

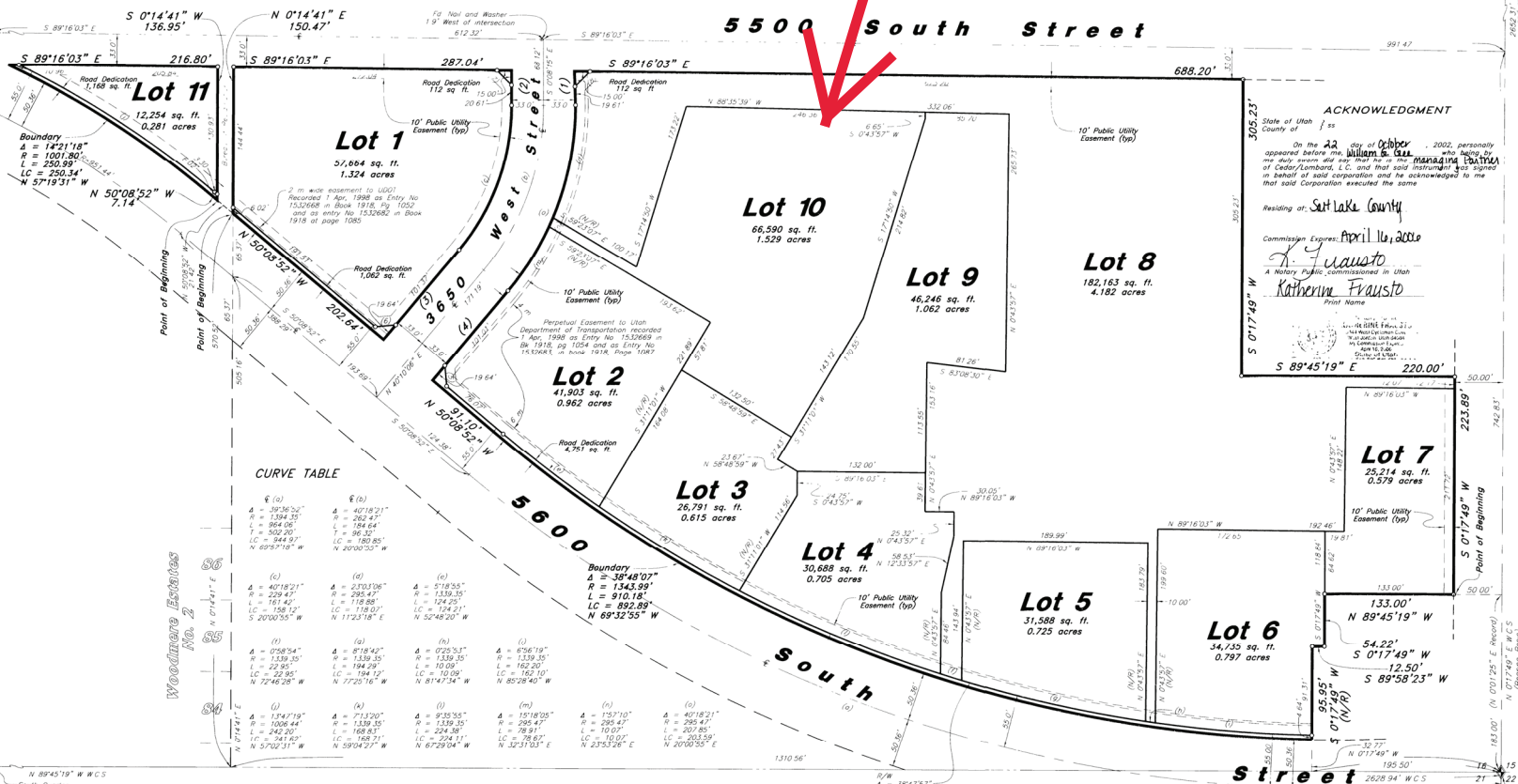


Scale: 1" = 60'
60 0 60 120

Kent's A Commercial Subdivision

A part of the Southeast Quarter of Section 16, T5N R2W, SLB&M, U.S. Survey
Roy City, Weber County, Utah

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.



