OGDEN COMMERCIAL & INDUSTRIAL PARK - PLAT "K"

PART OF THE SW 1/4 OF SEC. 25, T6N, R2W, S.L.B. & M.

FEBRUARY 2000

Ogden City Approval

This is to certify that the partial plat vacations, the vacated utility easements, and this plat and dedication of this plat were duly approved and accepted by the Mayor of Ogden City, Utah on this ___ day of _____, 2000.

Attest _____ Mayor _____

Title _____

Ogden City Planning Commission Approval

The Ogden City Planning Commission hereby certifies that the foregoing plat and dedication of the Ogden Commercial & Industrial Park - Plat "K" was approved by said Commission.
Dated this _____ day of _____, 2000.

Signature _____

Ogden City Engineer's Approval

I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and the legal descriptions of the land embraced therein and find them to be correct and agree with the lines and monuments on record in this office. Signed this ___ day of _____, 2000.

Ogden City Engineer _____

Ogden City Public Works Director's Approval

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the Mayor of Ogden City of the foregoing plat and dedication have been complied with. Signed this ___ day of _____, 2000.

Ogden City Public Works Director _____

Surveyors Certificate

I, Cynthia L. Robinett, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat for the Ogden Commercial and Industrial Park - Plat "K", in Weber County, Utah has been correctly drawn to the designated scale and that it is a true and correct representation of the following description of land included in said Subdivision. Based on data compiled from records on file in the Weber County Recorders Office. Signed this 17th day of February, 2000.

PLS 170143 _____
License No. Signature

REGISTERED LAND SURVEYOR NO. 170143 CYNTHIA L. ROBINETT 2/17/2000 STATE OF UTAH

General Notes:

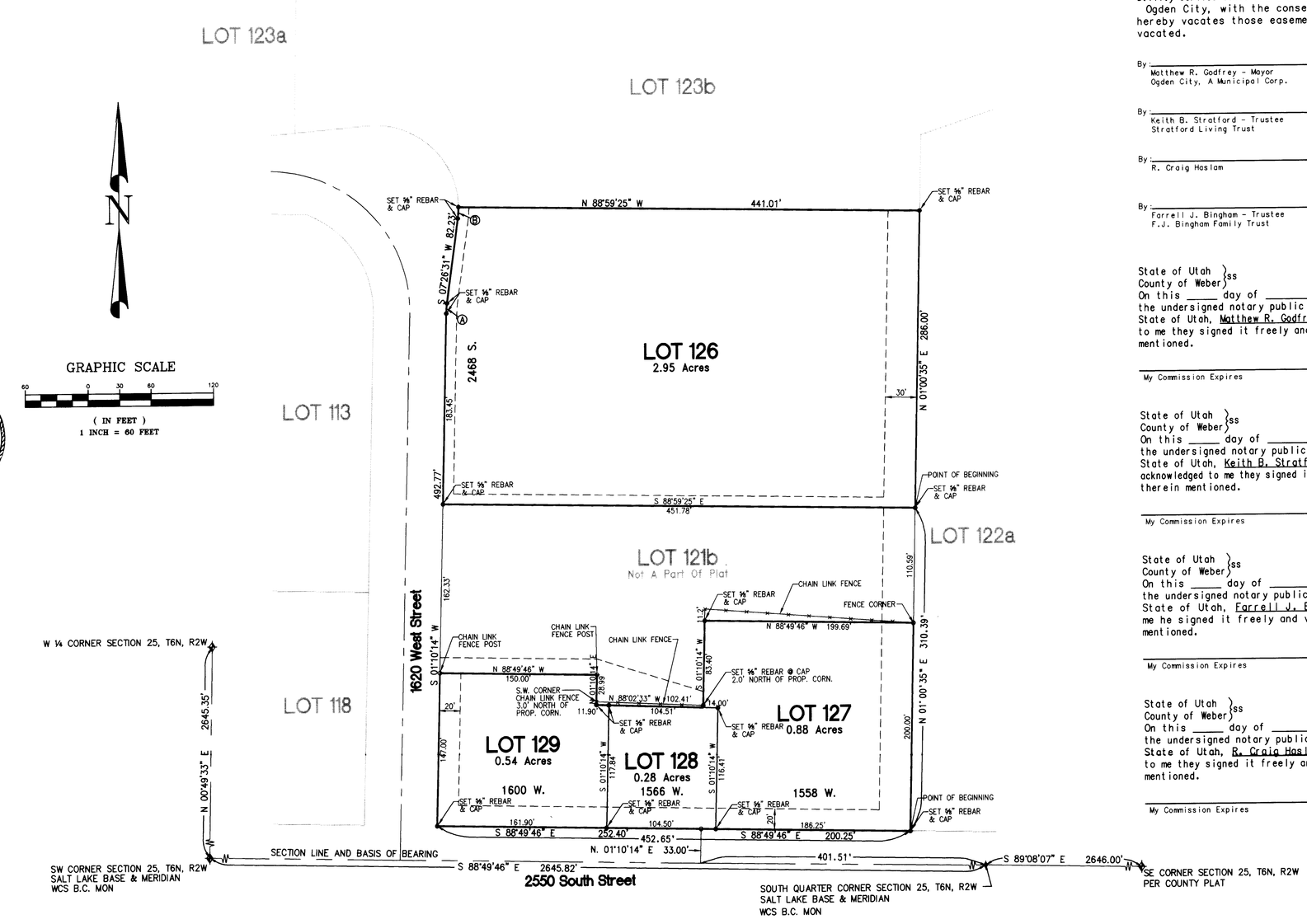
The purposes of this plat is to vacate the property described herein from plats previously recorded as: "Lot 122a, 122b & 123 of the Ogden Commercial & Industrial Park - Plats "I" & "J"," recorded on September 2, 1998; Lots 121B & 121C of the Ogden Commercial & Industrial Park - Plat "I", recorded on July 20, 1998; Lots 120 &121 of the Ogden Commercial & Industrial Park - Plat "I", recorded on November 12, 1997; and Ogden Commercial & Industrial Park - Plat "I", recorded on February 14, 1997. Such vacated portions to be recorded herein as a new plat which will effectively combine the lots formerly referred to as Lots 121a and 123c on such plats, to revise the boundaries of the lots formerly referred to as Lots 119, 120 & 121c on such plats and to vacate utility easements no longer consistent with the newly created lot boundaries.

