

# OGDEN COMMERCIAL & INDUSTRIAL PARK PLAT "A" - SECOND AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
OGDEN CITY, WEBER COUNTY, UTAH  
OCTOBER 2019

- LEGEND**
- OGDEN CITY MONUMENT AS NOTED
  - SET 3/4" PEBBLES AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EXISTING EASEMENT
  - EXISTING FENCE LINE
  - NEW STORM DRAIN EASEMENT
  - NEW M.U.E. (MUNICIPAL UTILITY EASEMENT)
  - EXISTING BUILDING
  - EXISTING STORM DRAIN EASEMENT

**BOUNDARY DESCRIPTION**

A PART OF LOTS 3, 4, 10, 11, AND 12 AND THE PLATTED RAIL ROAD RIGHT-OF-WAY OF THE OGDEN COMMERCIAL & INDUSTRIAL PARK PLAT "A" LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN MONUMENT PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE BEING LOCATED NORTH 31°16'50" EAST 7'14" 15 FEET ALIGNED IN LINE BETWEEN THE OGDEN CITY SURVEY P.C. MONUMENT IN INDUSTRIAL DRIVE AND THE OGDEN CITY SURVEY INTERSECTION MONUMENT AT THE INTERSECTION OF INDUSTRIAL DRIVE AND 2550 SOUTH STREET AND NORTH 90°00'00" EAST 188.88 FEET FROM SAID P.C. MONUMENT (SAID POINT ALSO BEING LOCATED SOUTH 89°00'00" EAST 1088.88 FEET AND SOUTH 0°00'00" EAST 758.56 FEET AND SOUTH 42°29'59" WEST 173.87 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 36); RUNNING THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 43°20'24" EAST 382.27 FEET; (2) ALONG THE ARC OF A 40.0 FOOT RADIUS CURVE TO THE LEFT 78.61 FEET, HAVING A CENTRAL ANGLE OF 108°18'19" CHORD BEARS NORTH 37°04'49" EAST 78.39 FEET; THENCE SOUTH 48°34'09" EAST 452.50 FEET; THENCE SOUTH 01°34'04" EAST 35.36 FEET; THENCE SOUTH 48°34'09" EAST 84.98 FEET; THENCE SOUTH 42°55'57" WEST 298.99 FEET; THENCE SOUTH 48°34'09" EAST 187.23 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MIDLAND DRIVE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 43°20'24" WEST 30.00 FEET; THENCE NORTH 48°34'09" WEST 342.25 FEET; THENCE SOUTH 43°29'59" WEST 108.50 FEET; THENCE NORTH 49°34'09" WEST 400.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.87 ACRES.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8222228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS OGDEN COMMERCIAL & INDUSTRIAL PARK PLAT "A" - SECOND AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 16<sup>TH</sup> DAY OF November 2019.

HEATHER M. WRIGHT  
Notary Public  
State of Utah  
My Commission Expires July 10, 2021  
COMMISSION NUMBER 698118

KLINT H. WHITNEY, PLS NO. 8222228

TERENCE M. WHITE, MEMBER  
GOLDEN OGDEN PROPERTIES LLC

TERENCE M. WHITE, PRESIDENT

The undersigned owners of the hereon described tract of land hereby set apart and subdivide the same tract into lots as shown on this plat, and assign the lands included in this plat the name of **Ogden Commercial & Industrial Park Plat A - Second Amendment**, and hereby dedicate, grant and convey to Ogden City those certain strips designated hereon as municipal utility easements (MUE), the same to be used for drainage purposes and the installation, maintenance, and operation of public utilities as may be authorized by Ogden City with no buildings or structures being erected within such easements; and further dedicate, grant and convey to Ogden City those certain strips of land designated hereon as storm drain easement, the same to be used for surface storm drainage or storm drain lines and facilities as needed.

SIGNED THIS 26<sup>TH</sup> DAY OF April 2020.

GOLDEN PROPERTIES INC

TERENCE M. WHITE, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER )

On this 27<sup>th</sup> day of January 2020, personally appeared before me TERENCE M. WHITE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of GOLDEN PROPERTIES INC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Council), and said TERENCE M. WHITE, acknowledged to me that said Corporation executed the same.

HEATHER M. WRIGHT  
Notary Public  
State of Utah  
My Commission Expires July 10, 2021  
COMMISSION NUMBER 698118

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER )

On this 10<sup>th</sup> day of April 2020, personally appeared before me, the undersigned Notary Public, Michael Myers, who being by me duly sworn/affirmed, did say that he/she is the CEO of Wells Fargo Bank National Association, and that said instrument was signed by him/her on behalf of said entity.

HEATHER M. WRIGHT  
Notary Public  
State of Utah  
My Commission Expires July 10, 2021  
COMMISSION NUMBER 698118

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER )

On this 22<sup>nd</sup> day of April 2020, personally appeared before me, the undersigned Notary Public, Michael Myers, who being by me duly sworn/affirmed, did say that he/she is the City Recorder of Ogden City, and that said instrument was signed by him/her on behalf of said entity.

