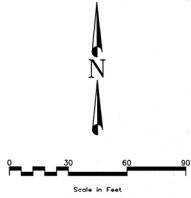


Sh-56

**KENT'S A COMMERCIAL SUBDIVISION 1st AMENDMENT**  
 (ALL OF LOTS 9 AND 10 OF KENT'S COMMERCIAL SUBDIVISION)  
 PART OF THE SOUTHEAST QUARTER OF SECTION 16,  
 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
 ROY CITY, WEBER COUNTY, UTAH

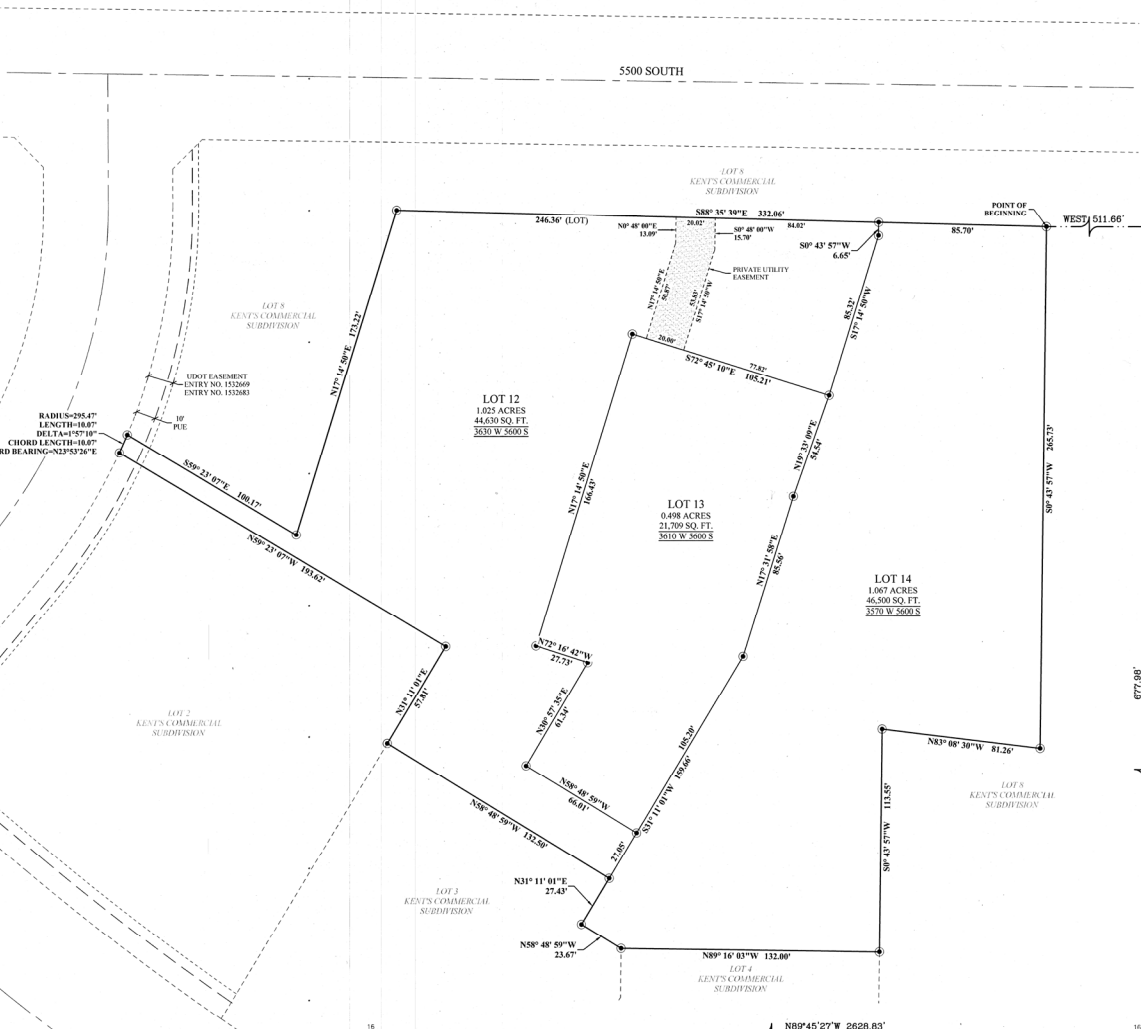


VICINITY MAP  
(N.T.S.)



**LEGEND**

- SET REBAR/CAP MARKED
- LEGEND ENGINEERING PLS 5183760\*
- OR MAG. NAIL
- BOUNDARY LINE
- LOT LINES
- PUBLIC UTILITY EASEMENT



**SUBDIVISION NOTES**  
 E-ALL CROSS ACCESS UTILITIES, DRAINAGE, PARKING, ETC IS ADDRESSED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS.

