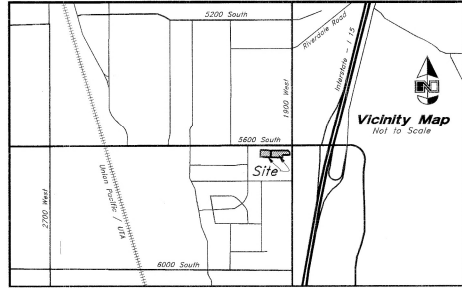


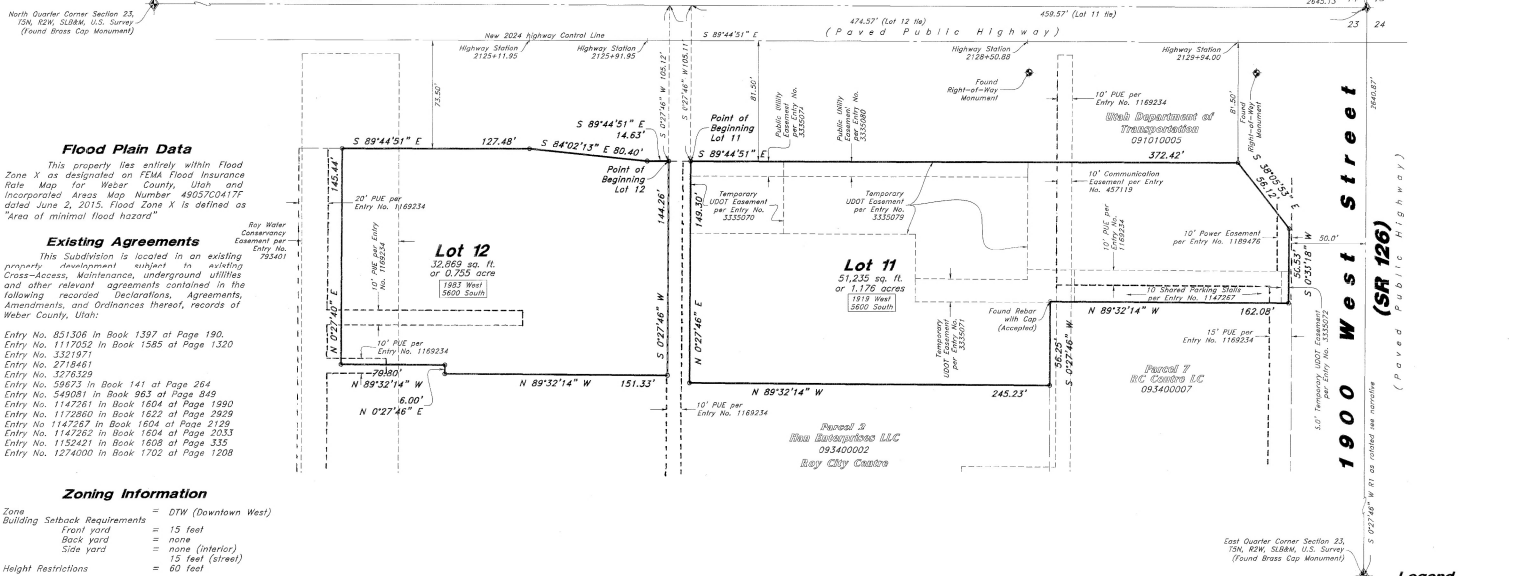
Roy City Centre Amended and Extended

Amending Parcels 1, 3, 5, 6 and 10 Roy City Centre together with more land

A part of the Northeast Quarter of Section 23,
Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey
Roy City, Weber County, Utah
October, 2024



5600 South Street (SR 97)



Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah, and incorporated Areas Map Number 49507004177 dated June 2, 2015. Flood Zone X is defined as "Area of minimal flood hazard".

