

Record Descriptions

Parcel 1:
Lots 1, 3, 5, 6, 7 and 8, Roy City Centre, according to the official plat thereof on file and of record in the office of the Weber county recorder.

Less and excepting:
A parcel of land in fee for the widening of an existing roadway, State Route 97 (Roy 5600 South), known as Project No. 0097, being part of an entire tract of property situate in the Northeast Quarter of the Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning on the Southerly right of way line of said project at a point 13.500 meters (44.29 feet) perpendicularly distant Southerly from the centerline of said project at Engineer Station 13+004.115, said point also being approximately 221.304 meters (726.06 feet) North 89°50'57" West (North 89°43'33" West highway bearing) along the section line and 13.500 meters (44.29 feet) South 00°27'45" West (South 00°16'27" West highway bearing) from the Northeast corner of said Section 23; and running thence North 00°27'45" East (North 00°16'27" East, highway bearing) 1.308 meters (4.29 feet) to the Northwest corner of said entire tract; thence South 89°50'57" East (South 89°43'33" East, highway bearing) 151.155 meters (495.92 feet) along the North boundary line of said entire tract; thence South 00°27'51" West (South 00°39'09" West, highway bearing) 1.308 meters (4.29 feet); thence North 89°50'57" West (North 89°43'33" West, highway bearing) 151.155 meters (495.92 feet) along the Southerly highway right of way line of said project to the point of beginning.

Parcel 2: (09-101-0005)
A tract of land situate in the NE1/4 NE1/4 of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Southerly highway right of way line of 5600 South Street known as UDOT Project No. S-R199(324) and the Westerly boundary line of said tract, being the Easely boundary line of Lot 6, Roy City Centre Subdivision, according to the official plat thereof, recorded March 4, 1992, as Entry No. 1169234 in Book 33 at Page 89 in the office of the Weber County Recorder, which point is 230.00 feet N. 89°43'34" W. along the Section line an 105.03 feet S. 00°27'51" W. from the Northeast corner of said Section 23; and running thence along said Southerly highway right of way line the following two (2) courses and distances: (1) S. 89°44'46" E. 142.85 feet; (2) thence S. 38°05'25" E. 56.12 feet to the Westerly highway right of way line of 1900 West Street; thence S. 00°33'23" W. 29.28 feet along said Westerly highway right of way line to the Southerly boundary line of said tract and a northerly boundary line of Lot 3 of said Subdivision; thence N. 89°32'09" W. (Record West) 177.78 feet along said Northerly boundary line to said Westerly boundary line of said tract being the Easely boundary line of said Lot 6 of said Subdivision; thence N. 00°27'51" E. 72.64 feet along said boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Boundary Description

EAST PARCEL:
All of Parcels 3, 6 and 10 of the Roy City Centre, a subdivision in Roy City, Weber County, Utah lying South of the new alignment and widening of 5600 South Street along with more land to the Northeast of said subdivision, lying within the Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in Weber County, Utah:

Beginning at a point on the West line of said Parcel 3 on the South Right-of-Way Line of said new alignment and widening of 5600 South Street to a half-width of 81.50 feet Southerly from the New Right-of-Way Control Line as defined on the 2024 UDOT Highway Plans, located 459.57 feet North 89°43'39" West along the Section Line; and 105.11 feet South 0°27'46" West from a Brass Cap Monument found marking the Northeast Corner of said Section 23; said Section Corner is located 2645.13 feet South 89°43'39" East along said Section Line from a Brass Cap monument found marking the North Quarter Corner of said Section 23; and running thence South 89°44'51" East 372.42 feet along said South Right-of-Way Line of the new alignment and widening of 5600 South Street parallel with and being 81.50 feet perpendicularly distant Southerly from said New Right-of-Way Control Line as defined on the 2024 UDOT Highway Plans; thence South 38°05'53" East 56.12 feet to a point on the West Line of 1900 West Street as defined on said 2024 UDOT Highway Plans; thence South 0°33'18" West 50.53 feet along said West line of 1900 West Street to the South Line of said Parcel 3 of the underlying Roy City Centre Subdivision; thence along the Boundary of said Parcel 3 the following four courses: North 89°32'14" West 162.08 feet to an existing Rebar and Cap; South 0°27'46" West 56.25 feet; North 89°32'14" West 245.23 feet to the Southwest Corner thereof; and North 0°27'46" East 149.30 feet to the point of beginning.

