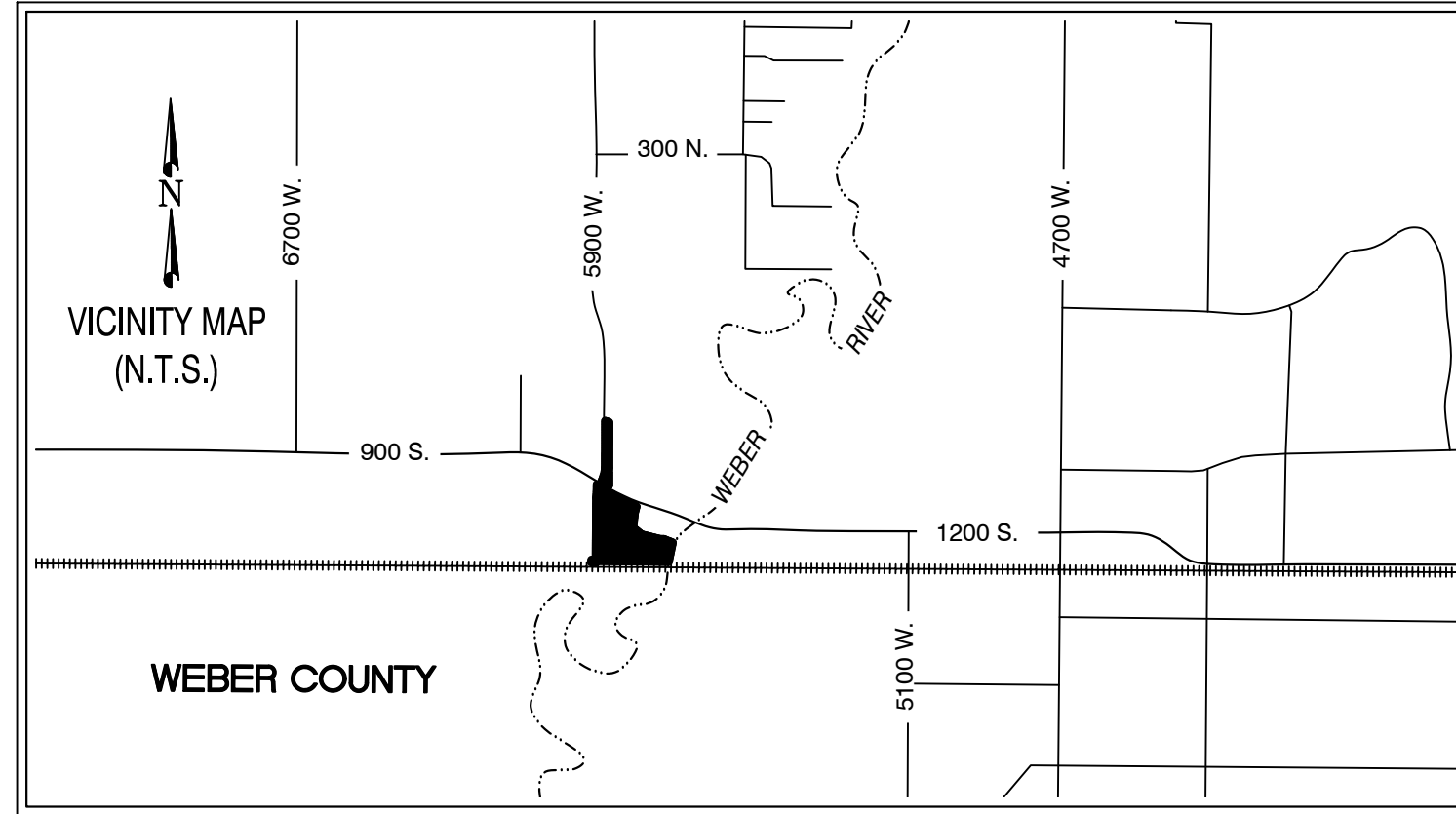


PROMONTORY COMMERCE CENTER SUBDIVISION NO. 1
 LOCATED IN THE NORTHWEST QUARTER SECTION 19 &
 SOUTHWEST QUARTER SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN &
 THE NORTHEAST QUARTER SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
 WEBER COUNTY, UTAH