Existing Agreements

This Subdivision is located in an existing property development subject to existing cross-access, maintenance, underground utilities and other relevant agreements contained in the following recorded declarations, Agreements, Amendments, and Ordinances thereof, records of Weber County, Utah:

Entry No. 851306 in Book 1397 of Page 190.
Entry No. 1117052 in Book 1585 of Page 1320
Entry No. 3321971
Entry No. 2718461
Entry No. 3276229
Entry No. 59622 in Book 141 of Page 264
Entry No. 549081 in Book 963 of Page 849
Entry No. 1147261 in Book 1604 of Page 1990
Entry No. 1172660 in Book 1622 of Page 2929
Entry No. 1147267 in Book 1604 of Page 2129
Entry No. 1147262 in Book 1604 of Page 2033
Entry No. 1152421 in Book 1608 of Page 335
Entry No. 1274000 in Book 1702 of Page 1208

Zoning Information

Zone = DTW (Downtown West)
Building Setback Requirements = 15 feet
Front yard = none
Back yard = none
Side yard = none (interior)
Height Restrictions = 15 feet (street)
= 60 feet

Acknowledgment

State of Utah, County of Salt Lake, ss: I, Thomas Steele, of the County of Salt Lake, do hereby certify that on the 14th day of November, 2024, before me personally appeared Thomas Steele, known to me to be the Vice Chairman of Woodbury Amusements, Inc., a Utah corporation, as Authorized Agent of Woodbury Amusements, Inc., a Utah corporation, known to be the Manager of RC Centre, L.C., a Utah limited liability company, and that the within instrument was executed by him for and on behalf of such company pursuant to its Operating Agreement.

Residing at: Salt Lake County
Commission Expires: 3/1/26

Thomas Steele
Print Name

A notary public or other officer completing this certificate certifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Acknowledgment

State of Utah, County of Salt Lake, ss: I, Thomas Steele, of the County of Salt Lake, do hereby certify that on the 14th day of November, 2024, before me personally appeared Thomas Steele, known to me to be the Vice Chairman of Woodbury Amusements, Inc., a Utah corporation, as Authorized Agent of Woodbury Amusements, Inc., a Utah corporation, known to be the Manager of RC Centre, L.C., a Utah limited liability company, and that the within instrument was executed by him for and on behalf of such company pursuant to its Operating Agreement.

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Narrative

This Survey update was requested by Woodbury Corporation pursuant to the development of this property.

This Survey retraces and honors the underlying 1991 Roy City Centre Subdivision of Record (R1) as related a mean of 5 seconds CCW to best fit the published data from the new 2023 Weber County Section Control monument positions map and honor subdivision markers as recovered on the ground and the map shows only the 5 second rotation for convenience.

A line between monuments found for the Northeast Corner and the North Quarter Corner of Section 23 was assigned the 1925 measured bearing of North 89°43'39" West to the Bush of Bearings to place the Survey on the NAD83 Utah North Zone State Plane datum and verifies Weber County Survey Control.

The old bank building on the Northeast Corner of the site has been removed but the construction for the widening and new alignment of 5600 South Street has not yet started over the rest of this frontage along said street and the Right-of-Way boundaries shown have been extracted from the 2024 UDOT Highway plans as related to match the new 2023 Weber County NAD83 State Plane Base which also matches the underlying 1991 Subdivision Plat as it exists on the ground.

Northeast Corner Section 23,
T5N, R2W, S38M, U.S. Survey
(Found Brass Cap Monument)

Highway Station 2155+91.95
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Legend

Property Line

Easement Line

Adjoining Line

Centerline

Section Corner

Monument

Set 5/8" rebar with

plastic cap or nail with

brass cap stamped "RCM"

ANNA

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWAEngineering.net

Roy City Engineer

I hereby certify that the requirements of all applicable

statutes and ordinances prerequisite to approval by the City

Engineer of the foregoing plat and dedications have been

complied with.

Signed this 20th day of November, 2024

John Buehler
Roy City Engineer

Community Development

I hereby certify that this subdivision plat complies with the minimum

requirements of the Roy City Zoning and Subdivision ordinances and is duly

recepted and approved by the Community Development Director, on

the 14th day of November, 2024.

John Buehler
Community Development Director

Surveyors Certification

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I further certify that, on or before the date of this Survey, I have completed the required continuing education in accordance with Section 17-23-17 and have verified all measurements, that the reference monuments shown on this plan are located as indicated and are sufficient to retrace or reestablish this plan and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property, hereafter known as Roy City Centre Amended and Extended.

Boundary Description

All of Parcels 3, 6 and 10 of the Roy City Centre, a subdivision in Roy City, Weber County, Utah lying South of the new alignment and widening of 5600 South Street along with more land to the Northeast of said subdivision, lying within the Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in Weber County, Utah.

