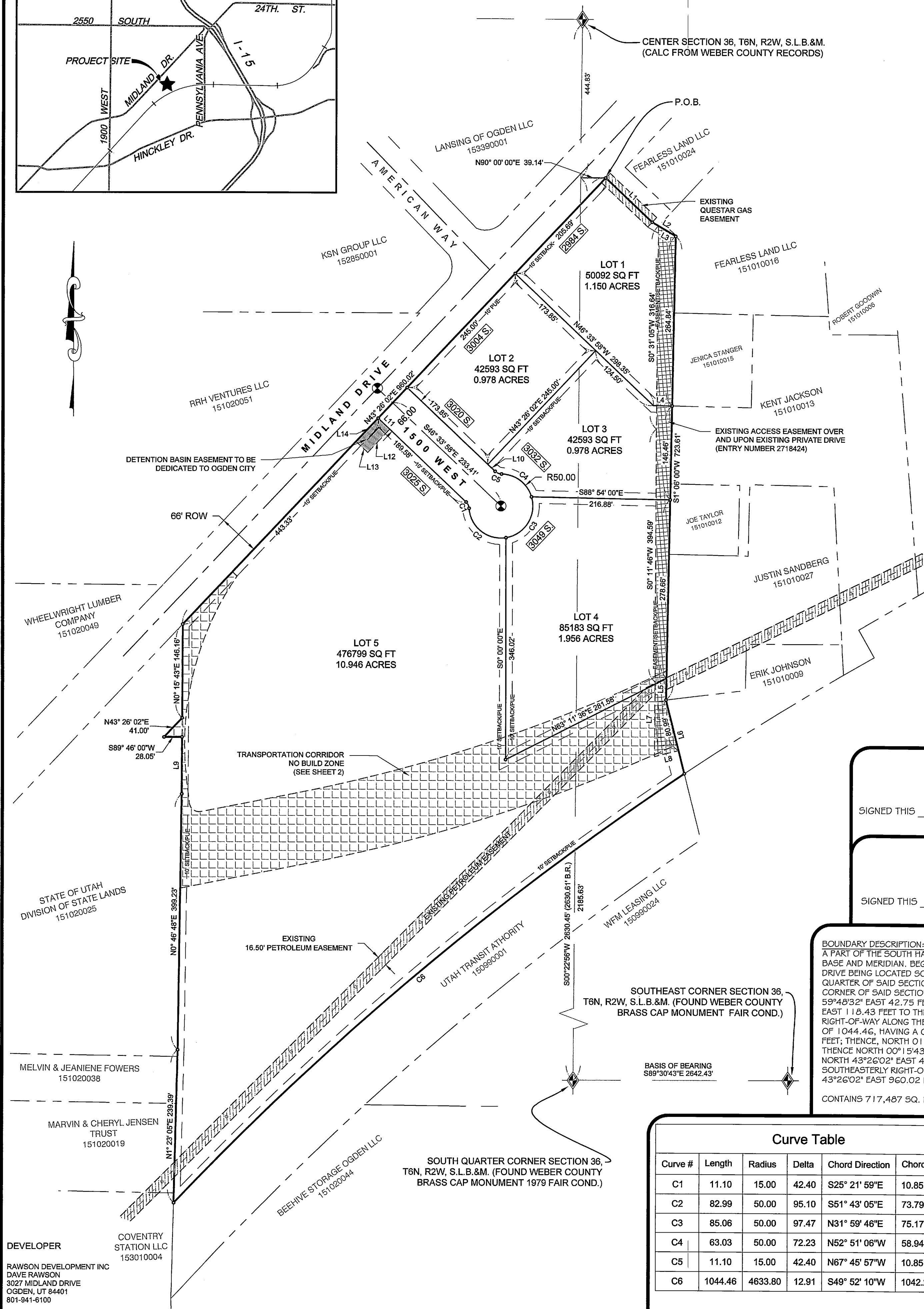
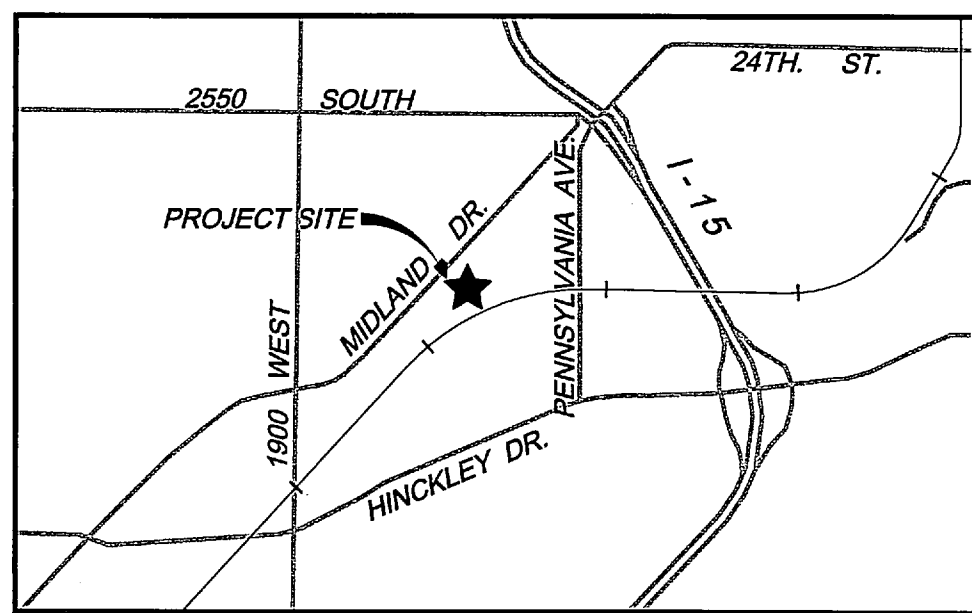