NARRATIVE:

This plat has been prepared to subdivide two parcels of land described in those Special Warranty Deeds recorded January 9, 2024 as Entry No. 3310846 and Entry No. 3310844 in the Office of the Weber County Recorder. Also, in order to connect the existing 5900 West Street with the proposed Southerly extension of 5900 West Street,

PLAT NOTES:

- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- By graphic plotting only, this property is in zone(s) X (Other Flood Areas) and AE (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49057C0401F, which bears an Effective Date of November 30, 2023.

OWNER'S DEDICATION

The chair of the Weber County Commission has been duly authorized to execute this plat in a public regular commission meeting this ____ day of _____, 20____.

ATTEST: _____
 Ricky Hatch, Weber County Clerk/Auditor

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

PROMONTORY COMMERCE CENTER SUBDIVISION NO. 1

And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown herein.

PCC Land LLC

By: _____

Print Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
 County of Salt Lake)

On this ____ day of _____ in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of PCC Land LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **PROMONTORY COMMERCE CENTER SUBDIVISION NO. 1** and was signed by him/her on behalf of said PCC Land LLC and acknowledged that he/she/they executed the same.

Commission Number _____
 My Commission Expires _____

Signature: _____

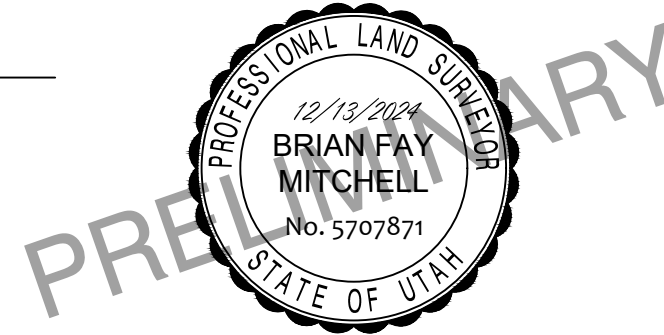
Print Name: _____

A Notary Public Commissioned in Utah

SURVEYOR'S CERTIFICATE

I, BRIAN FAY MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **PROMONTORY COMMERCE CENTER SUBDIVISION NO. 1** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of _____, 20____



BOUNDARY DESCRIPTION

Two (2) entire tracts being all or part of nine (9) parcels of land described in that Special Warranty Deed recorded as Entry No. 3298857, Special Warranty Deed recorded January 9, 2024 as Entry No. 3310846, Special Warranty Deed recorded January 9, 2024 as Entry No. 3310844, and Quit Claim Deed recorded October 15, 2015 as Entry No. 2768890 in the Office of the Weber County Recorder. Said entire tracts are located in the Northwest Quarter of Section 19 and the Southwest Quarter of Section 18, Township 6 North, Range 2 West, Salt Lake Base and Meridian and the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian and is described as follows:

Tract 1:

Beginning at the intersection of the Section Line and southerly right-of-way line of 12th Street, which is 110.11 feet S. 00°27'54" W. along the Section line from a Witness Corner to the Northwest Corner of Section 19; thence along said southerly right-of-way line the following two (2) courses: 1) S. 59°48'50" E. (R=South 60°16'46" East) 331.27 feet to a point of tangency with a 4,545.20 - foot radius curve to the left, concave northeasterly; 2) Southeasterly 505.73 feet along the arc of said curve, through a central angle of 06°22'30", (Chord bears S. 63°00'05" E. 505.47 feet) to the old "Center of Weber Channel"; thence along said old "Center of Weber Channel" the following six (6) courses: 1) S. 14°53'21" W. 121.88 feet; 2) S. 06°41'58" W. 270.87 feet; 3) S. 51°12'25" E. 200.86 feet; 4) S. 76°17'26" E. 348.66 feet; 5) S. 89°12'57" E. 68.90 feet; 6) S. 68°04'56" E. 178.00 feet to the current "Center of Weber Channel"; thence S. 11°50'31" W. 366.17 feet along said current "Center of Weber Channel" to a northerly right-of-way line of the Southern Pacific Railroad Company; thence N. 89°13'46" W. (R=West 1180 FEET) 1,339.46 feet along said northerly right of way described as being "90 feet North of Centerline of the Right-of-Way" to the Section Line; thence S. 00°27'54" W. 30.00 feet along the Section Line to a northerly right of way line of Southern Pacific Railroad; thence N. 89°13'46" W. 90.05 feet along said northerly right-of-way line; thence N. 00°36'19" E. 55.04 feet; thence S. 89°29'36" E. 82.91 feet a point 7.0 feet westerly of said Section Line; thence N. 00°27'54" E. 1,129.45 feet along a line 7.0 feet parallel and perpendicular westerly of said Section Line to a point of tangency with a 380.00 - foot radius curve to the right, concave easterly; thence Northerly 73.05 feet along the arc of said curve, through a central angle of 11°00'52", (Chord bears N. 05°58'20" E. 72.94 feet) to said Section Line; thence N. 00°27'54" E. 171.60 feet along said Section Line to the **Point of Beginning**.

The above-described tract contains 1,174,135 sq. ft. or 26.954 acres, more or less.

Tract 2:

Beginning at a point on the northerly right-of-way line of 12th Street, which is 44.06 feet S. 00°27'54" W. along the Section line and 84.81 feet East from a Witness Corner to the Northwest Corner of Section 19; thence N. 21°19'08" E. 110.38 feet to a point of tangency with a 410.00 - foot radius curve to the left, concave westerly; thence Northerly 151.75 feet along the arc of said curve, through a central angle of 21°12'22", (Chord bears N. 10°42'57" E. 150.88 feet); thence N. 00°06'46" E. 867.03 feet; thence S. 72°11'46" E. 83.97 feet; thence S. 00°06'46" W. 841.51 feet to a point of tangency with a 490.00 - foot radius curve to the right, concave westerly; thence Southerly 81.88 feet along the arc of said curve, through a central angle of 09°34'26", (Chord bears S. 04°53'59" W. 81.78 feet); thence S. 00°06'21" W. 251.30 feet; thence N. 59°48'50" W. 162.81 feet to the **Point of Beginning**.

The above-described tract contains 99,109 sq. ft. or 2.275 acres, more or less.

DEVELOPER:

BlackPine
 BlackPine, LLC
 Daniel Stephens
 Phone: 801-675-8809
 Email: daniel@theblackpinegroup.com

OWNERS:

PCC LAND LLC
 201 S Main Street, Ste. 200
 Salt Lake City, UT 84111

 Weber County
 2380 Washington Blvd # 370,
 Ogden, UT 84401

SHEET
 1
 2

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____ A.D. 2024.

 Weber County Commission

ATTEST:

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in the county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or abilities associated therewith.
 Signed this ____ day of _____ A.D. 20____.

 Weber County Surveyor

WEBER-MORGAN HEALTH DEPT.

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for an site wastewater disposal systems. Signed this ____ day of _____ A.D. 20____.

 General Manager

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this ____ day of _____ A.D. 20____.

 Weber County Attorney

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ____ day of _____ A.D. 20____.

 Weber County Engineer Date

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on this ____ day of _____ A.D. 20____.

 Chair, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvement associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____ A.D. 20____.