Together with
WEST PARCEL:
All of Parcels 1 and 5 of the Roy City Centre, a subdivision in Roy City, Weber County, Utah lying South of the new alignment and widening of 5600 South Street, lying within the Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in Weber County, Utah:

Beginning at a point on the West line of said Parcel 1 on the South Right-of-Way Line of said new alignment and widening of 5600 South Street to a half-width of 81.50 feet Southerly from the New Right-of-Way Control Line as defined on the 2024 UDOT Highway Plans, located 474.57 feet North 89°43'39" West along the Section Line; and 105.12 feet South 0°27'46" West from a Brass Cap Monument found marking the Northeast Corner of said Section 23; said Section Corner is located 2645.13 feet South 89°43'39" East along said Section Line from a Brass Cap monument found marking the North Quarter Corner of said Section 23; and running thence South 0°27'46" West 144.26 feet along said West line of Parcel 1 to the Southeast corner thereof; thence North 89°32'14" West 151.33 feet along the South line of said Parcel 1 to and along the South line of Parcel 5; thence North 0°27'46" East 6.00 feet along the Westerly line of said Parcel 5; thence North 89°32'14" West 70.80 feet along said South line of Parcel 5 to the Southwest corner thereof; thence North 0°27'40" East 145.44 feet along the Westerly line of said Parcel 5 to the South Right-of-Way Line of said new alignment and widening of 5600 South Street as it is widened to 73.50 foot half-width; thence along said South line the following three courses: South 89°44'51" East 127.48 feet; South 84°02'13" East 80.40 feet; and South 89°44'51" East 14.63 feet to said West line of Parcel 1 and the point of beginning.

Total area contains 84,104 sq. ft. or 1.931 acres 2 Lots

NOTE
The above legal descriptions reflect a mean rotation of 5 seconds Counterclockwise from the Underlying 1991 Roy City Centre Subdivision to place the basis of bearings on the NAD83 State Plane Utah North Zone as published by Weber County in June of 2023 and as verified by field measurements of the North and East Lines of said Northeast Quarter of Section 23 as they are monumented and exist on the ground.

Certification
I Bruce D. Pimper do hereby certify that I am a Professional Land Surveyor in the State of Utah do hereby certify for, and on behalf of AWA; that this Record of Survey in Roy City, Weber County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground.