HEATHER M. WRIGHT  
Notary Public  
State of Utah  
My Commission Expires July 10, 2021  
COMMISSION NUMBER 698118

**OGDEN CITY APPROVAL**

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PRE-REQUISITE TO THE FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS 22<sup>ND</sup> DAY OF April 2020

MANAGER, PLANNING DIVISION

DEVELOPER: GOLDEN PROPERTIES INC  
BRETT BIRT  
2050 INDUSTRIAL DRIVE  
OGDEN UTAH  
901-962-1700

**S1**  
1

COUNTY RECORDER  
ENTRY NO. 20201930 FEE PAID \$54.20  
FILED FOR AND RECORDED 15-SEP-2020  
AT 1:25 PM IN BOOK 88 OF OFFICIAL RECORDS, PAGE 75, RECORDED FOR GOLDEN PEOP INC  
LEANN H. KILTS  
COUNTY RECORDER

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
PHONE: 801.476.0202 FAX: 801.476.0066

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.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRETT MITCHELL WITH UNDERGROUND PLANNING. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING OGDEN CITY SURVEY MONUMENTS WITHIN THE OGDEN COMMERCIAL AND INDUSTRIAL PARK DEVELOPMENT. THE BASIS OF BEARING IS A LINE BETWEEN THE CENTERLINE P.C. MONUMENT OF INDUSTRIAL DRIVE AND THE CENTERLINE INTERSECTION MONUMENT OF INDUSTRIAL DRIVE AND 2550 SOUTH STREET WHICH BEARS NORTH 31°16'50" EAST, UTAH NORTH, NAD 83, STATE PLANE GRID BEARING.

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE

SIGNED THIS 26<sup>TH</sup> DAY OF April 2020

OGDEN CITY ATTORNEY

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.

SIGNED THIS 22<sup>ND</sup> DAY OF April 2020

OGDEN CITY ENGINEER

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

DATED THIS 10<sup>TH</sup> DAY OF April 2020

WELLS FARGO BANK NATIONAL ASSOCIATION

BY Michael Myers  
MANAGER, PLANNING DIVISION

OGDEN CITY ATTORNEY'S OFFICE

OGDEN CITY ENGINEER

LENDER CONSENT

OGDEN CITY APPROVAL

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

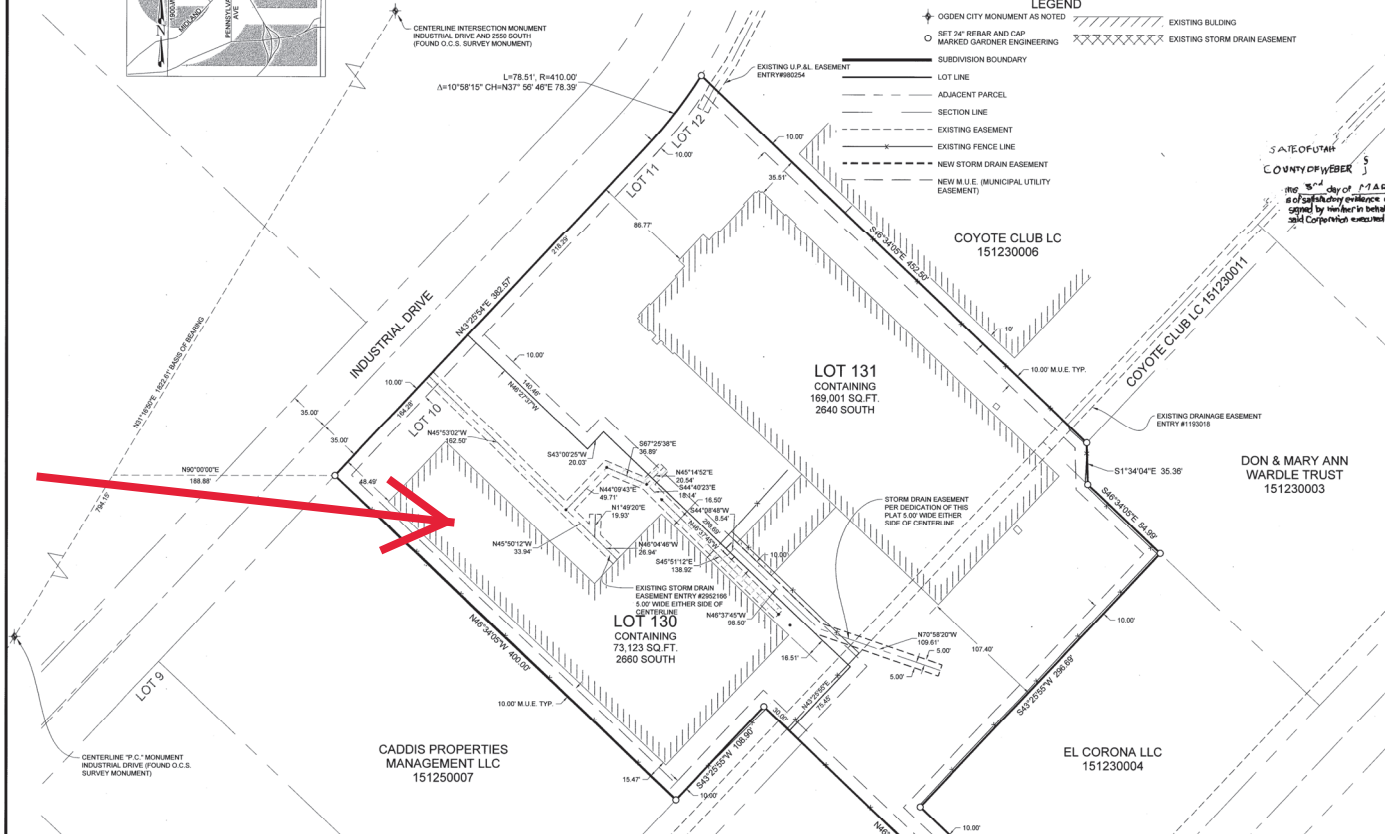
OGDEN CITY ATTORNEY'S OFFICE

OGDEN CITY ENGINEER

LENDER CONSENT

OGDEN CITY APPROVAL

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT



OGDEN CITY ATTORNEY'S OFFICE

OGDEN CITY ENGINEER

LENDER CONSENT

OGDEN CITY APPROVAL

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

6/20/2019 11:52:30 AM SURVEY FOR: GOLDEN OGDEN PROPERTIES SUB 2ND AMENDMENT 0000