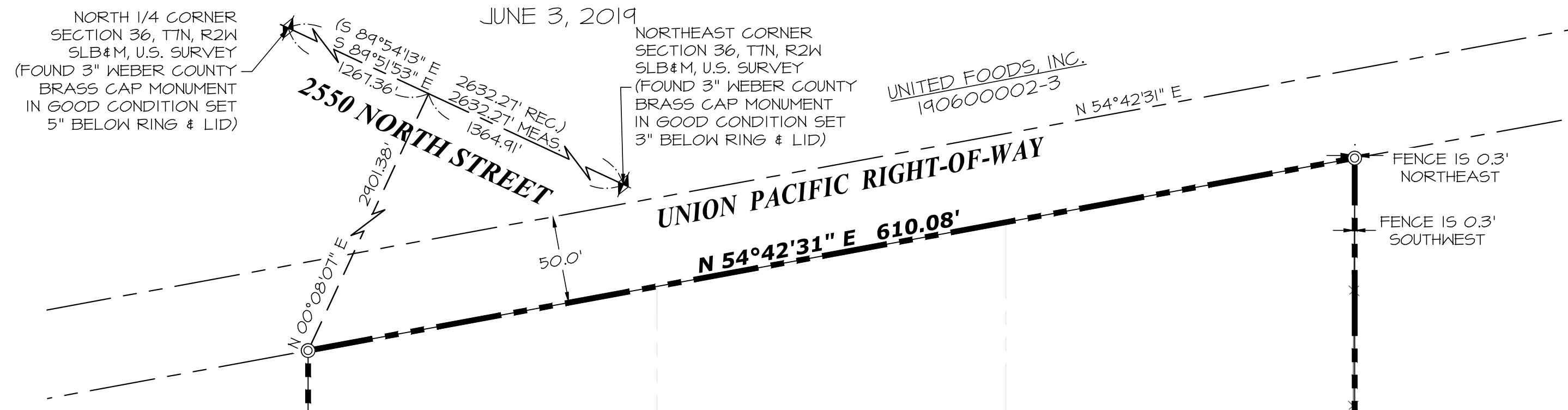
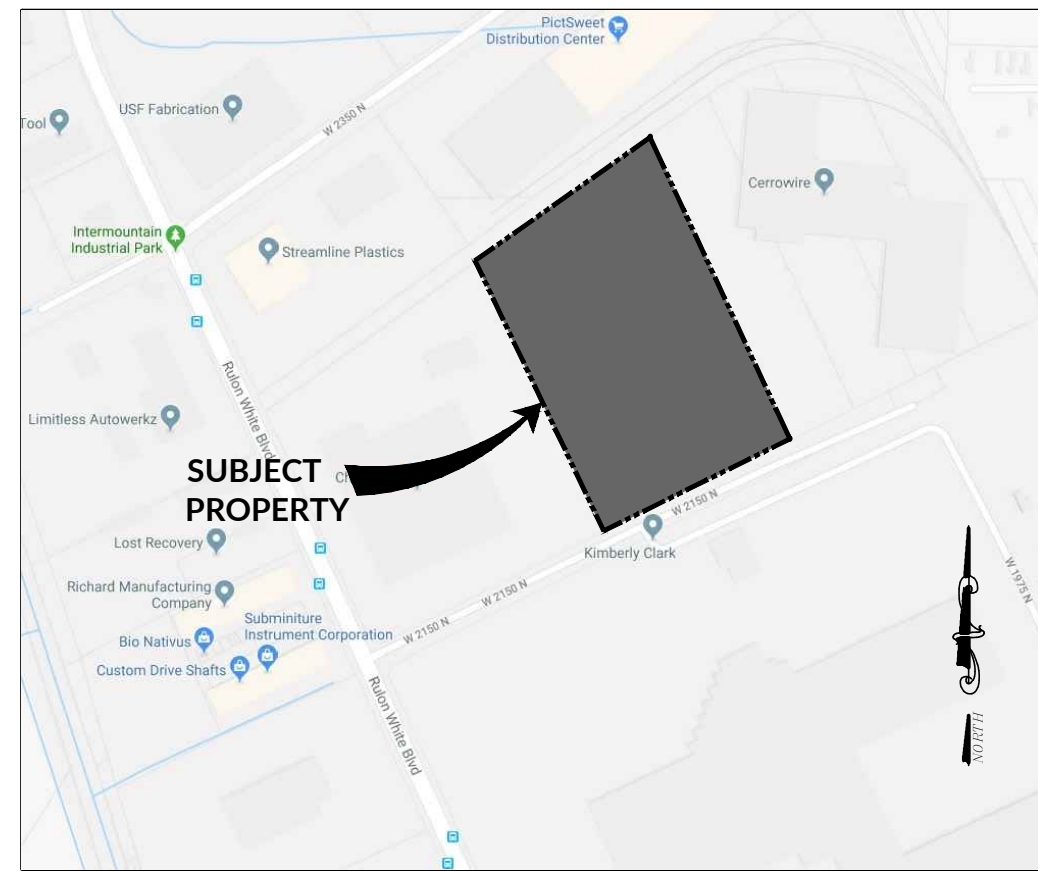


