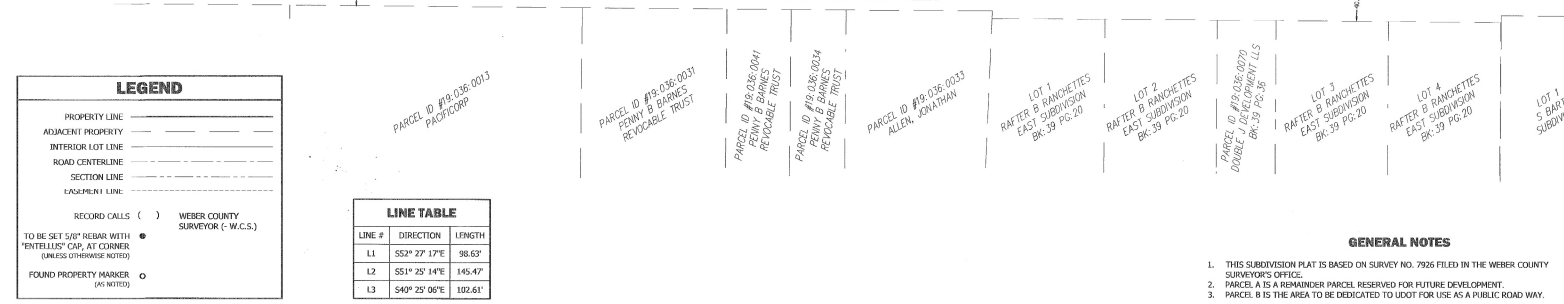
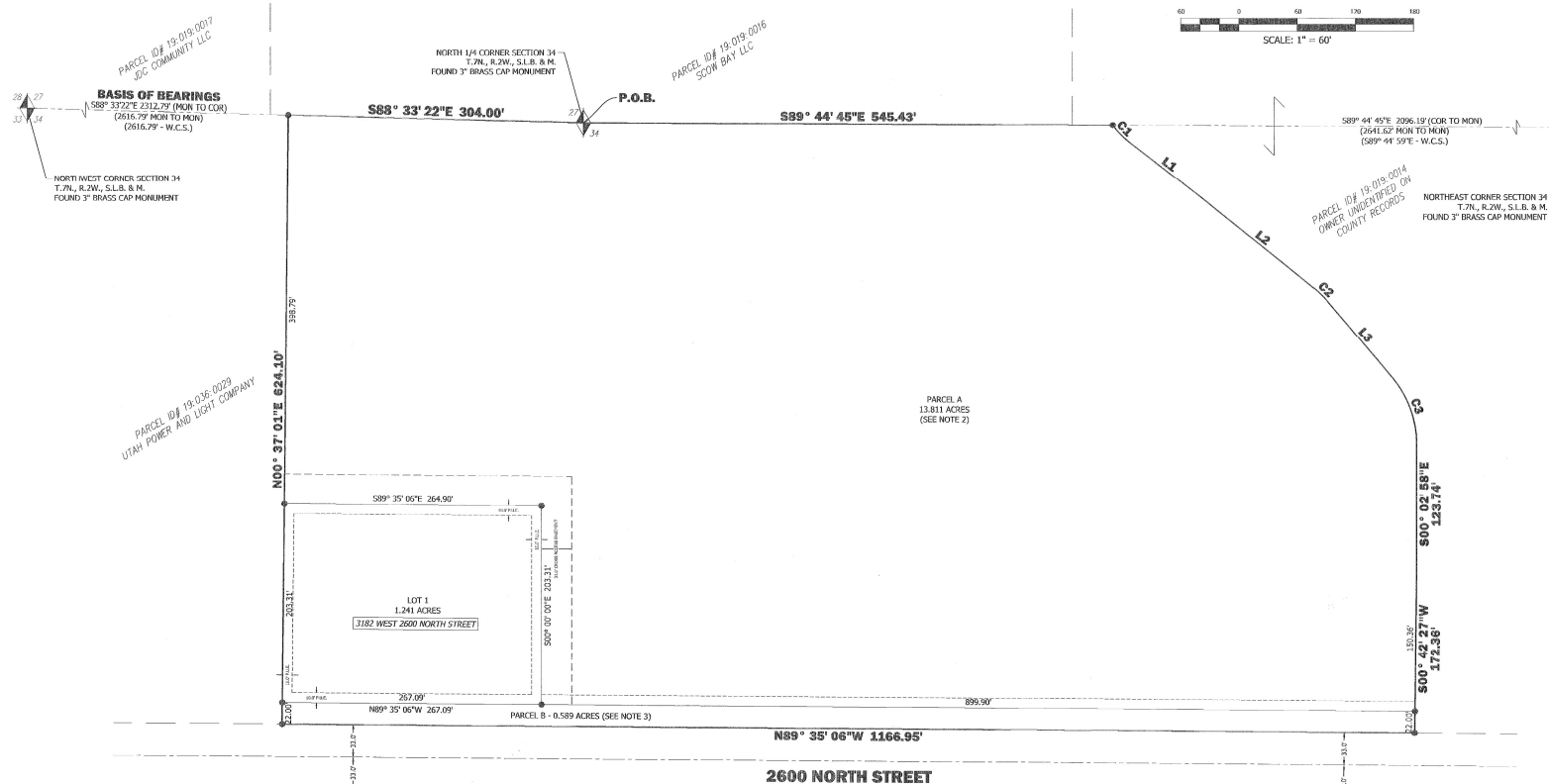