FOUND 1980 WEBER COUNTY BRASS CAP MONUMENT FOR THE SOUTH QUARTER CORNER SECTION 16, T5N, R2W, S16&M

DEVELOPER  
 KB FAMILY ROY, LLC  
 PO BOX 658  
 BRIGHAM CITY, UT, 84302

**ELEVATE ENGINEERING**  
 ELEVATE ENGINEERING  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84903  
 PHONE: (801) 718-5993  
 larve@elevateeng.com

<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>L CORY B. NERNISS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NO. 5183760 IN ACCORDANCE WITH TITLE 86, CHAPTER 23, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN EXAMINATION OF THE DEEDS OF LAND MONUMENTS, DEEDS, PLATS, AND RECORDS BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND.</p>		
<p><b>BOUNDARY DESCRIPTION</b></p> <p>ALL OF LOTS 9 AND 10, KENT'S SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS:          BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9 SAID SECTION BEING NORTH 71° 04' 00" EAST 67.04 FEET ALONG THE SECTION LINE AND WEST 51.66 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;          THENCE SOUTH 0° 43' 57" WEST 26.71 FEET;          THENCE NORTH 89° 00' 00" WEST 12.00 FEET;          THENCE NORTH 58° 48' 39" WEST 23.67 FEET;          THENCE NORTH 31° 11' 01" EAST 27.43 FEET;          THENCE NORTH 89° 00' 00" WEST 12.00 FEET;          THENCE NORTH 31° 11' 01" EAST 27.43 FEET;          THENCE NORTH 89° 00' 00" WEST 12.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 3650 WEST STREET;          THENCE ALONG SAID RIGHT-OF-WAY LINE 10.07 FEET ALONG THE ARC OF A 205.47 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 1° 57' 00" (CHORD BEARS NORTH 23° 52' 30" EAST 10.07 FEET);          THENCE SOUTH 59° 23' 00" EAST 100.17 FEET;          THENCE NORTH 17° 48' 00" EAST 132.22 FEET;          THENCE SOUTH 84° 35' 59" EAST 32.08 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINS 3 LOTS          2.59 ACRES          112,638 SQUARE FEET, MORE OR LESS</p>		
<p><b>BASIS OF BEARINGS</b></p> <p>THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 11° 17' 40" EAST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN</p>		
<p><b>OWNER'S DEDICATION</b></p> <p>KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF, AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS INDICATED HEREOF, TO BE KNOWN AS THE <b>KENT'S A COMMERCIAL SUBDIVISION 1st AMENDMENT</b>.</p> <p>IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS <u>27</u> DAY OF <u>Feb</u> 20<u>23</u></p> <p>K.B. FAMILY ROY, LLC          TITLE <u>Authorized Person</u> PRINT NAME <u>David A Lloyd</u>          SIGNATURE <u>David A Lloyd</u></p>		
<p><b>ACKNOWLEDGEMENT</b></p> <p>STATE OF UTAH          COUNTY OF <u>Wasatch</u></p> <p>ON THE <u>27</u> DAY OF <u>February</u>, A.D. 20<u>23</u> PERSONALLY APPEARED BEFORE ME, <u>David Lloyd</u>, OF WHOSE BEING BY ME TRULY SWORN DO SAY THAT HE IS THE <u>CEO</u> OF <u>K.B. FAMILY ROY, LLC</u>, A CORPORATION OF THE STATE OF UTAH, AND THAT THE FOREGOING DEDICATION WAS SIGNED IN FULL OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: <u>8-12-23</u> COMMISSION NUMBER: <u>707735</u>          NOTARY PUBLIC <u>Kathrina Perry</u> NOTARY PUBLIC <u>Kathrina Perry</u>          COMMISSIONED IN UTAH RESIDING IN <u>Wasatch</u> COUNTY</p>		
<p><b>ROY CITY APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS LAYED OUT AND APPROVED BY THE MAYOR, <u>David A Lloyd</u>, OF THE CITY OF <u>Roy</u>, UTAH, ON THIS <u>27</u> DAY OF <u>February</u>, A.D. 20<u>23</u>.</p> <p><u>David A Lloyd</u> MAYOR  <u>Butter Jones</u> CITY ENGINEER</p>		
<p><b>ROY CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUS TO APPROVAL BY THE CITY ENGINEER OF THE FOREGOING PLAT AND DEDICATION HAVE BEEN COMPLIED WITH. SIGNED THIS <u>27</u> DAY OF <u>February</u>, A.D. 20<u>23</u>.</p> <p><u>Butter Jones</u>          ROY CITY ENGINEER</p>		
<p><b>COMMUNITY DEVELOPMENT</b></p> <p>I HEREBY CERTIFY THAT THIS PLAT COMBLES WITH THE MINIMUM REQUIREMENTS OF THE ROY CITY ZONING AND SUBDIVISION ORDINANCES, SIGNED THIS <u>27</u> DAY OF <u>February</u>, A.D. 20<u>23</u>.</p> <p><u>Butter Jones</u>          ROY CITY PLANNER</p>		
<p><b>ROY CITY ATTORNEY</b></p> <p>APPROVED AS TO FORM THIS <u>27</u> DAY OF <u>February</u>, A.D. 20<u>23</u></p> <p><u>Butter Jones</u>          ROY CITY ATTORNEY</p>		
<p>SURVEYOR SEAL</p>	<p>NOTARY SEAL</p>	<p><b>COUNTY RECORDER</b></p> <p>ENTRY NO. <u>327658</u> FILE PAID, <u>\$52.00</u>          FILED FOR AND RECORDED: <u>14 MAR 2023</u>          AT <u>10:58 AM</u> IN BOOK <u>95</u> OF OFFICIAL RECORDS, PAGE <u>45</u> RECORDED FOR <u>ROY CITY</u>          BY <u>Butter Jones</u>          PROJECT: <u>S21-116</u></p>

95-45