

95-69

OGDEN CLINIC SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 ROY CITY, WEBER COUNTY, UTAH 2008
 ZONE - COMMUNITY COMMERCIAL

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL 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 measurements as represented on this Plat, and that this plat of OGDEN CLINIC in 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 WEBER COUNTY concerning zoning requirements regarding lot measurements have been complied with.

SIGNED THIS 28th DAY OF Sept., 2008



UTAH LICENSE NUMBER:

BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION AND RUNNING THENCE:
 SOUTH 89°27'41" EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 659.98 FEET TO THE WEST LINE OF WEIRAGE ESTATES PHASE NO. 3, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER;
 THENCE SOUTH 02°17'54" WEST ALONG SAID WEST LINE 348.48 FEET TO THE NORTH LINE OF WEIRAGE ESTATES;
 THENCE NORTH 89°37'45" WEST ALONG SAID NORTH LINE 687.99 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER;
 THENCE NORTH 89°17'52" EAST ALONG SAID WEST LINE 348.50 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 230,002 SQ.FT. / 5.28 ACRES

SURVEY NARRATIVE

THE BOUNDARIES OF THIS PROPERTY WERE RETRACED IN THE FOLLOWING MANNER: THE WEST LINE WAS SECTIONAL. THE NORTH LINE WAS SECTIONAL WITH THE SOUTH LINE BEING THE SAME AT THE DEED DISTANCE. THE EAST LINE WAS ESTABLISHED PROVIDING THE EAST ADJOINER WITH ITS DEED DISTANCES ALONG BOTH NORTH AND SOUTH LINES CONNECTING AT EACH END. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "Pinnacle".

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract, OGDEN CLINIC, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares and grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

In witness whereof the undersigned have hereunto set their signatures
 this 28th day of September, A.D., 2008

[Signature] for Ogden Clinic Inv Co LLC

ACKNOWLEDGEMENT

State of UTAH) ss.
 County of WEBER)
 On the 28th day of September, 2008, personally appeared before me, the undersigned notary public, *[Signature]* (and) *[Signature]* sign(s) of the above owners dedication and certification, who being by me duly sworn, did acknowledge to me, I signed it freely, voluntarily, and for the purposes therein mentioned.
[Signature] commission expires _____ Notary Public

OGDEN CLINIC

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 ROY CITY, WEBER COUNTY, UTAH 2008

WEBER COUNTY RECORDER

ENTRY NO. 437976 L FEE PAID
 FILED FOR RECORD AND RECORDED THIS 28th DAY OF Sept. 2008 AT _____ IN BOOK 461 OF OPTICAL RECORDS PAGE 55156
 WEBER COUNTY RECORDER
 DEPUTY RECORDER

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified hereon, including right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

Pinnacle
 Engineering & Land Surveying, Inc.
 1513 North Hillfield Rd. Phone: 866-0676
 Layton, UT 84040 Fax: 866-0678

CITY ATTORNEY'S APPROVAL
 APPROVED BY THE ROY CITY ATTORNEY'S OFFICE
 THIS 1st DAY OF October, 2008
[Signature]
 ROY CITY ATTORNEY

CITY ENGINEER'S APPROVAL
 I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 23rd DAY OF Sept., 2008.
[Signature]
 ROY CITY ENGINEER

PLANNING COMMISSION APPROVAL
 APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 27th DAY OF Aug., 2008.
[Signature]
 CHAIRMAN, ROY CITY PLANNING COMMISSION

ROY CITY ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF ROY CITY, UTAH THIS 27th DAY OF Aug., 2008.
 ATTEST: *[Signature]*
 TITLE: Mayor, David S. Patton

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ALL INFORMATION SHOWN HEREON IS NOT FINAL. APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUALS OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.