WEBER INDUSTRIAL PARK - PLAT "B"-2ND AMENDMENT

AMENDING LOTS 31, 32 AND 33

A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

VICINITY MAP



SURVEYOR'S CERTIFICATE
 I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9234203 IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT IN THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, BY AUTHORITY OF THE OWNERS, ARE BASED ON APPLICABLE DATA COMPILED FROM OFFICIAL RECORDS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS: WEBER INDUSTRIAL PARK - PLAT "B" - 2ND AMENDMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

ALL OF LOTS 31, 32, AND 33, WEBER INDUSTRIAL PARK - PLAT "B" AS RECORDED WITH THE WEBER COUNTY RECORDER, BEING A PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 2150 NORTH STREET, BEING 164.14 FEET NORTH 65°08'31" EAST ALONG THE CENTER LINE OF SAID 2150 NORTH STREET, AND 35.00 FEET NORTH 24°51'24" WEST FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF SAID 2150 NORTH STREET AND RULON WHITE BOULEVARD; THENCE NORTH 24°51'24" WEST 875.96 FEET ALONG THE EASTERLY LINE OF LOT 34, SAID WEBER INDUSTRIAL PARK - PLAT "B", TO THE SOUTHERLY LINE OF UNION PACIFIC RIGHT-OF-WAY; THENCE NORTH 54°42'31" EAST 610.08 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 24°51'30" EAST 986.44 FEET ALONG THE WESTERLY LINE OF LOT 30, SAID WEBER INDUSTRIAL PARK - PLAT "B", TO SAID NORTHERLY LINE OF 2150 NORTH STREET; THENCE SOUTH 65°08'31" WEST 600.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS: 12.826 ACRES

NARRATIVE

THIS SURVEY WAS REQUESTED BY SANDERS ARCHITECTS FOR THE PURPOSE OF COMBINING LOTS 31-33 INTO ONE LOT. BRASS CAP MONUMENTS WERE FOUND ALONG THE CENTERLINE OF RULON WHITE BOULEVARD AT 1415 NORTH STREET, AT 2150 NORTH STREET, AND HEMMINGWAY STREET AS SHOWN HEREON. BRASS CAP MONUMENTS WERE FOUND FOR THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. A LINE BEARING SOUTH 24°51'24" EAST BETWEEN SAID BRASS CAP MONUMENTS AT THE INTERSECTION OF RULON WHITE BOULEVARD AND 2150 NORTH STREET AND THE INTERSECTION OF RULON WHITE BOULEVARD AND HEMMINGWAY STREET (2350 NORTH STREET) PER THE ORIGINAL PLAT OF RECORD FOR WEBER INDUSTRIAL PARK - PLAT "B".

OWNER'S DEDICATION

(WE), THE UNDERSIGNED OWNER(S) 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 WEBER INDUSTRIAL PARK - PLAT "B" - 2ND AMENDMENT AND DO HEREBY DEDICATE AND GRANT A 10 FOOT WIDE PUBLIC UTILITY EASEMENT, ACROSS THE SOUTHERLY PORTION OF LOTS 31, 32 AND 33, TO BE USED FOR UTILITY INSTALLATION, IMPROVEMENTS AND MAINTENANCE.

SIGNED THIS ____ DAY OF _____ 2019.
 R. TAD HEGSTAD - PINSHON PROPERTIES, LLC.

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WEBER } 55
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019 BY R. TAD HEGSTAD (PINSHON PROPERTIES, LLC.)
 RESIDING AT: _____ NOTARY PUBLIC (PRINT NAME)
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE

WEBER INDUSTRIAL PARK - PLAT "B"-2ND AMENDMENT

A SUBDIVISION, LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

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 _____ 2019.
 CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ 2019 AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ RECORDED FOR _____ CITY. _____ WEBER COUNTY RECORDER BY: _____ DEPUTY

APPLICANT INFORMATION
 PINSHON PROPERTIES, LLC.
 3521 E 100 N
 RIGBY, ID 83442

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 LIABILITIES ASSOCIATED THEREWITH.
 SIGNED THIS ____ DAY OF _____ 2019.

