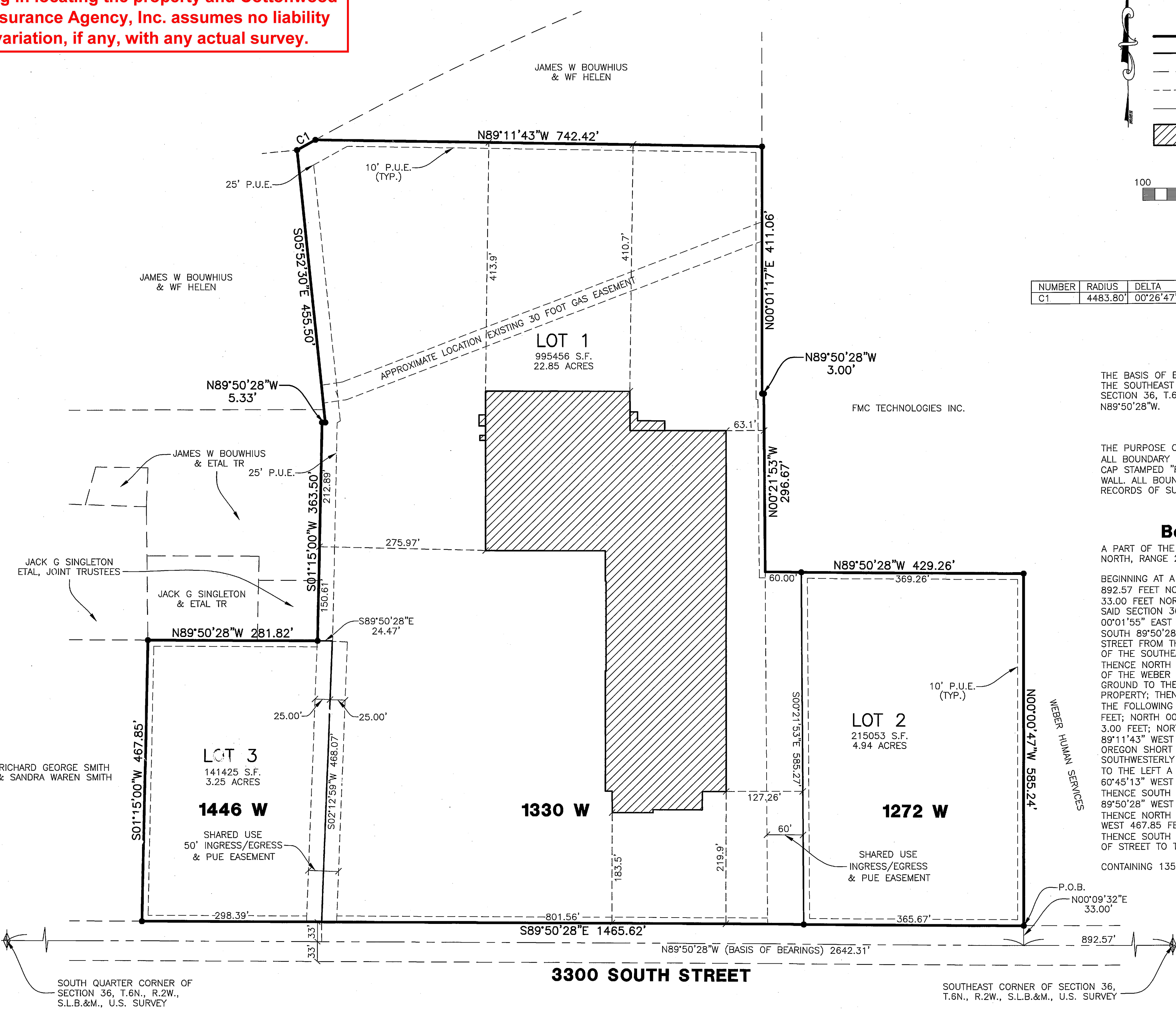


# Wall Commercial Subdivision

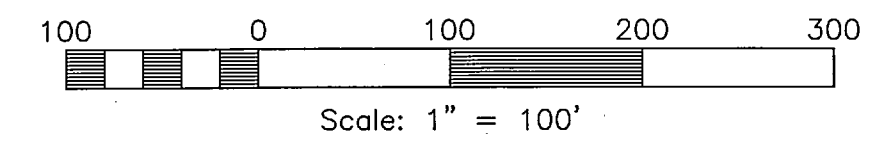
PART OF THE SOUTHEAST QUARTER OF SECTION 36, T.6N., R.2W., S.L.B.&M., U.S. SURVEY  
OGDEN CITY, WEBER COUNTY, UTAH  
MAY, 2008

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.



### 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
- P.U.E. = PUBLIC UTILITY EASEMENT



### Curve Table

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIR	CHD LENGTH
C1	4483.80'	00°26'47"	34.93'	17.47'	N60°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 3/8" 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°01'55" EAST ALONG THE SIXTEENTH SECTION LINE AND 428.62 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 00°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 05°52'30" EAST 455.50 FEET; THENCE NORTH 89°50'28" WEST 5.33 FEET; THENCE SOUTH 01°15' WEST 363.50 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 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 ERRECTED WITHIN SUCH EASEMENTS. THE INGRESS/EGRESS EASEMENTS ARE SHARED USE FOR THE BENEFIT OF ALL LOTS.

SIGNED THIS 7 DAY OF June, 2008  
SANDSTONE SHOPPING CENTER, L.L.C. A UTAH LIMITED LIABILITY COMPANY

BY: R. SCOTT PRIEST MANAGING MEMBER

**Acknowledgment**  
STATE OF UTAH )  
COUNTY OF DAVIS ) ss.  
ON THIS 4 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.

April 10<sup>th</sup> 2011 COMMISSION EXPIRES  
Jimmy Wall 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  
BY: Roger P. Somers  
TITLE: Invest VP-EE EQUITRUST LIFE INSURANCE COMPANY

**Acknowledgment**  
STATE OF UTAH ) ss.  
COUNTY OF FOLEY )  
ON THE 30<sup>th</sup> DAY OF May, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Roger P. Somers, (AND) BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE INVEST VP-EE OF Equitrust Life Ins Co. A UTAH 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  
Mabelle L. Cook NOTARY PUBLIC

**Project Info.**  
Surveyor: S. QUILTER  
Designer: N. ANDERSON  
Begin Date: 05-07-07  
Name: NEIL WALL SUBDIVISION  
Number: 1756-10  
Revision: 8-29-07  
Scale: 1"=100'  
Checked:

4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

**Questar Gas**  
APPROVED BY QUESTAR GAS THIS 23 DAY OF JUNE, 2008.

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

G. M. J. 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 EMBRACED THEREIN, 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 Wallace OGDEN CITY ENGINEER

**City Attorney's Office**  
APPROVED BY THE CITY ATTORNEY'S OFFICE THIS 25<sup>th</sup> DAY OF JUNE, 2008.

Mark 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.

Matthew R. Godfrey, Mayor  
Ernie Mansell, City Recorder

**Weber County Recorder**  
Entry No. 2550782 Fee Paid \$23.00 Filed For Record And Recorded, 30-JUN-2008 At 2:41 In Book 608 Of The Official Records, Page 64

Recorded For: SANDSTONE SHOPPING CENTER LLC & ERNEST D. POWLEY  
Weber County Recorder  
Karel Thompson Deputy.