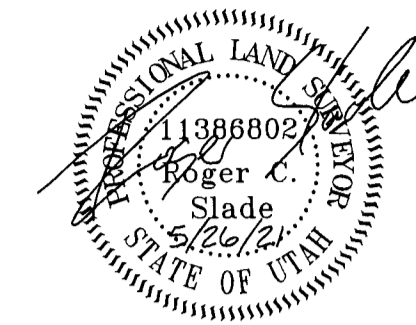


RULON WHITE BUSINESS PARK SUBDIVISION

PLEASANT VIEW CITY, WEBER COUNTY, UTAH
A PART OF THE SOUTH HALF OF SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MARCH 2021

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 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 HAVE HEREBY SUBDIVIDED SAID TRACT INTO EIGHT (8) LOTS, KNOW HEREAFTER AS RULON WHITE BUSINESS PARK SUBDIVISION LOCATED IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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, SIGNED THIS 26TH DAY OF MAY, 2021.



ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11388602

PLEASANT VIEW CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT, INCLUDING ALL STREETS AND EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY.
SIGNED THIS 3 DAY OF JUNE, 2021.

Jonathan ...
MAYOR

ATTEST: *Aimee ...*
CITY RECORDER

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RULON WHITE BOULEVARD AND THE NORTH LINE OF PV CSTORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 335.94 FEET NORTH 03°34'39" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°34'13" EAST);

RUNNING THENCE NORTH 89°53'58" WEST 217.23 FEET ALONG THE NORTH LINE OF SAID PV CSTORE SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 24, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 1549557; THENCE NORTH 00°39'40" EAST 1399.39 FEET ALONG THE EAST LINE OF SAID PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1 & 2 TO THE SOUTHWEST CORNER OF LOT 6, PARKLAND COMMERCIAL SUBDIVISION PHASE 1 & 2, 3RD AMENDMENT, RECORDED AS ENTRY NO. 2944652; THENCE NORTH 64°05'47" EAST 641.95 FEET ALONG THE SOUTHERLY LINE OF SAID PARKLAND COMMERCIAL SUBDIVISION PHASE 1 & 2, 3RD AMENDMENT TO THE SOUTHWEST CORNER OF LOT 5, PARKLAND COMMERCIAL SUBDIVISION PHASE 2 1ST AMENDMENT, RECORDED AS ENTRY NO. 2788187 ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 25°54'13" EAST 920.04 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 63°53'15" WEST 793.35 FEET; THENCE SOUTH 00°39'48" WEST 190.29 FEET; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 803.50 FOOT RADIUS CURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS SOUTH 10°18'41" WEST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19°17'45"; THENCE SOUTHERLY DIRECTION WITH REVERSE TANGENT CURVE TO THE LEFT OF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS SOUTH 17°52'51" WEST 50.52 FEET, HAVING A CENTRAL ANGLE OF 04°09'25" TO THE POINT OF BEGINNING. CONTAINING 21.09 ACRES.

PLEASANT VIEW PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION.
SIGNED THIS 3 DAY OF JUNE, 2021.

...
PLANNING COMMISSION CHAIR

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO PLEASANT VIEW CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 28 DAY OF JUNE, 2021.

Dana Q. Shuler
CITY ENGINEER

OWNERS DEDICATION

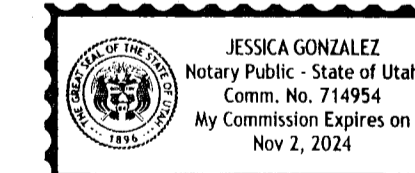
KNOW ALL MEN BY THESE PRESENTS THAT JLET HOLDINGS LLC, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF RULON WHITE BUSINESS PARK SUBDIVISION, LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, PLEASANT VIEW CITY, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID RULON WHITE BUSINESS PARK SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT JLET HOLDINGS LLC, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY DEDICATES TO THE PLEASANT VIEW CITY THE PUBLIC UTILITY EASEMENTS FOR DRAINAGE PURPOSES AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, JLET HOLDINGS LLC, AS OWNERS, HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JLET HOLDINGS LLC. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING.

Eric Thomas
ERIC THOMAS, REGISTERED AGENT OF JLET HOLDINGS LLC

5-27-21
DATE:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Weber)
ON THIS 22 DAY OF May, 2021, PERSONALLY APPEARED BEFORE ME, ERIC THOMAS, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A REGISTERED AGENT OF JLET HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.