PLAIN CITY COMMERCIAL SUBDIVISION
 LOCATED IN THE NE & NW QUARTERS OF SECTION 34,
 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
 PLAIN CITY, WEBER COUNTY, UTAH
 OCTOBER 2025



LEGEND

PROPERTY LINE ———

ADJACENT PROPERTY ———

INTERIOR LOT LINE ———

ROAD CENTERLINE ———

SECTION LINE ———

ENCUMBRANCE LINE ———

RECORD CALLS () WEBER COUNTY SURVEYOR (- W.C.S.)

TO BE SET 5/16\"

FOUND PROPERTY MARKER (AS NOTED)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S52° 27' 17\"	98.63'
L2	S51° 25' 14\"	145.47'
L3	S49° 25' 06\"	102.61'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.00'	21.99'	018° 15' 35\"	S43° 15' 30\"	21.90
C2	106.00'	20.35'	011° 00' 08\"	S45° 55' 10\"	20.32
C3	104.00'	73.28'	040° 22' 08\"	S09° 14' 02\"	71.77

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FORGING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH THIS 1st DAY OF OCTOBER, 2025.

[Signature]
 PLAIN CITY ENGINEER

PLAIN CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FORGING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH THIS 6th DAY OF NOVEMBER, 2025.

[Signature]
 ATTORNEY

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY PLAIN CITY PLANNING COMMISSION. SIGNED THIS 31st DAY OF OCTOBER, 2025.

[Signature]
 CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE PLAIN CITY COUNCIL. SIGNED THIS 13th DAY OF NOVEMBER, 2025.

MAYOR: *[Signature]*
 ATTEST: *[Signature]*

SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 7098776 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE FILED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREIN AS SURVEY NO. 7925 IN THE WEBER COUNTY SURVEYOR'S OFFICE IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREIN SHALL BE SUBDIVIDED INTO A LOT AND A PARCEL HEREAFTER TO BE KNOWN AS THE PLAIN CITY COMMERCIAL SUBDIVISION.

STEPHEN M. BURT, P.L.S. UT NO. 7098776-2201

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS IN PREPARATION FOR FUTURE DEVELOPMENT. WE ESTABLISHED THE BASIS OF BEARING BETWEEN THE FOUND SECTION CORNERS THE NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 34, AS SHOWN. WE TOOK SECOND BEARINGS AND DISTANCES FROM THE WITHIN COUNTY SURVEYORS TOWNSHIP BEARINGS REFERENCE SHEET. REFERENCE MATERIALS INCLUDE A SURVEY NO. 5270 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE BY BOUNDARY CONSULTANTS AND A WARRANTY DEED RECORDED AS ENTRY NO. 2288141 IN THE WEBER COUNTY RECORDS FOR THE SURVEYED PARCELS.

