

PROMONTORY COMMERCE CENTER SUBDIVISION NO. 1

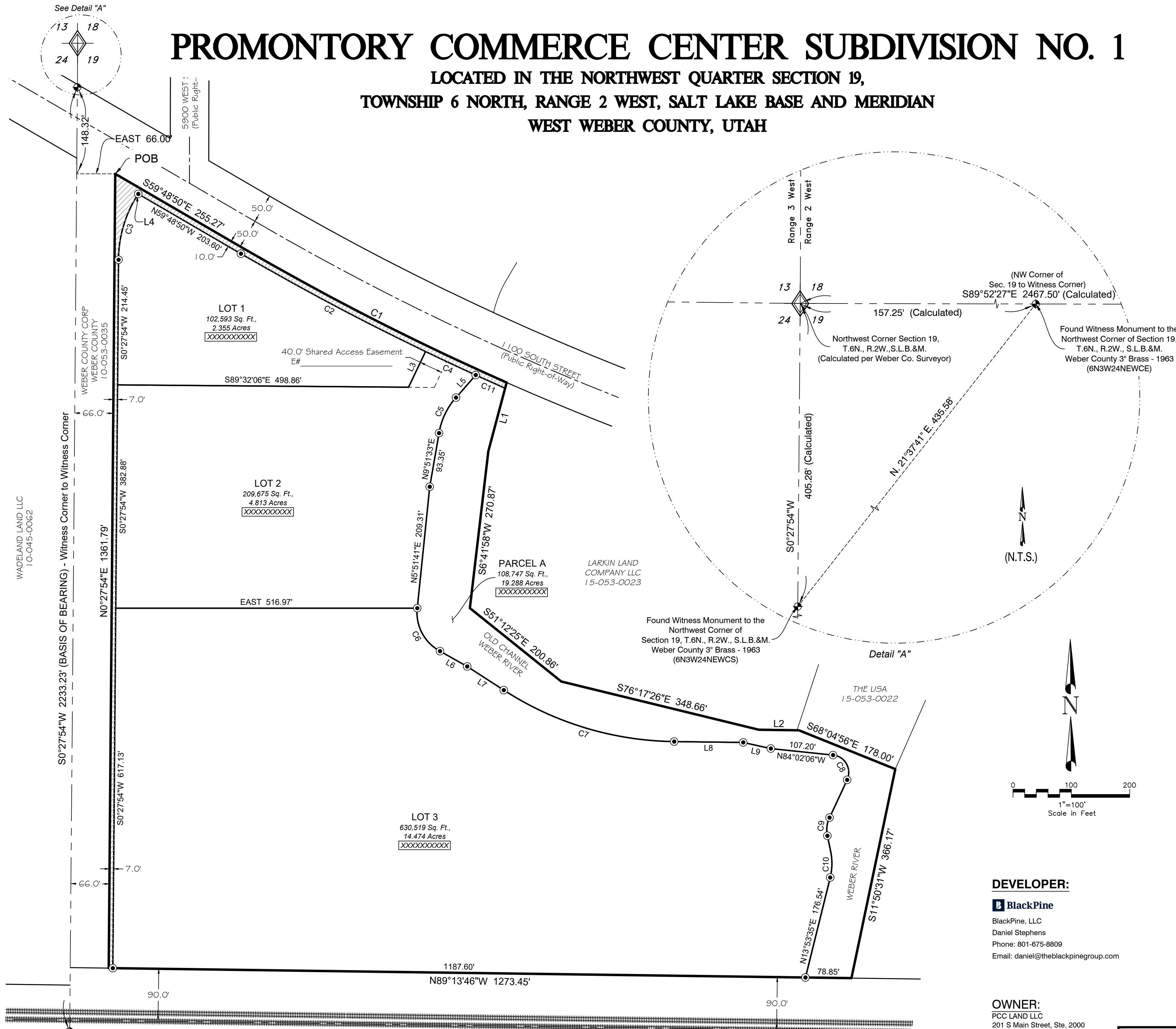
LOCATED IN THE NORTHWEST QUARTER SECTION 19,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST WEBER COUNTY, UTAH

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	358.17	4555.20	4°30'18"	N62°03'59"W	358.08
C3	113.08	210.00	30°51'14"	S15°53'31"W	111.72
C4	95.08	4555.20	1°11'45"	N64°55'01"W	95.08
C5	68.30	125.00	31°18'16"	N25°30'40"E	67.45
C6	88.37	74.91	67°35'30"	N27°54'46"W	83.33
C7	309.18	550.00	32°12'30"	N73°12'21"W	305.12
C8	57.06	30.00	108°58'45"	N29°32'43"W	48.84
C9	31.94	50.00	36°36'01"	N6°38'39"E	31.40
C10	44.59	100.00	25°32'56"	N1°07'07"E	44.22
C11	55.16	4555.20	0°41'38"	N65°51'43"W	55.16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	121.88	S14°53'21"W
L2	68.90	S89°12'57"E
L3	67.73	N25°25'46"E
L4	6.24	S31°19'08"W
L5	51.31	N41°09'48"E
L6	53.51	N60°34'50"W
L7	74.71	N57°06'07"W
L8	118.36	N89°18'36"W
L9	48.54	N77°26'14"W

Legend of Symbols & Abbreviations

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way (ROW)
- Road Center Line
- Area hereby dedicated to Weber County
18,542 Sq. Ft., 0.426 acres
- Section Line
- Section Tie
- Railroad
- Set Rebar and Cap stamped "CIR"



Found Reference Monument to the West Quarter of Section 19, T.6N., R.2W., S.L.B.&M. Weber County 3rd Brass - 1963 (6N3W24ERM3)

Found Witness Corner to the West Quarter of Section 19, T.6N., R.2W., S.L.B.&M. Weber County 3rd Brass - 1981 (6N3W24EWCN)

Calculated West Quarter Corner of Section 19, T.6N., R.2W., S.L.B.&M. (6N3W24E)

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.