Jessica Gonzalez
NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE EIGHT LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY TYSON LUND. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WERE THE SURROUNDING SUBDIVISIONS RECORDED AS ENTRY NO.'S 2948359, 1549557, 2944652 & 2788187, ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°34'13" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

COUNTY RECORDER

ENTRY NO. 3158915 FEE PAID
\$ 64.00 FILED FOR RECORD AND
RECORDED 07-JUN-2021, AT
9:46 AM BOOK 90 OF OFFICIAL
RECORDS, PAGE 74
LARRY H. KILTS
COUNTY RECORDER
BY *...*
DEPUTY

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	88.23'	803.50'	6°17'28"	88.18'	S16°48'49"W
C2	69.41'	750.00'	5°18'10"	69.39'	S17°18'28"W
C3	50.53'	696.50'	4°09'25"	50.52'	S17°52'51"W
C4	234.56'	696.50'	19°17'45"	233.46'	N10°18'41"E
C5	252.58'	750.00'	19°17'45"	251.39'	N10°18'41"E
C6	270.60'	803.50'	19°17'45"	269.32'	S10°18'41"W
C7	68.80'	696.50'	05°39'36"	68.78'	S03°29'36"W
C8	171.40'	358.50'	27°23'38"	169.78'	N13°02'01"W
C9	364.07'	305.00'	68°23'30"	342.83'	N33°31'57"W
C10	300.21'	251.50'	68°23'30"	282.70'	N33°31'57"W
C11	165.76'	696.50'	13°38'09"	165.37'	S13°08'28"W
C12	256.44'	358.50'	40°59'03"	251.01'	N47°14'11"W

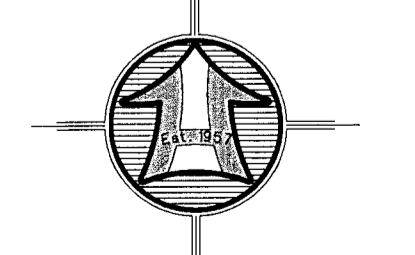
LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S89°53'58"E	55.43'
L2	S89°53'58"E	55.15'
L3	S00°39'40"W	57.54'
L4	S00°39'40"W	57.54'
L5	N67°43'42"W	54.73'
L6	S67°43'42"E	33.54'
L7	N67°43'42"W	12.35'

NOTES:

- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.
- LOTS 1, 2 AND 3 ARE REQUIRED TO HAVE ON-SITE STORMWATER DETENTION / RETENTION / LOW-IMPACT DEVELOPMENT ("LID"). LOTS 4, 5, 6 AND 7 ARE INCLUDED IN LOCAL DETENTION PONDS AND ARE NOT REQUIRED TO HAVE ON-SITE STORMWATER DETENTION, BUT RETENTION AND LOW-IMPACT DEVELOPMENT ("LID") ARE STILL REQUIRED.
- SUBDIVISION LOTS ARE SUBJECT TO A ROAD CUT MORATORIUM AFTER COMPLETION OF INITIAL RULON WHITE BLVD. (1500 WEST STREET) ROAD IMPROVEMENTS - CONTACT PLEASANT VIEW CITY FOR TIMELINE SPECIFICS.
- SUBDIVISION IS SUBJECT TO PLEASANT VIEW CITY PROJECT-SPECIFIC DEVELOPMENT AGREEMENT.
- WATER LINES STUBBED TO PROPERTY LINES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE RESPECTIVE LOW OWNERS, BEGINNING AT THE ISOLATION VALVE LOCATED AT THE WATER MAIN. THE FOLLOWING LOTS SHARE A WATER LINE: LOTS 2 & 3, LOTS 4 & 5 AND LOTS 6 & 7. LOT 1 HAS ITS OWN WATER LINE.