 WEBER COUNTY SURVEYOR

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 NOT IN FORCE AND AFFECT.
 SIGNED THIS ____ DAY OF _____ 2019.

 WEBER COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
 SIGNED THIS ____ DAY OF _____ 2019.

 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____ 2019.

 WEBER COUNTY ENGINEER

SILVERPEAK ENGINEERING

 177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054
 FAX: (801) 499-5065

HEMINGWAY STREET
 (2350 NORTH STREET)
 STREET MONUMENT (FOUND 2" BRASS CAP IN FAIR CONDITION SET JUST BELOW ROAD SURFACE)

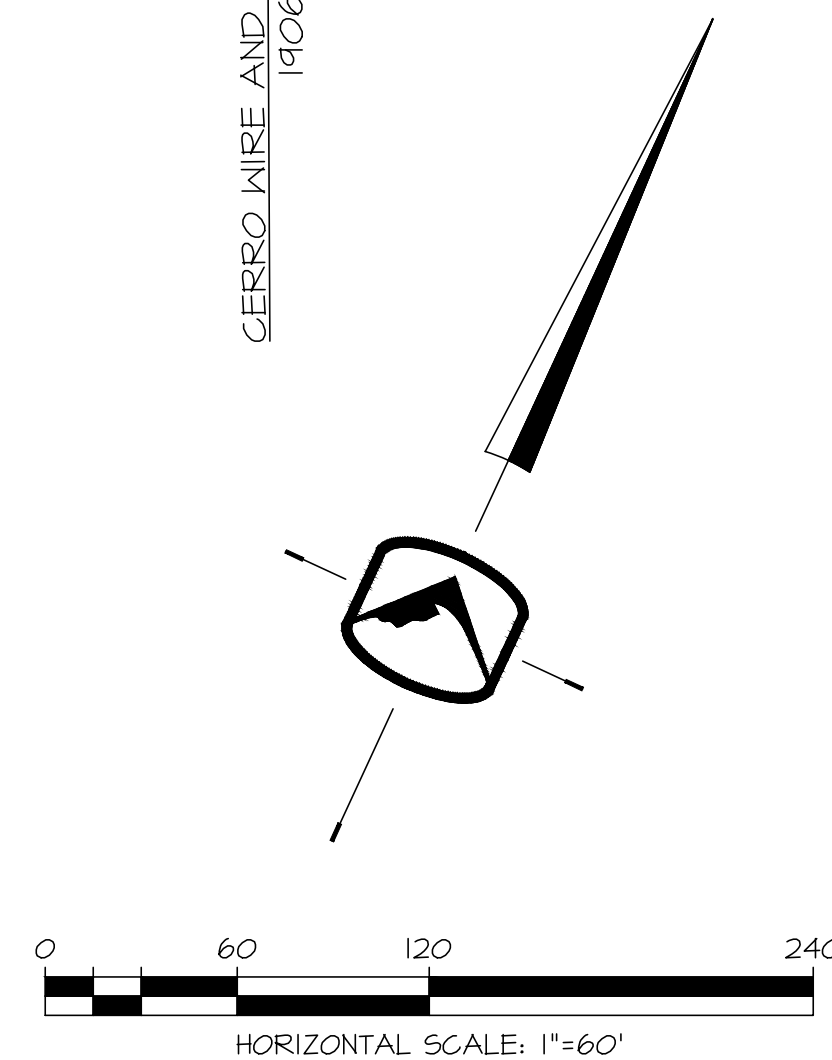
RULON WHITE BOULEVARD
 (BASIS OF BEARINGS 1313.36' REC.)
 5 24°51'24" E 1313.30' MEAS.
 HEAT ASSET ACQUISITION CORP.
 190640014

STREET MONUMENT (FOUND 2" BRASS CAP IN FAIR CONDITION SET JUST BELOW ROAD SURFACE)
 FENCE IS 1.3' SOUTHEAST
 POINT OF BEGINNING
 N 24°51'24" E 35.00'
 FENCE IS 2.4' NORTHEAST
 10.0' P.U.E.
 FENCE IS 3.1' NORTHEAST
 35.0'
 FENCE IS 2.5' SOUTHWEST
 35.0'

WEBER INDUSTRIAL PARK

LEGEND
 NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
 - - - - - BOUNDARY LINE
 - - - - - CENTERLINE
 - - - - - EASEMENT LINE
 + SECTION CORNER
 + STREET MONUMENT
 ⊙ PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
 ⊙ PROPERTY CORNER FOUND

NOTE: THIS PLAT INDICATES THE SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE. WCO 106-1-B(1)(2)



PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.