CURVE TABLE

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	(t)	(u)	(v)	(w)	(x)	(y)	(z)
4 = 137.36°	4 = 4718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'	4 = 6718°21'
R = 134.35'	R = 262.47'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'	R = 133.35'
L = 364.06'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'	L = 104.64'
LC = 250.34'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'	LC = 180.85'

LINE TABLE

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
34.61'	35.61'	121.01'	121.01'	121.01'	121.01'	121.01'	121.01'
N 0°08'15" W	S 41°01'15" E	S 41°01'15" E	S 41°01'15" E	S 41°01'15" E	S 41°01'15" E	S 41°01'15" E	S 41°01'15" E
120.65'	21.16'	21.20'	21.20'	21.20'	21.20'	21.20'	21.20'
N 40°10'08" E	N 43°23'23" W	S 40°30'33" W	S 40°30'33" W	S 40°30'33" W	S 40°30'33" W	S 40°30'33" W	S 40°30'33" W
21.37'	21.05'	21.05'	21.05'	21.05'	21.05'	21.05'	21.05'
S 44°42'09" E	N 51°17'51" E	N 51°17'51" E	N 51°17'51" E	N 51°17'51" E	N 51°17'51" E	N 51°17'51" E	N 51°17'51" E

NARRATIVE

This plat and survey was requested by Mr. Kent Beckstrom in order to provide seven (7) commercial lots. This property had been previously surveyed by Great Basin Engineering - South Brass Cap Monuments were found at the Southeast corner and the East 1/4 corner of Section 16, T5N, R2W, SLB&M, U.S. Survey. A line bearing N 0°17'49" E by the Southeast 1/4 corner and the East 1/4 corner was used as the basis of bearings. Lot corners were monumented as depicted on this drawing.

SURVEYOR'S CERTIFICATE

I, Bruce D. Pimper, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Kent's, a commercial subdivision in Roy City, Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision, based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground. I further certify that the requirements of applicable statutes and ordinances of Roy City concerning engineering or survey requirements regarding lot measurements have been complied with and the lots meet the development standards for the zone in which they are located.

Signed this 31st day of July, 2002

Utah RLS
No. 362256
Bruce D. Pimper

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, hereby set apart and dedicate to the public the streets and streets as shown on this plat, and name said streets, alleys, and public thoroughfares, and hereby dedicate, grant and convey to Roy City, Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public utility and drainage purposes as shown herein, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Roy City.

Signed this 31st day of July, 2002

The undersigned hereby certify that this subdivision has met all the requirements of Roy City Ordinance # 100.

K.B. Family - Roy, LLC
Kathy K. Beckstrom General Partner

ACKNOWLEDGMENT

State of Utah
County of _____

On the 22 day of October, 2002, personally appeared before me, _____, a Notary Public, _____, who being duly sworn did say that she is the General Partner of K.B. Family - Roy, LLC, and that said instrument was signed in behalf of said corporation and he acknowledged to me that said Corporation executed the same.

Residing at Salt Lake County

Commission Expires: April 16, 2006

Katherine Frausto
Katherine Frausto
Print Name

ACKNOWLEDGMENT

State of Utah
County of SL

On the 31st day of July, 2002, personally appeared before me, _____, a Notary Public, _____, who being duly sworn did say that he is the General Partner of K.B. Family - Roy, LLC, and that said instrument was signed in behalf of said corporation and he acknowledged to me that said Corporation executed the same.

Residing at Salt Lake County

Commission Expires: 4/16/06

Katherine Frausto
Katherine Frausto
Print Name

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey in Roy City, Weber County, Utah.

