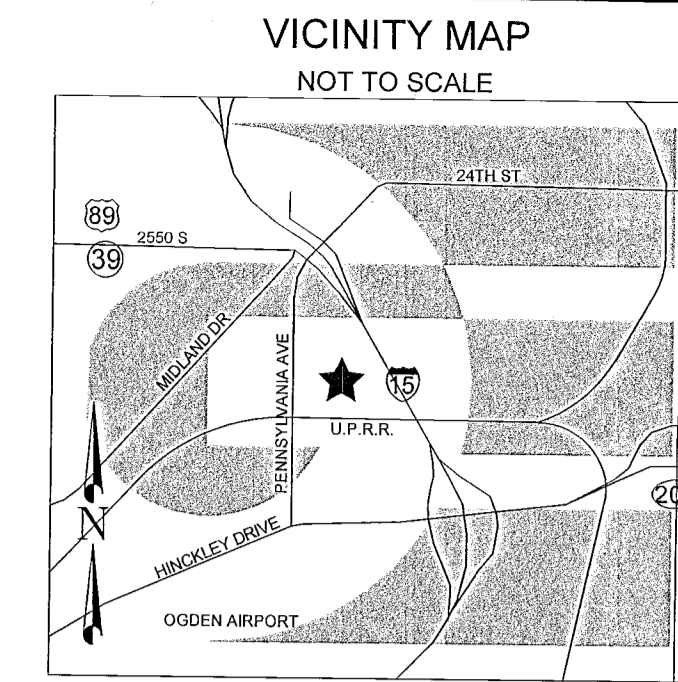


RECORD OF SURVEY FOR THE WADMAN INDUSTRIAL PARK 1ST AMENDMENT

LOCATED IN THE WEST HALF OF SECTION 31,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
FEBRUARY 2019



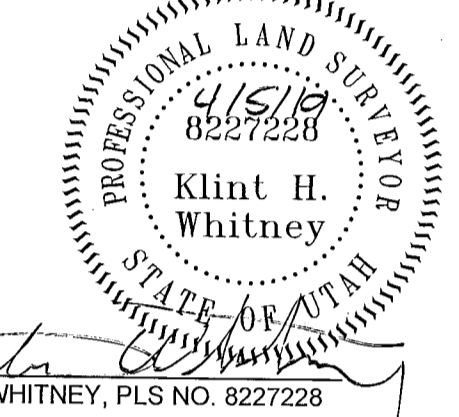
BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 6 NORTH RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF THE WADMAN INDUSTRIAL PARK BEING LOCATED SOUTH 00°22'18" WEST 2279.82 FEET ALONG THE WEST LINE OF SAID SECTION 31 AND NORTH 90°00'00" EAST 534.27 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 31; RUNNING THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF KERSHAW STREET SOUTH 88°43'54" EAST 821.49 FEET; TO THE WEST RIGHT-OF-WAY LINE OF 925 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°16'00" WEST 300.00 FEET TO THE NORTHEAST CORNER OF LOT 3 WADMAN INDUSTRIAL PARK; THENCE ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°43'55" WEST 421.69 FEET; (2) SOUTH 01°16'04" WEST 316.74 FEET TO THE SOUTH BOUNDARY LINE OF SAID WADMAN INDUSTRIAL PARK; THENCE ALONG THE BOUNDARY OF SAID WADMAN INDUSTRIAL PARK THE FOLLOWING FOUR (4) COURSES: (1) NORTH 88°43'56" WEST 236.91 FEET; (2) NORTH 00°23'56" WEST 280.64; (3) NORTH 89°44'56" WEST 149.05 FEET; (4) NORTH 00°18'10" EAST 338.92 FEET TO THE POINT OF BEGINNING. CONTAINING 327,779 SQUARE FEET OR 7.525 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS WADMAN INDUSTRIAL PARK 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 5TH DAY OF APRIL, 2019.