Date: 13 Nov, 2024

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

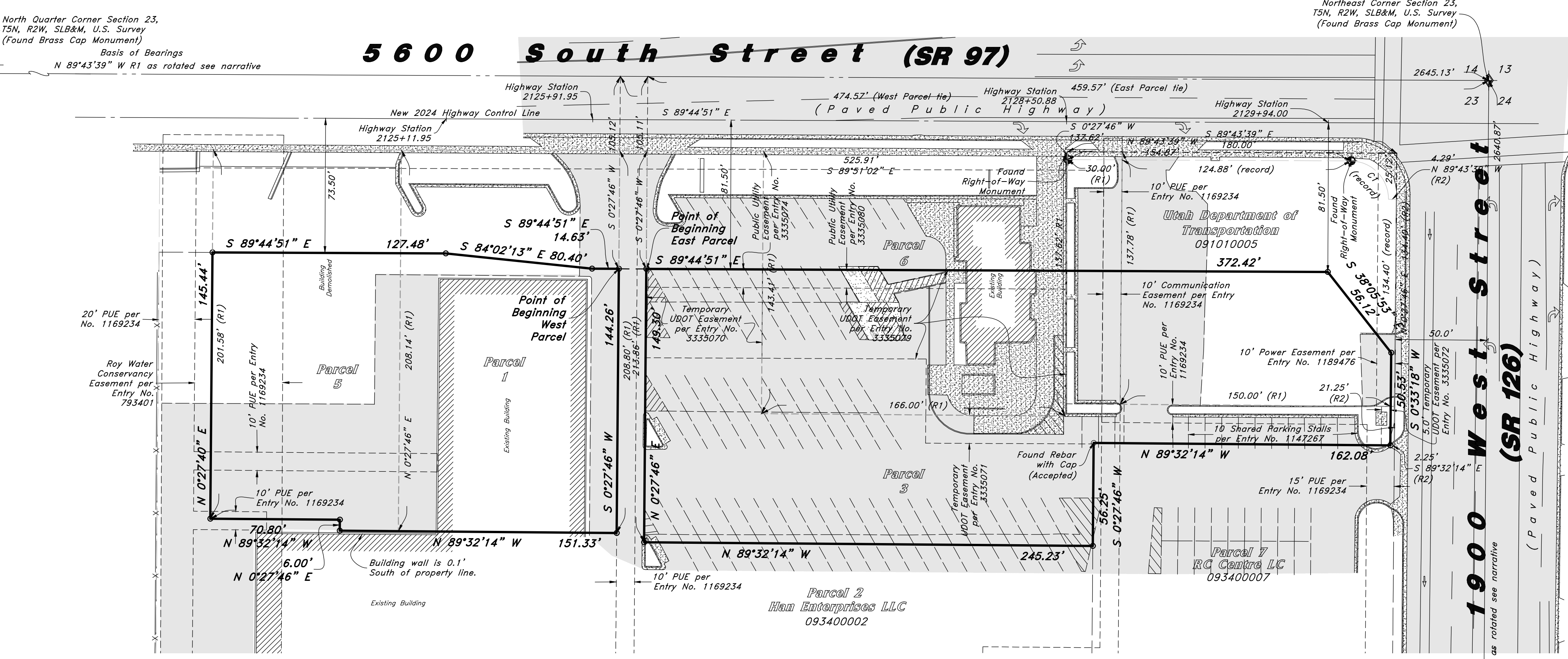
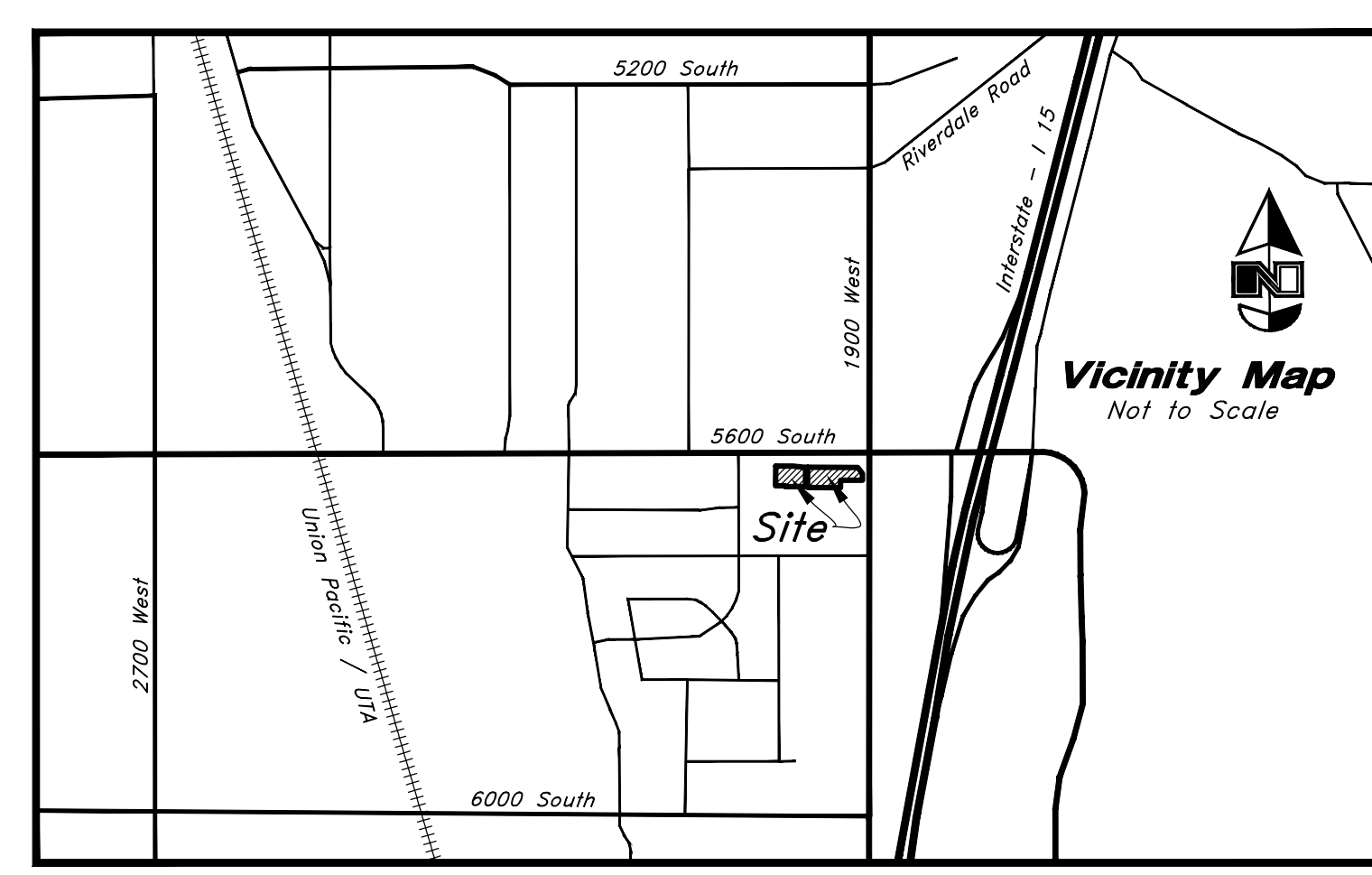
Narrative

