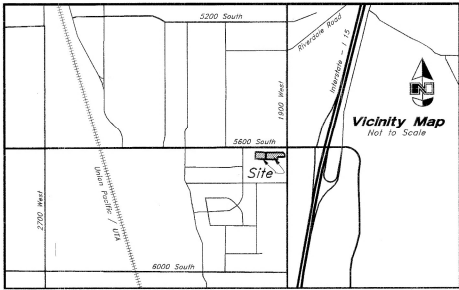


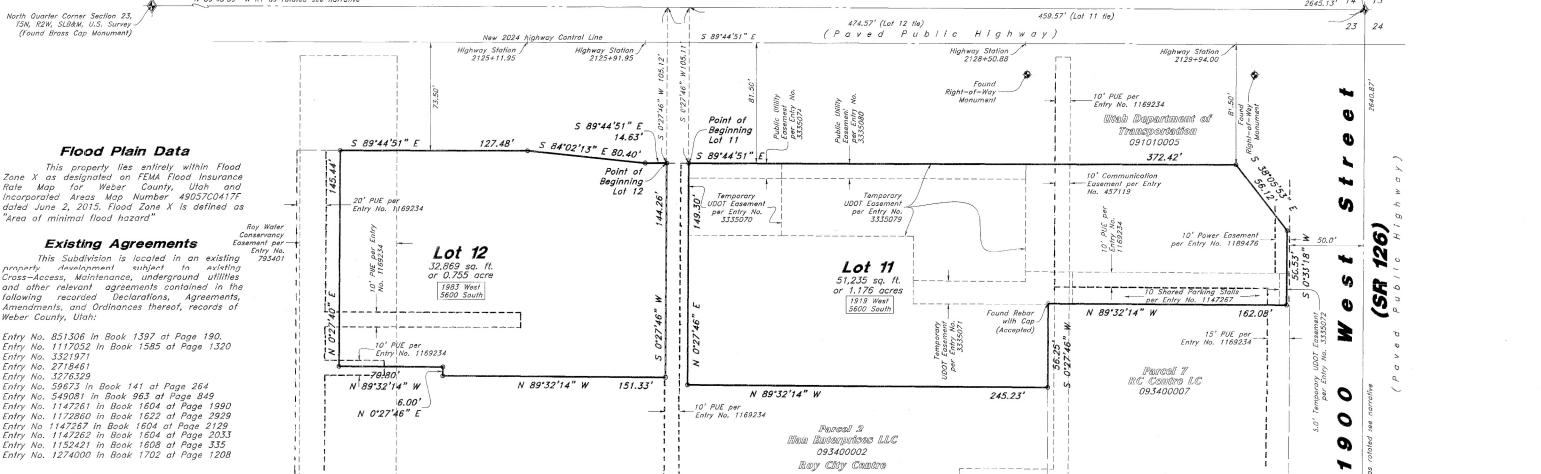
Roy City Centre Amended and Extended

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 4557004177 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 records: Declarations, Agreements, Amendments, and Ordinances thereof, records of Weber County, Utah.
Entry No. 851306 in Book 1397 of Page 190.
Entry No. 117052 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 1504 of Page 1940
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 = 15 feet
Back yard = none
Side yard = none (interior)
Height Restrictions = 15 feet (street) = 60 feet

Acknowledgment

State of Utah, County of Salt Lake, I, Thomas Steele, on the 14th day of November, 2024, before me personally appeared Thomas Steele, who being by me duly sworn did say that he is the Vice Chairman of Woodbury Corporation, a Utah corporation, as Authorized Agent of Woodbury Amsource, 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
Notary Public

A notary public or other officer completing this certificate verifies 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, I, Thomas Steele, on the 14th day of November, 2024, before me personally appeared Thomas Steele, who being by me duly sworn did say that he is the Chairman of Woodbury Corporation, a Utah corporation, as Authorized Agent of Woodbury Amsource, 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 them 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
Notary Public

A notary public or other officer completing this certificate verifies 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.

Roy City Engineer
I hereby certify that the requirements of all applicable statute and ordinance prerequisites to approval by the City Engineer of the foregoing plat and dedications have been complied with.
Signed this 20th day of November, 2024
John Brumgard
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 accepted and approved by the Community Development Director, on the 14th day of November, 2024.
Rod Fitch
Community Development Director

Surveyors Certification

I, Bruce D. Pimpar, 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 the Utah Surveying Act, of the Professional Engineers and Land Surveyors Licensing Act. I further certify for, and on behalf of ANNA, being the property described on this Subdivision Plat 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 locate or reestablish this plat and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereinafter 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 Southerly 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 02°27'46" West from a Brass Cap Monument found marking the Northeast Corner of said Section 23; said Section Corner is located 2845.13 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; said 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 Southerly from said new right-of-way control line as defined on the said UDOT Highway Plans; thence South 32°05'53" East 56.13 feet to a point on the West Line of 1900 West Street as defined on said 2024 UDOT Highway Plans; thence South 02°17'18" 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 02°27'46" West 36.23 feet; North 89°32'14" West 245.23 feet to the Southwest Corner thereof; and North 02°17'18" East 14.63 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 Southerly from the New Right-of-Way Control Line as defined on the 2024 UDOT Highway Plans, located 474.57 feet North 85°43'39" West along the Section Line; and 105.12 feet South 02°27'46" West from a Brass Cap Monument found marking the Northeast Corner of said Section 23; said Section Corner is located 2845.13 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 02°17'18" 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 to and along the South line of Parcel 3; thence North 02°17'18" East 6.00 feet along the Southerly line of said Parcel 3; thence North 89°32'14" West 70.30 feet along said South line of Parcel 2 to the Southwest corner thereof; thence North 02°17'18" 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 73.50 feet half-width; thence along said South line the following three courses: South 89°44'51" East 122.48 feet; South 84°02'11" East 80.40 feet; and South 89°44'51" East 14.63 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 the Underlying 1991 Roy City Centre Subdivision to place the southeasts bearings on the MADD3 State Plane Utah North Zone as published by Weber County in June of 2023 and as verified by field measurements of the North and East Lines of said Northeast Quarter of Section 23 as they are monumented and exist on the ground.
Signed this 13th day of Nov, 2024.

362256
License No.
Bruce D. Pimpar
Professional Land Surveyor
Weber County, Utah

Owner's Dedication

Know all by 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 hereafter to 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
Manager
By: Woodbury Amsource, Inc. Utah corporation,
its Manager
By: Woodbury Corporation, a Utah corporation,
its Authorized Agent
By: Bruce D. Pimpar, Woodbury
its Vice Chairman

John Brumgard
Roy City Engineer
Rod Fitch
Community Development Director

Approving Agency Roy City 5051 South 1900 West Roy, Utah, 84602	Owner/Developer Woodbury Corporation 2733 E Parleys Way #300 Salt Lake City, Utah 84109 801-465-7070	Weber County Recorder I hereby certify that this plat complies with the minimum requirements of the Roy City Zoning and Subdivision ordinances and is duly accepted and approved by the Community Development Director, on the <u>14th</u> day of <u>November</u> , 20 <u>24</u> . <u>John H. Kirtz</u> Weber County Recorder
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