OWNER'S DEDICATION

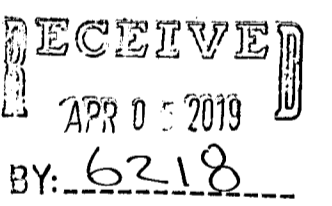
I the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract:
WADMAN INDUSTRIAL PARK 1ST AMENDMENT
and hereby dedicate, grant and convey to Ogden City, Utah all those parts or portions of said tract of land designated hereon as streets, the same to be used as public thoroughfares forever; and further dedicate, grant and convey to Ogden City those certain strips designated hereon as public utility easements (PUE), the same to be used for drainage purposes and the installation, maintenance, and operation of public utilities as may be authorized by Ogden City with no buildings or structures being erected within such easements.

SIGNED THIS ___ DAY OF _____, 2019.

D&R INVESTMENT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: NAME, TITLE _____

SIGNATURE _____



ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of D&R INVESTMENT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY 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 _____ acknowledged to me that said Corporation executed the same.

NOTES

- ZONE M-2. CURRENT YARD SETBACKS: FRONT-10' // SIDE FACING STREET-10' - SIDE NONE, EXCEPT ADJACENT TO A RESIDENTIAL OR O-1 ZONE-20' // REAR NONE EXCEPT ADJACENT TO A RESIDENTIAL OR O-1 ZONE-20'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 4905700409E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- 10' PUBLIC UTILITY EASEMENT (PUE) EACH SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINES, EXCEPT AS OTHERWISE SHOWN.
- INDIVIDUAL LOT OWNERS ARE TO BE RESPONSIBLE FOR STORM WATER RETENTION TO BE QUANTIFIED AND APPROVED BY OGDEN CITY DURING INDIVIDUAL LOT SITE PLAN APPROVAL PROCESS.

LENDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAY FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

SIGNED THIS ___ DAY OF _____, 2019.
GOLDENWEST CREDIT UNION

BY: _____
NAME/TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of D&R INVESTMENT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY 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 _____ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE WADMAN INDUSTRIAL PARK BY COMBINING LOTS 4 AND 5 INTO A SINGLE COMMERCIAL LOT. THE SURVEY WAS ORDERED BY TIM BURNS OF REGIONAL GROUP INC. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING OGDEN CITY AND WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE AND MERIDIAN WHICH BEARS SOUTH 00°22'18" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

NORTHWEST CORNER SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M. (POSITION ESTABLISHED BY WEBER COUNTY REFERENCE MONUMENTS)

SOUTHWEST CORNER SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M. (OGDEN CITY BRASS CAP)

OGDEN CITY ATTORNEY'S OFFICE
APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE
SIGNED THIS ___ DAY OF _____, 2019.
OGDEN CITY ATTORNEY _____

OGDEN CITY ENGINEER
I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.
SIGNED THIS ___ DAY OF _____, 2019.
OGDEN CITY ENGINEER _____

OGDEN CITY APPROVAL
THIS AMENDED PLAT, TOGETHER WITH ANY EASEMENT VACATIONS DESCRIBED OR REFERENCED HEREIN AND ANY DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY.
THIS ___ DAY OF _____, 2019.
MICHAEL P. CALDWELL, MAYOR
ATTEST: _____
CITY RECORDER

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PRE-REQUISITE TO THE FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.
SIGNED THIS ___ DAY OF _____, 2019.
MANAGER, PLANNING DIVISION _____

TRUE LEASING LLC
140380014

WILDER ENTERPRISE PROPERTIES LLC
140380044

FOUND OGDEN CITY SURVEY MONUMENT

COCA-COLA BOTTLING CO OF OGDEN
140380004

985 W. KERSHAW
LOT 6
CONTAINING 327,779 S.F.
7.525 ACRES

D&R INVESTMENT PROPERTIES LLC
141290001

MATTHEW PUTNAM
140410015

D&R INVESTMENT PROPERTIES LLC
141290003

COMMON AREA INTERWEST CONDO PROJECT PHASE 2B
141110051

OREGON SHORT LINE RAILROAD COMPANY
140520018

P:\0335 - COOPER CONSTRUCTION\0335 - FEEDS - OGDEN SURVEY\DWG\FED EX OGDEN RECORD OF SURVEY.DWG

DEVELOPER: CLIFTON D. EDDINGTON COOPER CONSTRUCTION 10000 N CENTRAL EXPRESSWAY, SUITE 760 DALLAS, TX 75231, 214-935-2500	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		