THESE TWO PROPERTIES WERE SURVEYED PREVIOUSLY BY BOUNDARY CONSULTANTS FOR PINEVIEW WATER DISTRICT AS PART OF A LARGER SURVEY TO ESTABLISH THE RIGHT OF WAY OF 2600 NORTH STREET. THE BOUNDARY CONSULTANTS SURVEY WAS ROTATED TO MATCH THE BASIS OF BEARINGS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF THE SECTION. THE NORTH LINE OF THE PROPERTIES WAS ESTABLISHED ALONG THE SECTION LINE BASED ON THE FOUND MONUMENTS, AS SHOWN. THE BOUNDARY CONSULTANTS SURVEY DID NOT FIND THE NORTHEAST SECTION CORNER WHERE IT WAS LOCATED AS PART OF THIS SURVEY. THE BEARING ALONG THAT SECTION LINE IS DIFFERENT THAN SHOWN ON THE PRIOR SURVEY. THE EAST LINE OF PARCEL 1 WAS ESTABLISHED ALONG THE CENTERLINE OF THE ROAD CALLED FOR IN THE DEED DESCRIPTION AND DELINEATED BY THE BOUNDARY CONSULTANTS SURVEY. PROPERTY CORNERS WERE FOUND ALONG 2600 NORTH STREET, AS SHOWN. THE NORTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET WAS ACCEPTED AS THE SOUTH BOUNDARY OF THE SURVEYED PROPERTIES. THE WEST LINES OF BOTH PROPERTIES WERE OFFSET FROM THE QUARTER SECTION LINE ESTABLISHED BY BOUNDARY CONSULTANTS.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, SAID PARCEL IS THAT SAME PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED AS ENTRY NO. 2288141 IN THE WEBER COUNTY RECORDERS OFFICE, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, AND RUNNING THENCE SOUTH 89°44'45"E EAST 545.43' FEET TO THE CENTER OF A DIRT ROAD; THENCE SOUTH ALONG SAID ROAD THE FOLLOWING (8) CALLS: 1) SOUTHEASTERLY 21.99 FEET ALONG A 69.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°15'28" (CHORD BEARS SOUTH 43°19'30" EAST 21.90 FEET) TO A POINT OF TANGENCY; 2) SOUTH 52°27'17" EAST 98.63 FEET; 3) SOUTH 51°25'14" EAST 145.47 FEET TO A POINT OF TANGENCY ON A 106.00-FOOT-RADIUS CURVE TO THE RIGHT; 4) SOUTHEASTERLY 20.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'08" (CHORD BEARS SOUTH 49°55'10" EAST 20.32 FEET) TO A POINT OF TANGENCY; 5) SOUTH 40°22'08" EAST 102.61 FEET TO A POINT OF TANGENCY ON A 104.00-FOOT-RADIUS CURVE TO THE RIGHT; 6) SOUTHERLY 73.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°22'08" (CHORD BEARS SOUTH 24°14'02" EAST 71.77 FEET) TO A POINT OF TANGENCY; 7) SOUTH 00°25'06" EAST 123.74 FEET; 8) SOUTH 00°24'27" WEST 172.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET; THENCE NORTH 89°55'06" WEST 1166.95 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°27'11" EAST 64.10 FEET TO THE NORTH LINE OF SAID SECTION; THENCE SOUTH 88°33'22" EAST 304.00 FEET ALONG SAID LINE TO THE NORTH QUARTER CORNER OF SAID SECTION AND TO THE POINT OF BEGINNING.

PROPERTY CONTAINS ONE LOT AND ONE PARCEL FOR A TOTAL OF 15.642 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND TWO PARCELS TO BE KNOWN AS THE PLAIN CITY COMMERCIAL SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DEDICATE THE EXISTENTS TO THE PARTIES INDICATED FOR THE PURPOSES DESCRIBED ON THE PLAT, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 20th DAY OF OCTOBER, 2025.

[Signature]
 L.H. PERRY INVESTMENTS, LLC

L.L.C. ACKNOWLEDGMENT

ON THIS 20th DAY OF OCTOBER, 2025, IN THE STATE OF UTAH, IN THE COUNTY OF SALT LAKE, I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, BEING PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF L.H. PERRY INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: *[Signature]*
 NOTARY PUBLIC NAME: *[Signature]*
 COMMISSIONED IN THE STATE OF UTAH
 COMMISSION NUMBER: 140413
 MY COMMISSION EXPIRES: 12/01/2028

OWNER/DEVELOPER

Name: PERRY COMMERCIAL
 Phone #: 801-317-8100
 Address: 17 EAST WINCHESTER ST
 MURRAY, UTAH

COUNTY RECORDER

ENTRY NO. 23351823, FEE PAID \$24.00 FILED FOR RECORD AND RECORDED 14:00:00 AT 11:00 AM IN BOOK 100 OF OFFICIAL RECORDS, AT PAGE 97 RECORDED FOR L.H. PERRY INVEST, LLC

BRIAN RAHMADZADEH
 COUNTY RECORDER
 BY: CARIE MURRAY (DEPUTY)

Entellus

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

PROJECT #1149399

2024/11/18 JKS
 2025/04/22 JKS
 2025/04/22 JKS
 2025/04/22 JKS