DEVELOPER:

BlackPine

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

OWNER:

PCC LAND LLC
201 S Main Street, Ste. 2000
Salt Lake City, UT 84111

PREPARED BY:

CIR CIVIL ENGINEERING +SURVEYING

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

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__.

Title

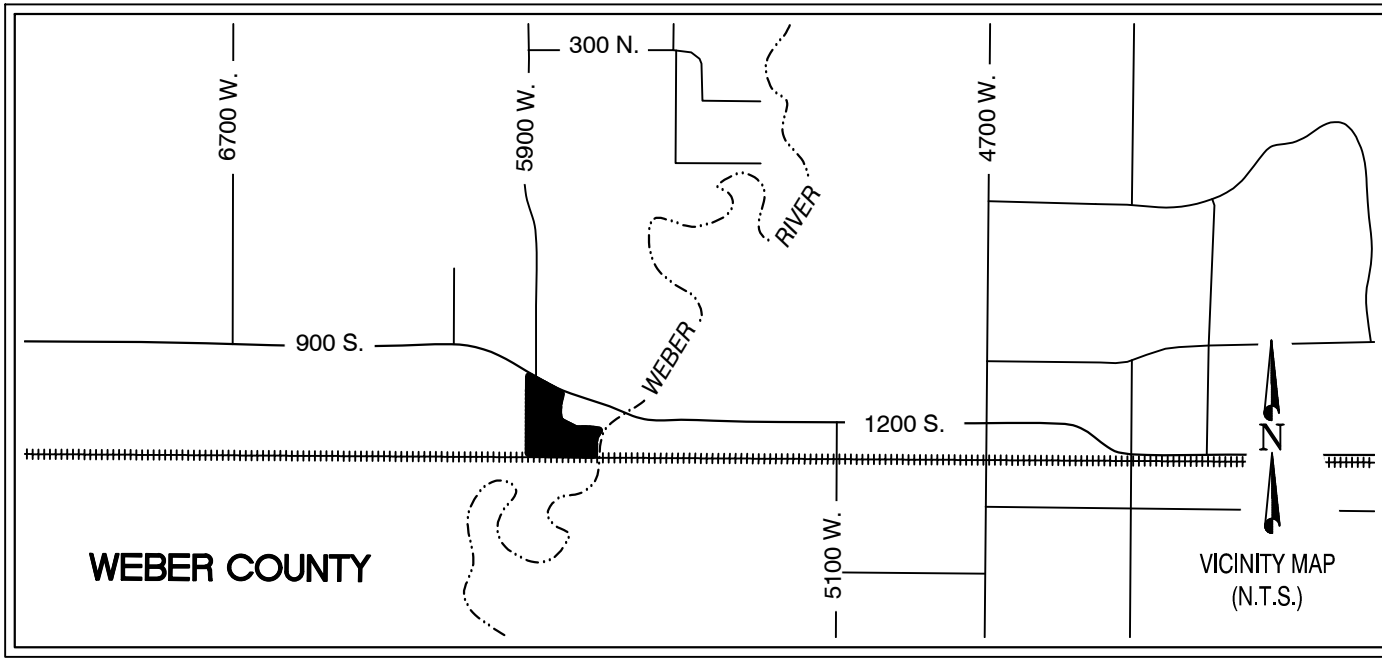
Attest

PROMONTORY COMMERCE CENTER SUBDIVISION NO. 1

LOCATED IN THE NORTHWEST QUARTER SECTION 19,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
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



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

A parcel of land being all of those two entire tracts described in that Special Warranty Deed recorded January 9, 2024 as Entry No. 3310846 and that Special Warranty Deed recorded January 9, 2024 as Entry No. 3310844 in the Office of the Weber County Recorder. Said parcel of land is located in the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the easterly boundary line of a parcel of land described in that Warranty Deed recorded August 30, 1906 in Book 53, at Page 11 in the Office of said Recorder and the southerly right-of-way line of 1200 South Street (1150 South Street) known as Project LG_WC_1200 S., which is 148.32 feet S. 00°27'54" W. along the Section Line and 66.00 feet East from a southerly Witness Monument to the Northwest Corner of said 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) 255.27 feet to a point of tangency with a 4545.20 - 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 River channel; thence along said old center of Weber River 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 main center of Weber River channel; thence S. 11°50'31" W. 366.17 feet along said main center of Weber River channel to a northerly right-of-way line of the Southern Pacific Railroad Company; thence N. 89°13'46" W. (R=West) 1.273.45 feet along said northerly right-of-way line to said easterly boundary line of a parcel of land described in that Warranty Deed recorded August 30, 1906 in Book 53, at Page 11 in the Office of said Recorder; thence N. 00°27'54" E. (R=North) 1,361.79 feet to the **Point of Beginning**.

The above-described parcel of land contains 1,069,808 sq. ft. in area or 24.559 acres, more or less. 3 Lots, Parcel A.

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 hereon.

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

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 affect. 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__.

Title

Attest