 Chair, Weber County Commission

Title _____

Attest _____

PROMONTORY COMMERCE CENTER SUBDIVISION NO. 1

LOCATED IN THE NW 1/4 SECTION 19 & SW 1/4, SECTION 18, T.6N., R.2W., S.L.B.&M. & THE NE 1/4 SECTION 24, T.6N., R.3W., S.L.B.&M., WEST WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

Recorded # _____
 State of Utah, County of Weber, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____

 Weber County Recorder

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING
 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
 Phone: (435) 503-7641

PROMONTORY COMMERCE CENTER SUBDIVISION NO. 1

LOCATED IN THE NORTHWEST QUARTER SECTION 19 &
SOUTHWEST QUARTER SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN &
THE NORTHEAST QUARTER SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

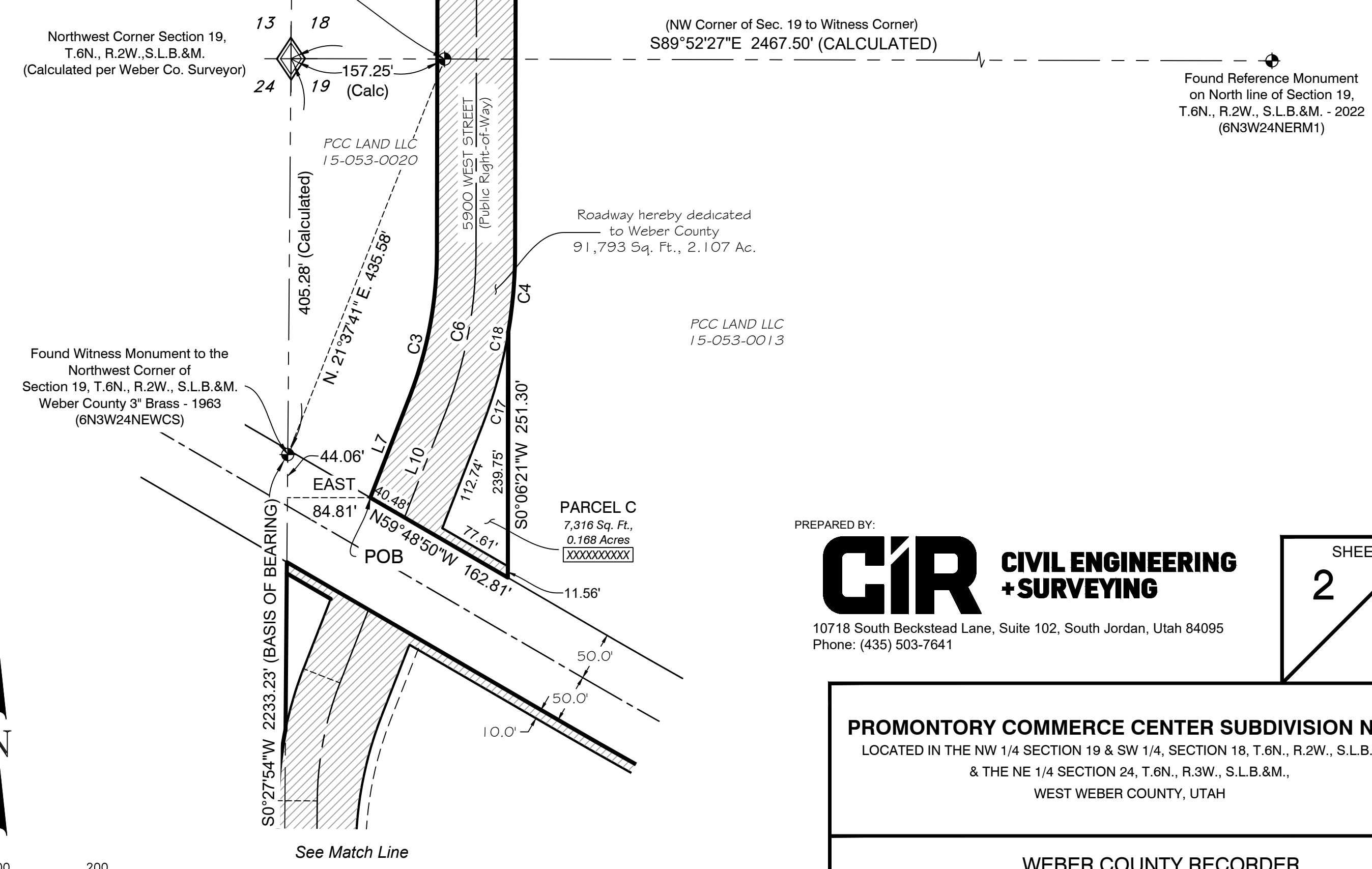
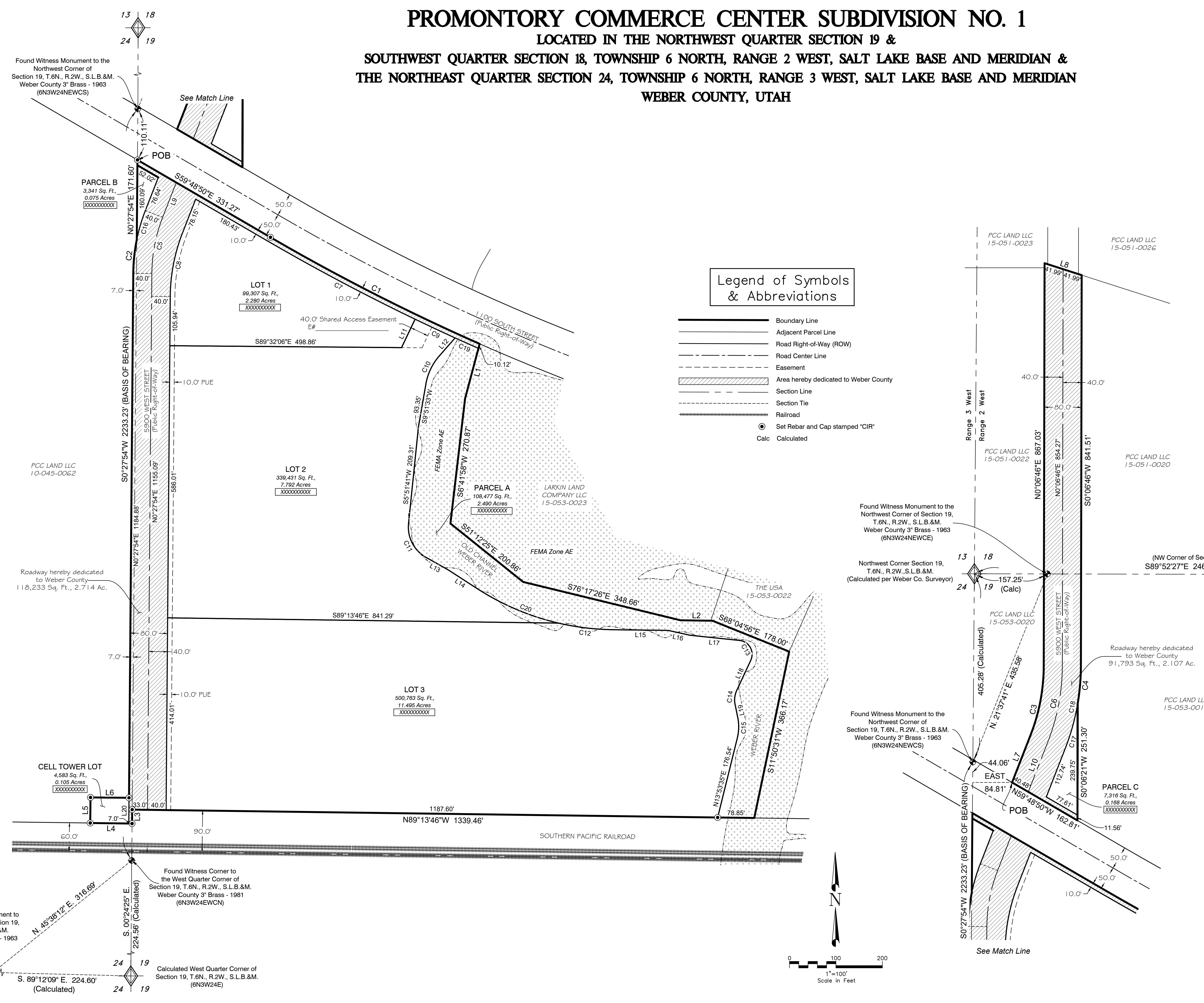
| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | BEARING |
| L1 | 121.88 | S14° 53' 21"W |
| L2 | 68.90 | S89° 12' 57"E |
| L3 | 30.00 | S0° 27' 54"W |
| L4 | 90.05 | N89° 13' 46"W |
| L5 | 55.04 | N0° 36' 19"E |
| L6 | 82.91 | S89° 29' 36"E |
| L7 | 110.38 | N21° 19' 08"E |
| L8 | 83.97 | S72° 11' 46"E |
| L9 | 80.52 | N21° 19' 08"E |
| L10 | 116.62 | N21° 19' 08"E |