This Survey update was requested by Woodbury Corporation prerequisite to the development of this property.

This Survey retraces and honors the underlying 1991 Roy City Centre Subdivision of Record (R1) as rotated a mean of 5 seconds CCW to best fit the published data from the new 2023 Weber County Section Control monument positions map and honor subdivision markers as recovered on the ground and the map shows only the 5 second rotation for convenience.

A line between monuments found for the Northeast Corner and the North Quarter Corner of Section 23 was assigned the VRS measured bearing of North 89°43'39" West as the Basis of Bearings to place the Survey on the NAD83 Utah North Zone State Plane Datum and verifies Weber County Survey Control.

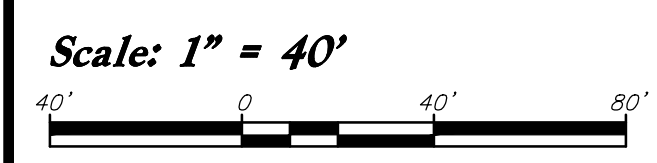
The old bank building on the Northeast Corner of the site has been removed but the construction for the widening and new alignment of 5600 South Street has not yet started over the rest of this frontage along said street and the Right-of-Way boundaries shown have been extracted from the 2024 UDOT Highway plans (R2) as rotated to match the New 2023 Weber County NAD State Plane Base which also matches the underlying 1991 Subdivision Plat as it exists on the ground.



Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	89°50'08"	20.83'	32.66'	N 44°37'57" W 29.42'

- Legend**
- Property Line
 - - - Record Parcel Lines
 - Adjoiner Line
 - Centerline
 - ◆ Section Corner
 - ◆ Monument
 - Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"



Designed by: DH
Drafted by: LPCjr
Client Name: RC CENTRE, LC
24-183 ROS



RECORD OF SURVEY
ROY CITY CENTRE
 SOUTH WEST CORNER OF 1900 WEST STREET, 5600 SOUTH STREET
 ROY, WEBER COUNTY, UTAH
 A Part of the Northeast Quarter of Section 23, T5N, R2W, SLB&M, U.S. Survey

24 OCT, 2024
SHEET NO. 01