Boundary Description

A part of the Southwest Quarter of Section 25, Township 6 North, Range 2 West, Salt Lake Base & Meridian.

Beginning at the Southeast Corner of Lot 121c of the Ogden Commercial and Industrial Park - Plat I as amended June of 1998, said corner being N. 88°49'46" W. 401.51 feet along the Section Line, N. 01°10'14" E. 33.00 feet and S. 88°49'46" E. 200.25 feet from the South Quarter Corner of said Section 25, and running thence N. 01°00'35" E. 200.00 feet to the Northeast Corner of said Lot 121c, thence N. 88°49'46" W. 199.69 feet to the Northwest Corner of said Lot 121c, thence S. 01°10'14" W. 83.40 feet, thence N. 88°02'33" W. 102.41 feet, thence N. 01°10'14" E. 28.99 feet, thence N. 88°49'46" W. 150.00 feet to the Northwest Corner of Lot 119, thence S. 01°10'14" W. 147.00 feet to the Southwest Corner of said Lot 119, thence S. 88°49'46" E. 452.65 feet to the point of beginning.
Containing 1.70 acres, more or less.

And also beginning at the Northeast Corner of Lot 121b of the Ogden Commercial and Industrial Park - Plat I as amended June of 1998, said corner being N. 88°49'46" W. 401.51 feet along the Section Line, N. 01°10'14" E. 33.00 feet, S. 88°49'46" E. 200.25 feet, and N. 01°00'35" E. 310.59 feet from the South Quarter Corner of said Section 25, and running thence N. 01°00'35" E. 286.00 feet, thence N. 88°59'25" W. 441.01 feet to the east line of 1620 West Street and a point on a curve, thence 11.02 feet along the arc of an 80.00 foot radius curve to the right (long chord bears S. 03°29'35" W. 11.01 feet) along said street, thence S. 07°26'31" W. 82.23 feet along said street to a point of curve, thence 9.85 feet along the arc of a 90.00 foot radius curve to the left (long chord bears S. 04°18'22" W. 9.85 feet) along said street, thence S. 01°10'14" W. 183.45 feet to the Northwest Corner of said Lot 121b, thence S. 88°59'25" E. 451.78 feet to the point of beginning.
Containing 2.95 acres, more or less.



