

**VICINITY MAP**  
NTS

**LEGEND**

- EXISTING BUILDING
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT LINE
- INTERIOR PROPERTY LINE
- GARDNER ENGINEERING (FOUND REBAR & CAP)
- CENTERLINE MONUMENT
- RECORD (BEARING AND/OR DISTANCE)
- BUILDING ADDRESS
- 5/8" CSG REBAR & CAP TO BE SET AT PROPERTY CORNER

**OWNER:**  
GROW REAL ESTATE,  
STEWART GROW

**SUBDIVIDER:**  
UNITED COMMERCIAL,  
ISAAC BUNDY  
3765 W 12280 S  
RIVERTON, UT 84065

**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 TO THERE TO AND NOW IN FORCE AND AFFECT.

SIGNED \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY THE WEBER COUNTY ATTORNEY

WEBER COUNTY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

**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 \_\_\_\_\_.

WEBER COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

RECORD OF SURVEY # \_\_\_\_\_

**civilsolutionsgroup inc.**

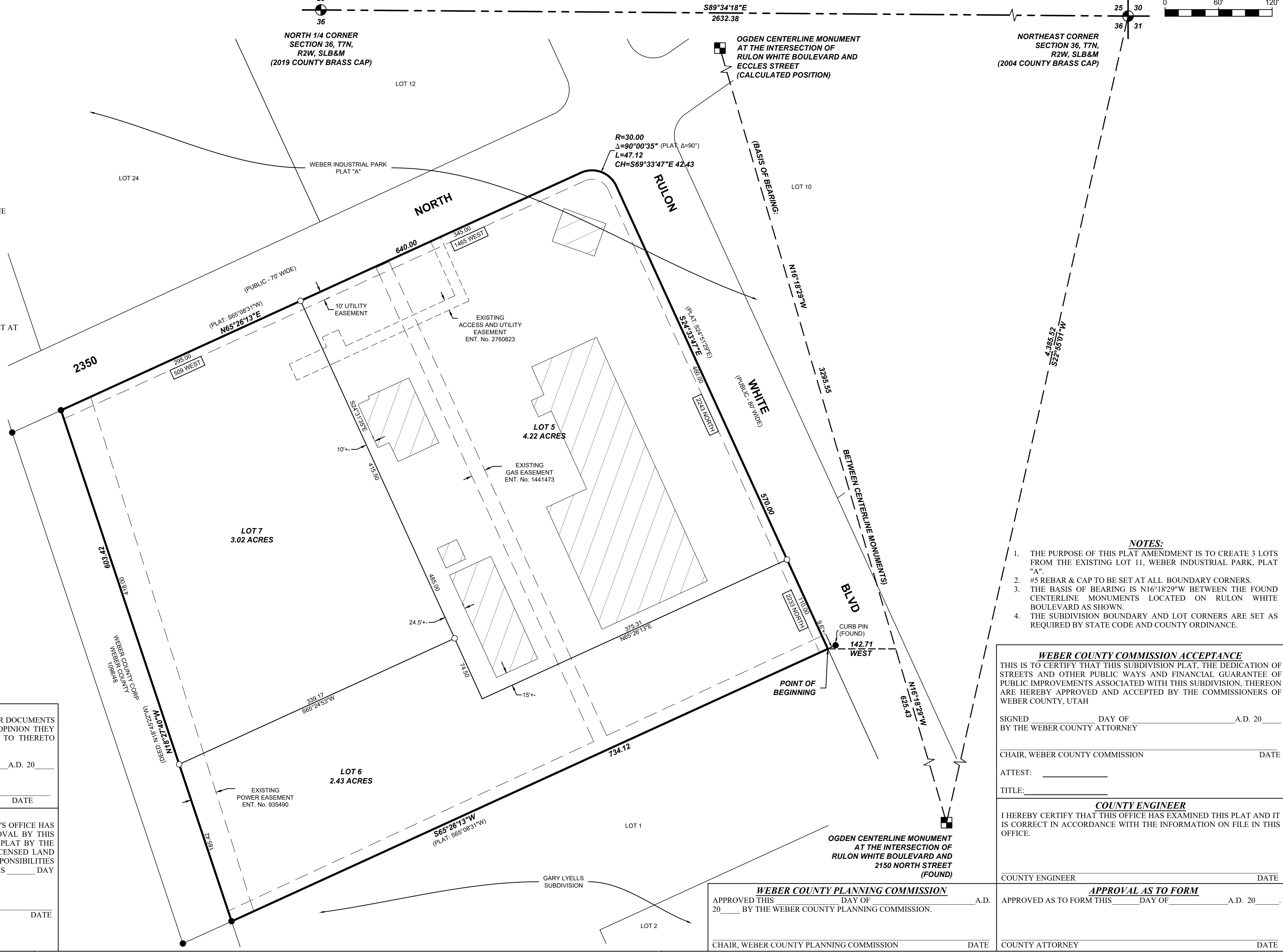
CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

