearings in said subdivision, based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground, I further certify that the requirements of applicable statutes and ordinances of Roy City concerning engineering or survey requirements regarding lot measurements have been complied with and the lots meet the development standards for the zone in which they are located.

OWNER'S DEDICATION
I, the undersigned owner of the herein described tract of land, hereby set apart and dedicate to the public the same into lots and streets as shown on this plot, and name said road, streets, a commercial subdivision, and hereby dedicate, grant and convey to Roy City, Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Roy City these certain strips of easements for public utility and drainage purposes, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Roy City.

ACKNOWLEDGMENT
State of Utah
County of _____
On the 22 day of October, 2002, personally appeared before me William D. Frausto, a Notary Public, duly sworn and qualified in and for the County of Salt Lake, State of Utah, in behalf of said corporation and he acknowledged to me that said Corporation executed the same.

ACKNOWLEDGMENT
I, the undersigned, on this 31st day of July, 2002, personally appeared before me, Kelly Beckstrom, who being duly sworn did sign this General Partner of K.B. Family - Roy, LLC, and that said instrument was signed in behalf of said corporation and he acknowledged to me that said Corporation executed the same.

BOUNDARY DESCRIPTION
A part of the Southeast Quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey in Roy City, Weber County, Utah.

Beginning at a point on the West Line of 5500 West Street being 183.00 feet North 0°17'49" East along the Section Line and 50.00 feet North 89°45'19" West from the Southeast corner of said Section 16; and running thence North 89°45'19" West 133.00 feet; thence South 0°17'49" East 22.00 feet; thence South 89°45'19" West 12.00 feet; thence South 0°17'49" East 95.95 feet to the Northern Line of 5600 South Street as it exists at 50.36 feet half-width; thence along said line the following two courses: Northwesters along the arc of a 1543.89 foot radius curve to the right a distance of 910.18 feet (Central angle equals 38°48'07" and Long Chord bears North 68°25'52" West 892.68 feet) to a point of tangency; and North 50°08'52" West 81.10 feet to the Eastern Line of 3550 West Street; thence along said line the following three courses: North 40°10'08" East 120.85 feet to a point of tangency; Northwesters along the arc of a 295.47 foot radius curve to the left a distance of 207.85 feet (Central angle equals 40°18'21" and Long Chord bears North 50°08'52" East 203.58 feet) to a point of tangency; and North 0°08'15" West 34.61 feet to the South Line of 5500 South Street; thence South 89°45'19" East 688.20 feet along said South Line; thence South 0°17'49" West 308.23 feet; thence South 89°45'19" East 220.00 feet to the West Line of 5500 West Street; thence South 0°17'49" West 228.68 feet along said West Line to the point of beginning.

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.

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS AND LAND SURVEYORS
2010 North Rowdroad Road, P.O. Box 16747
Salt Lake City, Utah 84116

ROY CITY ATTORNEY
Approved by the Roy City Attorney on this 26 day of August 2002.
[Signature]

ROY CITY ENGINEER
I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the engineer of the foregoing plat and dedications have been complied with.
Signed this 31 day of July, 2002.
[Signature]

ROY CITY APPROVAL
This is to certify that this plot and dedication of this plot were duly approved and accepted by the City Council of Roy City, Utah this 18 day of Dec. 2002.
Attest: *[Signature]*
The Mayor

ROY CITY PLANNING COMMISSION
Approved by the Roy City Planning Commission on the 11 day of Dec., 2002.
[Signature]
Chairman

WEBER COUNTY RECORDER
ENRY NO. 1890803 - FEE PAID \$41.00 FILED FOR RECORD AND RECORDED: 30-NOV-2002 AT 11:24 AM BY _____ OF OFFICIAL RECORDS PAGE 10 - RECORDED FOR ROY CITY

WEBER COUNTY RECORDER
DUPLICATE
BY: *[Signature]*
DEPUTY