NOTE:
UTILITY AND DRAINAGE EASEMENTS, SHOWN BY DASHED LINES, ARE 10' WIDE UNLESS OTHERWISE NOTED.

* UTILITY EASEMENTS ESTABLISHED BY THE PLAT "LOTS 120 & 121 OF THE OGDEN COMMERCIAL AND INDUSTRIAL PARK - PLAT "I" AS AMENDED AUGUST, 1997, ARE HEREBY VACATED.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
A	90.00'	9.85'	4.93'	9.85'	S 4°18'22" W	6°16'17"
B	80.00'	11.02'	5.52'	11.01'	S 3°29'35" W	7°53'31"

Owner's Dedication

We, the undersigned owners of the hereon tract of land, hereby set apart and subdivide the same into lots, streets and easements as showing on this plat, and assign the lands included in this plat the name of the Ogden Commercial & Industrial Park - Plat "K", which lots are subject to the certain protective covenants recorded in Book 1754 at page 2377, recorded with the Weber County Recorder, and incorporated herein by reference for all purposes as covenants running with the land. The undersigned owners further hereby dedicate, grant and convey to Ogden City all those parts or portions of said tracts land on said plat as Streets, the same to be used as public thoroughfares forever, and also dedicate to Ogden City perpetual right and easement over, on and under the land designated on the plat as easements, the same to be used for the installation, maintenance and operation of the public utility service lines and drainage as may be authorized by Ogden City.
Ogden City, with the consent of the undersigned owners, further hereby vacates those easements as stated on the said plat to be vacated.

By: _____ Matthew R. Godfrey - Mayor, Ogden City, A Municipal Corp.

By: _____ Gloria J. Berret - Recorder, Ogden City, A Municipal Corp.

By: _____ Keith B. Stratford - Trustee, Stratford Living Trust

By: _____ Lois C. Stratford - Trustee, Stratford Living Trust

By: _____ R. Craig Haslam

By: _____ Susan S. Haslam

By: _____ Farrell J. Bingham - Trustee, F.J. Bingham Family Trust

By: _____

State of Utah }ss
County of Weber}
On this _____ day of _____, 2000 personally appeared before me the undersigned notary public in and for said County of Weber, in said State of Utah, Matthew R. Godfrey, and Gloria J. Berret, who acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

My Commission Expires _____ Notary Public _____

State of Utah }ss
County of Weber}
On this _____ day of _____, 2000 personally appeared before me the undersigned notary public in and for said County of Weber, in said State of Utah, Keith B. Stratford and Lois C. Stratford (Trustees), who acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

My Commission Expires _____ Notary Public _____

State of Utah }ss
County of Weber}
On this _____ day of _____, 2000 personally appeared before me the undersigned notary public in and for said County of Weber, in said State of Utah, Farrell J. Bingham (Trustee), who acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

My Commission Expires _____ Notary Public _____

State of Utah }ss
County of Weber}
On this _____ day of _____, 2000 personally appeared before me the undersigned notary public in and for said County of Weber, in said State of Utah, R. Craig Haslam and Susan S. Haslam, who acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

My Commission Expires _____ Notary Public _____

CRS CONSULTING ENGINEERS, INC. CALDWELL · RICHARDS · SORENSEN
2404 WASHINGTON BLVD. SUITE 717 • OGDEN, UTAH 84401
PHONE 801/394-8446 • FAX 801/399-0728
CIVIL ENGINEERING • SURVEYING

G:\Ogden Commercial & Industrial Park\40-14245 (Plat K-Lots 121, 122,123)\dwg\Plat-kb.dwg Thu Feb 17 13:45:02 2000 CKP CALDWELL-RICHARDS-SORENSEN

002428