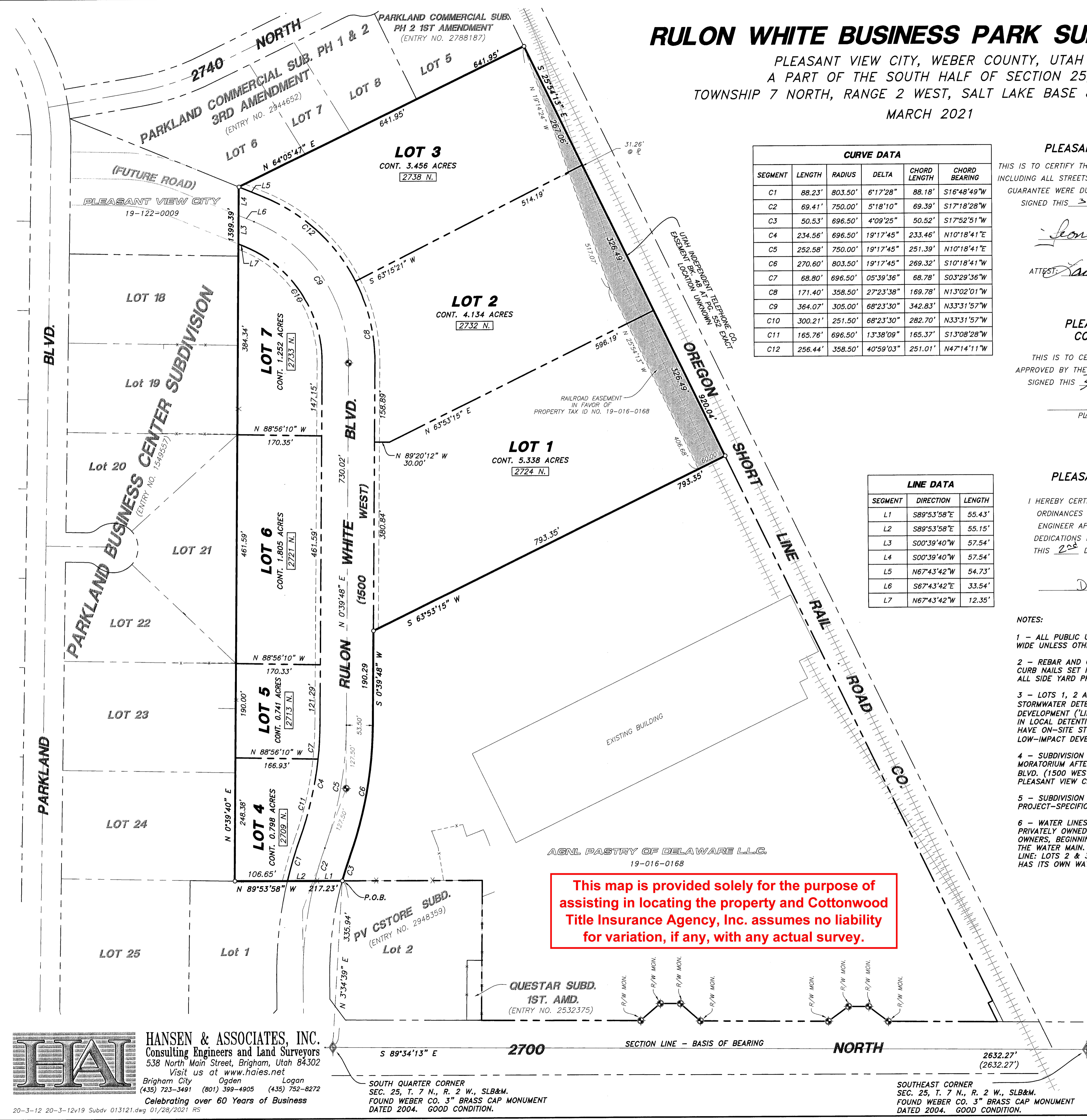
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

DEVELOPER:
TYSON LUND/REGENCY EXCAVATING
2637 NORTH 400 EAST #127
NORTH OGDEN, UTAH 84414
(385) 333-9548



SCALE: 1" = 100'
Scale in Feet
(Data in Parentheses is Record)

- LEGEND
- SUBJECT PROPERTY LINE
 - INTERIOR LOT LINES/REMAINDER PARCEL
 - ADJOINING PROPERTY LINE
 - PREVIOUS PROPERTY LINE
 - CENTERLINE
 - PUBLIC UTILITY EASEMENT (PUE)
 - FENCE LINE
 - EXISTING STREET MONUMENT
 - STREET MONUMENT TO BE SET
 - FOUND REBAR SET BY OTHERS
 - SET 5/8"x24" REBAR WITH CAP
 - SECTION CORNER



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Celebrating over 60 Years of Business

SOUTH QUARTER CORNER
SEC. 25, T. 7 N., R. 2 W., SLB&M.
FOUND WEBER CO. 3" BRASS CAP MONUMENT
DATED 2004. GOOD CONDITION.

SOUTHEAST CORNER
SEC. 25, T. 7 N., R. 2 W., SLB&M.
FOUND WEBER CO. 3" BRASS CAP MONUMENT
DATED 2004. GOOD CONDITION.