Beginning at a point on the West Line of 5500 West Street being 188.00 feet North 0°17'49" East along the Section Line and 500.00 feet North 89°45'19" West from the Southeast corner of said Section 16; and running thence North 89°45'19" West 133.00 feet; thence South 0°17'49" West 12.50 feet; thence South 89°45'19" West 12.00 feet; thence South 0°17'49" West 95.95 feet to the Northern Line of 5600 South Street as it exists at 50.36 feet half-width; thence along said line the following three courses: Northwesterly along the arc of a 153.93 foot radius curve to the right a distance of 910.18 feet (Central angle equals 38°48'07" and Long Chord bears North 69°25'55" West 892.88 feet) to a point of tangency; and then South 0°08'52" West 91.10 feet to the Eastern Line of 5600 South Street; thence along said line the following three courses: North 40°18'21" East 120.55 feet to a point of tangency; Northwesterly along the arc of a 295.47 foot radius curve to the left a distance of 207.85 feet (Central angle equals 40°18'21" and Long Chord bears North 20°00'55" West 158.12 feet) to a point of tangency; and then South 0°17'49" West 12.50 feet; thence South 89°45'19" East 220.00 feet to the West Line of 5500 West Street; thence South 0°17'49" West 226.88 feet along said West line to the point of beginning.

Contains 490,781 sq. ft.
Or 11,267 acres

Also: Beginning at a point on the Northern Line of 5600 South Street as it exists at 50.36 feet half-width being 1310.56 feet North 89°45'19" West along the Section Line and 520.52 feet North 0°17'49" East from the Southeast Corner of said Section 16; and running thence North 0°17'49" East 130.47 feet to the South Line of 5500 South Street; thence South 89°16'03" East 283.24 feet along said South line to the West Line of 5500 South Street; thence along said Western Line the following three courses: South 0°08'52" East 35.61 feet to a point of tangency; Southwesterly along the arc of a 229.47 foot radius curve to the right a distance of 181.42 feet (Central angle equals 40°18'21" and Long Chord bears South 20°00'55" West 158.12 feet) to a point of tangency; and then South 0°17'49" West 12.50 feet to the Northern Line of 5600 South Street as it exists at 50.36 feet half-width; thence North 0°08'52" West 202.64 feet along said Northern line to the point of beginning.

Contains 490,781 sq. ft.
Or 11,267 acres

Also: Beginning at a point on the Northern Line of 5600 South Street as it exists at 50.36 feet half-width being 1310.56 feet North 89°45'19" West along the Section Line and 520.52 feet North 0°17'49" East from the Southeast Corner of said Section 16; and running thence North 0°17'49" East 130.47 feet to the South Line of 5500 South Street; thence South 89°16'03" East 283.24 feet along said South line to the West Line of 5500 South Street; thence along said Western Line the following three courses: South 0°08'52" East 35.61 feet to a point of tangency; Southwesterly along the arc of a 229.47 foot radius curve to the right a distance of 181.42 feet (Central angle equals 40°18'21" and Long Chord bears South 20°00'55" West 158.12 feet) to a point of tangency; and then South 0°17'49" West 12.50 feet to the Northern Line of 5600 South Street as it exists at 50.36 feet half-width; thence North 0°08'52" West 202.64 feet along said Northern line to the point of beginning.

Contains 13,432 sq. ft.
Or 0.308 acre

Together the three parcels contain 563,041 sq. ft.
Or 12,826 acres

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS AND LAND SURVEYORS
2010 North Rowland Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)531-8529 Ogden (801)334-7288 Provo (801)521-9551

ROY CITY ATTORNEY
Approved by the Roy City Attorney on this 28 day of August 2002.

ROY CITY ENGINEER
I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the engineer of the foregoing plat and dedications have been complied with.

Signed this 31 day of July, 2002.

ROY CITY APPROVAL
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Roy City, Utah this 18 day of Dec. 2002.

ROY CITY PLANNING COMMISSION
Approved by the Roy City Planning Commission on the 11 day of Dec., 2002.

WEBER COUNTY RECORDER
ENTRY NO. 1890803 - FEE PAID \$41.00 FILED FOR RECORD AND RECORDED 30 NOV 2002 AT 11:24 AM IN OFFICE OF RECORDER, PAGE 10, RECORDED FOR ROY CITY

LEGEND

- 0 Set Rebar & Cap
- WCS Weber County Survey
- M Meter
- R/W Right-of-Way

WEBER COUNTY RECORDER
BY: *[Signature]*
DEPUTY