**UTILITY COMPANIES**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY\* \_\_\_\_\_ DATE \_\_\_\_\_ ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_ CENTURYLINK COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

\*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

FINAL PLAT  
OF  
**WEBER INDUSTRIAL PARK**  
PLAT "A" LOT 11 AMENDMENT  
LOCATED IN A PORTION OF THE SE1/4 AND SW1/4 OF SECTION 36, T7N, R2W, SLB&M  
WEBER COUNTY, UTAH  
(JULY, 2023)



- NOTES:**
- THE PURPOSE OF THIS PLAT AMENDMENT IS TO CREATE 3 LOTS FROM THE EXISTING LOT 11, WEBER INDUSTRIAL PARK, PLAT "A".
  - #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
  - THE BASIS OF BEARING IS N16°18'29"W BETWEEN THE FOUND CENTERLINE MONUMENTS LOCATED ON RULON WHITE BOULEVARD AS SHOWN.
  - THE SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE.

**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

SIGNED \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY THE WEBER COUNTY ATTORNEY

CHAIR, WEBER COUNTY COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_

**COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
CHAIR, WEBER COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**ROCKY MOUNTAIN POWER**  
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
(1) A RECORDED EASEMENT OR RIGHT OF WAY  
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR  
(4) ANY OTHER PROVISION OF LAW.

**SURVEYOR'S CERTIFICATE**  
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12606452-2201

**BOUNDARY DESCRIPTION**  
A portion of Lot 11, WEBER INDUSTRIAL PARK PLAT "A", Weber County, Utah, according to the Official Plat thereof on file in the Office of the Weber County Recorder, located in the SE1/4 & SW1/4 of Section 36, Township 7 North, Range 2 West, Salt Lake Base & Meridian. More particularly described as follows:  
Beginning at the southeast corner of Lot 11, WEBER INDUSTRIAL PARK, Plat "A", according to the Official Plat thereof on file in the Office of the Weber County Recorder, located N16°18'29"W along a calculated line between 2 (two) centerline monuments 625.43 feet and West 142.71 feet from a centerline monument at the intersection of Rulon White Boulevard and 2150 North Street; thence S65°26'13"W along the southerly line of said Plat 734.12 feet (record: S65°08'31"W) to a Gardner Engineering rebar and the southeasterly corner of that Real Property described in Deed (Book 1098 Page 48) of the Official Records of Weber County; thence N18°27'40"W along the easterly line of said Deed 603.42 feet (record: N18°45'22"W) to a Gardner Engineering rebar and the north line of said Lot 11; thence along said Lot the following 3 (three) courses and distances: N65°26'13"E 640.00 feet (record: S65°08'31"W); thence along the arc of a 30.00 foot radius curve to the right 47.12 feet through a central angle of 90°00'35" (chord: S69°33'47"E 42.43 feet); thence S24°33'47"E 570.00 feet (record: S24°51'29"W) to the point of beginning. Contains: 9.67 +/- acres.

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**WEBER INDUSTRIAL PARK**  
**PLAT "A" LOT 11 AMENDMENT**

AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(SIGNATURE)

BY: \_\_\_\_\_ (PRINTED NAME)

ITS: \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF 2241 OGDEN UTAH, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**WEBER COUNTY APPROVAL AND ACCEPTANCE**  
PRESENTED TO WEBER COUNTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE \_\_\_\_\_ DATE \_\_\_\_\_

FINAL PLAT  
OF  
**WEBER INDUSTRIAL PARK**  
PLAT "A" LOT 11 AMENDMENT  
LOCATED IN A PORTION OF THE SE1/4 AND SW1/4 OF SECTION 36, T7N, R2W, SLB&M  
WEBER COUNTY, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
\$ \_\_\_\_\_  
FEE \_\_\_\_\_ WEBER COUNTY RECORDER