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | BEARING |
| L11 | 67.73 | N25° 25' 46"E |
| L15 | 118.36 | N89° 18' 36"W |
| L16 | 48.54 | N77° 26' 14"W |
| L17 | 107.20 | N84° 02' 06"W |
| L18 | 71.41 | N24° 56' 39"E |
| L19 | 27.84 | N11° 39' 22"W |
| L20 | 55.42 | S0° 27' 54"W |

| CURVE TABLE | | | | | |
|-------------|--------|---------|------------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 505.73 | 4545.20 | 6°22'30" | S63° 00' 05"E | 505.47 |
| C2 | 73.05 | 380.00 | 11°00'52" | N5° 58' 20"E | 72.94 |
| C3 | 151.75 | 410.00 | 21°12'22" | N10° 42' 57"E | 150.88 |
| C4 | 81.88 | 490.00 | 9°34'26" | S4° 53' 59"W | 81.78 |
| C5 | 123.75 | 340.00 | 20°51'14" | N10° 53' 31"E | 123.07 |
| C6 | 166.55 | 450.00 | 21°12'22" | N10° 42' 57"E | 165.60 |
| C7 | 358.17 | 4555.20 | 4°30'18" | N62° 03' 59"W | 358.08 |
| C8 | 140.13 | 385.00 | 20°51'14" | S10° 53' 31"W | 139.36 |
| C9 | 95.08 | 4555.20 | 1°11'45" | N64° 55' 01"W | 95.08 |
| C10 | 68.30 | 125.00 | 31°18'16" | S25° 30' 40"W | 67.45 |
| C11 | 88.37 | 74.91 | 67°35'30" | S27° 54' 46"E | 83.33 |
| C12 | 118.94 | 550.00 | 12°23'27" | N83° 06' 53"W | 118.71 |
| C13 | 57.06 | 30.00 | 108°58'45" | N29° 32' 43"W | 48.84 |
| C14 | 31.94 | 50.00 | 36°36'01" | N6° 38' 39"E | 31.40 |
| C15 | 44.59 | 100.00 | 25°32'56" | N1° 07' 07"E | 44.22 |
| C16 | 65.26 | 380.00 | 9°50'21" | N16° 23' 57"E | 65.18 |
| C17 | 99.48 | 490.00 | 11°37'56" | S15° 30' 10"W | 99.31 |
| C18 | 181.36 | 490.00 | 21°12'22" | N10° 42' 57"E | 180.32 |
| C19 | 55.16 | 4555.21 | 0°41'38" | N65° 51' 43"W | 55.16 |
| C20 | 190.24 | 550.00 | 19°49'03" | S67° 00' 38"E | 189.29 |

Legend of Symbols & Abbreviations

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way (ROW)
- Road Center Line
- Easement
- Area hereby dedicated to Weber County
- Section Line
- Section Tie
- Railroad
- Set Rebar and Cap stamped "CIR"
- Calc: Calculated



PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET 2

PROMONTORY COMMERCE CENTER SUBDIVISION NO. 1
LOCATED IN THE NW 1/4 SECTION 19 & SW 1/4, SECTION 18, T.6N., R.2W., S.L.B.&M. & THE NE 1/4 SECTION 24, T.6N., R.3W., S.L.B.&M., WEST WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of _____

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Fee \$ _____ Weber County Recorder