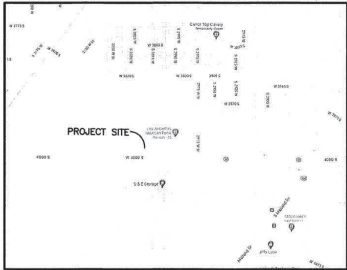


SALT POINT COMMERCIAL

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
SEPTEMBER, 2023



VICINITY MAP
SCALE: NONE

NARRATIVE

THE BOUNDARY WAS DETERMINED BY DEED AND EXISTING ROADS FROM EXISTING MONUMENTS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS SOUTH 89°25'00" EAST.

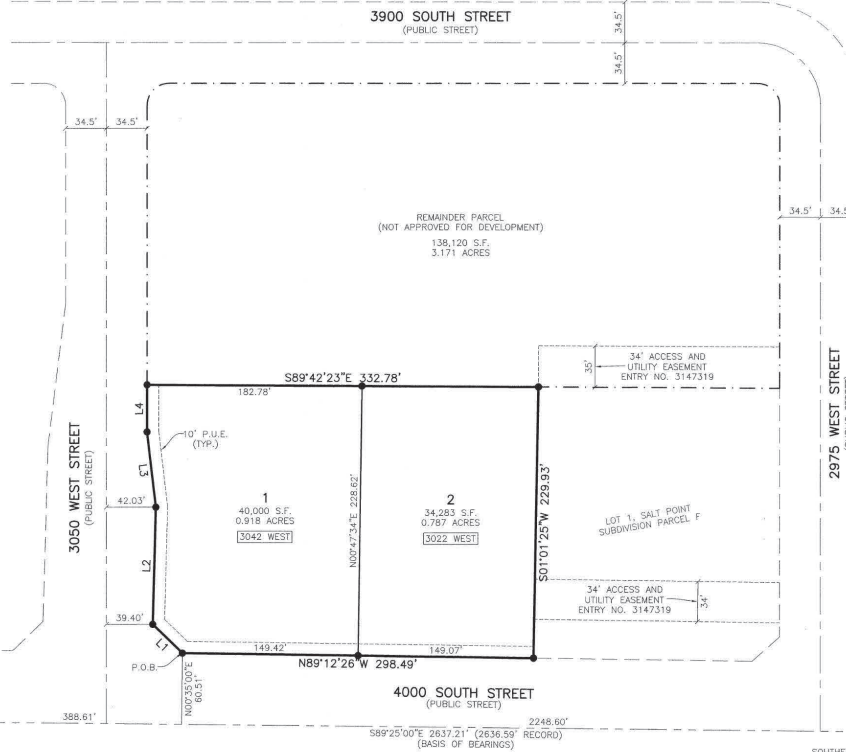
BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET, SAID POINT BEING SOUTH 89°25'00" EAST 388.61 FEET AND NORTH 00°55'00" EAST 60.51 FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3 (SAID SOUTH QUARTER CORNER BEING NORTH 89°25'00" WEST 2637.21 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 3050 WEST STREET THE FOLLOWING FOUR (4) COURSES: (1) NORTH 46°09'03" WEST 35.07 FEET; (2) NORTH 01°30'10" EAST 99.39 FEET; (3) NORTH 08°44'43" WEST 44.20 FEET; AND (4) NORTH 07°04'40" WEST 40.03 FEET; THENCE SOUTH 89°42'23" EAST 332.78 FEET TO THE WEST LINE OF LOT 1 OF SALT POINT SUBDIVISION PARCEL F; THENCE SOUTH 01°01'25" WEST 229.93 FEET ALONG SAID WEST LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET; THENCE NORTH 89°12'26" WEST 298.49 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 74,282 SQUARE FEET OR 1.705 ACRES.

SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (FOUND BRASS CAP MONUMENT)
N89°23'02"W 2631.91' (2632.01' RECORD)
SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (FOUND BRASS CAP MONUMENT)

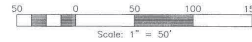


LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°23'02"W	35.07
L2	N01°30'10"E	99.39
L3	N08°44'43"W	44.20
L4	N07°04'40"W	40.03

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ROAD CENTERLINE
- SECTION TIE LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE



SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 **SALT POINT COMMERCIAL** IN **WEST HAVEN, 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** RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEST HAVEN CITY, UTAH**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 6th DAY OF September, 2023.

9239283
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT, **SALT POINT COMMERCIAL**, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY 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 INWHICHER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 7th DAY OF September, 2023.

CW DEVELOPMENT GROUP LLC
COLIN WRIGHT, MANAGER

09.07.2023
DATE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Davis) ss.

ON THE 7th DAY OF September, 2023, PERSONALLY APPEARED
Colin Wright (AND)
BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE Manager AND
OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION
AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES
THEREIN MENTIONED.

01.29.2023
COMMISSION EXPIRES

William
NOTARY PUBLIC

STEPHANIE HENNER
Notary Public, State of Utah
Commission #720843
Exp. 01.29.2027

WEST HAVEN CITY ENGINEER
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER
THIS 17th DAY OF September, 2023

[Signature]
WEST HAVEN CITY ENGINEER

WEST HAVEN CITY PLANNING COMMISSION
APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION
THIS 13th DAY OF September, 2023

[Signature]
WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY
THIS 17th DAY OF September, 2023

[Signature]
Deputy City Recorder

WEST HAVEN CITY ATTORNEY
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY
THIS 21st DAY OF Sept, 2023

[Signature]
WEST HAVEN CITY ATTORNEY

WEBER COUNTY RECORDER
Entry No. 329559 Fee Paid
\$51.22 - Filed For Record And
Recorded, 16th Sept, 2023, At
Utah Room, Book 36 Of The
Official Records, Page 47
Recorded For:
CW Development
Leann H. Kilts
Weber County Recorder
[Signature] Deputy.