Beginning at a point on the West line of said Parcel 3 on the South Right-of-Way Line of said new alignment and widening of 5600 South Street to a half-width of 81.50 feet South from the New Right-of-Way Control Line as defined on the 2024 UDOT Highway Plans, located 459.57 feet North 89°43'39" West along the Section Line; and 105.11 feet South 0°27'46" West from a Brass Cap Monument found marking the Northeast Corner of said Section 23; said Section Corner is located 2645.13 feet South 89°43'39" East along said Section Line from a Brass Cap monument found marking the North Quarter Corner of said Section 23; and running thence South 89°44'51" East 372.42 feet along said South Right-of-Way Line of the new alignment and widening of 5600 South Street parallel with and being 81.50 feet perpendicularly distant South from said new right-of-Way Control Line as defined on the said UDOT Highway Plans; thence South 32°05'53" East 56.12 feet to a point on the West Line of 1900 West Street as defined on said 2024 UDOT Highway Plans; thence South 0°23'18" West 30.53 feet along said West line of 1900 West Street to the South Line of said Parcel 3 of the underlying Roy City Centre Subdivision; thence along the boundary of said Parcel 3 the following four courses: North 89°32'14" West 162.08 feet to an existing Rebar and Cap; South 0°27'46" West 36.23 feet; North 89°32'14" West 245.23 feet to the Southwest Corner thereof; and North 0°27'46" East 148.30 feet to the point of beginning.

Together with:

All of Parcels 1 and 5 of the Roy City Centre, a subdivision in Roy City, Weber County, Utah lying South of the new alignment and widening of 5600 South Street lying within the Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in Weber County, Utah.

Beginning at a point on the East line of said Parcel 1 on the South Right-of-Way Line of said new alignment and widening of 5600 South Street to a half-width of 81.50 feet South from the New Right-of-Way Control Line as defined on the 2024 UDOT Highway Plans, located 474.57 feet North 89°43'39" West along the Section Line; and 105.12 feet South 0°27'46" West from a Brass Cap Monument found marking the Northeast Corner of said Section 23; said Section Corner is located 2645.13 feet South 89°43'39" East along said Section Line from a Brass Cap monument found marking the North Quarter Corner of said Section 23; and running thence South 0°27'46" West 144.26 feet along said East line of Parcel 1 to the Southeast Corner thereof; thence North 89°32'14" West 151.33 feet along the South line of said Parcel 1; and along the South line of Parcel 3; thence North 0°27'46" East 6.00 feet along the Southerly line of said Parcel 3; thence North 89°32'14" West 70.80 feet along said South line of Parcel 2 to the Southwest corner thereof; thence North 0°27'46" East 145.44 feet along the Westerly line of said Parcel 3 to the South Right-of-Way Line of said new alignment and widening of 5600 South Street as it is widened to 71.50 feet half-width; thence along said South line the following three courses: South 89°44'51" East 127.48 feet; South 84°02'11" East 80.40 feet; and South 89°44'51" East 146.31 feet to said West line of Parcel 1 and the point of beginning.

Total area contains 84,104 sq. ft. or 1.931 acres

2 Lots

NOTE

The above legal descriptions reflect a mean rotation of 5 seconds Counterclockwise from 1991 Roy City Centre Subdivision of Record (R1) as related a mean of 5 seconds CCW to best fit the published data from the new 2023 Weber County Section Control monument positions map and honor subdivision markers as recovered on the ground and the map shows only the 5 second rotation for convenience.

Signed this 13th day of Nov, 2024.

362256
License No.

Owner's Declaration

Know all of these presents that we, the undersigned owners of the described tract of land hereon, having caused the same to be subdivided into lots and streets to hereafter be known as Roy City Centre Amended and Extended, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I have hereunto set my hand this 13th day of November, 2024.

RC Centre, L.C.,
Utah limited liability company

Thomas Steele
By: Thomas Steele, Vice Chairman

By: Thomas Steele, Vice Chairman

By: Thomas Steele, Vice Chairman

By: Thomas Steele, Vice Chairman

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By: Thomas Steele, Vice Chairman

By: Thomas Steele, Vice Chairman

Sheet 1 of 1

Approving Agency: Roy City

Owner/Developer: Woodbury Corporation

Weber County Recorder

Approved as to form this 14th day of November, 2024

By: John H. Kuts
Weber County Recorder

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