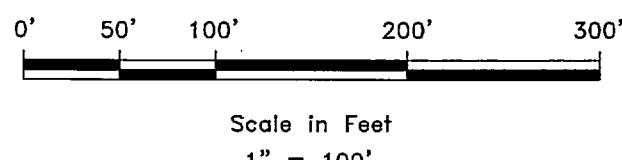
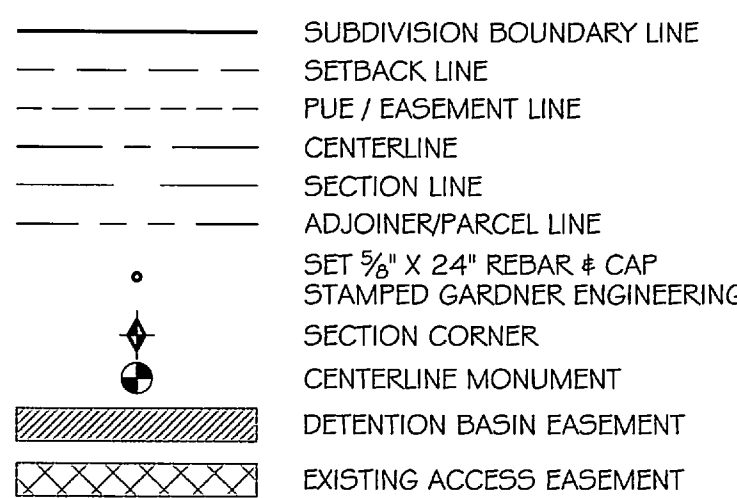
MIDLAND INDUSTRIAL SUBDIVISION PLAT
LOCATED IN SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE
BASE AND MERIDIAN, OGDEN CITY, UTAH
FEBRUARY 2015

VICINITY MAP
(NOT TO SCALE)



- NOTES:
1. LOTS 1, 3, 4 AND 5 WILL NOT HAVE ACCESS FROM THE PRIVATE ROAD EASEMENT.
 2. 10' PUBLIC UTILITY EASEMENT (PUE) EACH SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINES, EXCEPT AS OTHERWISE SHOWN.
 3. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE SURFACE AREA OF THE DETENTION BASIN EASEMENT LOCATED ON THEIR RESPECTIVE LOT.
 4. THE EXISTING 16.5 FOOT PETROLEUM EASEMENT IS BLANKET IN NATURE. EFFORTS HAVE BEEN MADE TO ACCURATELY SHOW THE LOCATION OF THE EASEMENT, HOWEVER THE EXISTING PIPELINE LOCATION SHALL SUPERCEDE ANY DIMENSIONS SHOWN HEREON.
 5. EXISTING IRRIGATION AND/OR DRAINAGE DITCH(ES) SHALL BE INCORPORATED INTO THE RESPECTIVE LOT SITE PLAN(S).
 6. WITHIN THE AREAS DESIGNATED AS TRANSPORTATION CORRIDOR NO BUILD ZONE, NO BUILDINGS, STRUCTURES, HARD SURFACE IMPROVEMENTS OR INFRASTRUCTURE MAY BE ERRECTED OR MAINTAINED, EITHER ABOVE OR BELOW GROUND, WITHOUT THE PRIOR WRITTEN CONSENT OF OGDEN CITY. IT IS NOT THE INTENT OF THIS RESTRICTION TO CONVEY A PRESENT INTEREST IN THE TRANSPORTATION CORRIDOR TO ANY GOVERNMENT ENTITY OR THIRD PARTY, BUT TO LIMIT DEVELOPMENT IN ORDER TO PRESERVE THE SPACE FOR FUTURE TRANSPORTATION PROJECTS.

LEGEND



QUESTAR GAS

APPROVED BY QUESTAR GAS

SIGNED THIS ____ DAY OF ____ 2015. AUTHORIZED REPRESENTATIVE

ROCKY MOUNTAIN POWER

APPROVED BY ROCKY MOUNTAIN POWER

SIGNED THIS ____ DAY OF ____ 2015. AUTHORIZED REPRESENTATIVE

BOUNDARY DESCRIPTION:
A PART OF THE SOUTH HALF OF SECTION 36 TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MIDLAND DRIVE BEING LOCATED SOUTH 00°22'56\"/>

Curve Table						Parcel Line Table			Parcel Line Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Line #	Length	Direction	Line #	Length	Direction
C1	11.10	15.00	42.40	S25° 21' 59"E	10.85	L1	100.00	S46° 33' 58"E	L9	88.91	N0° 15' 43"E
C2	82.99	50.00	95.10	S51° 43' 05"E	73.79	L2	42.75	S59° 48' 32"E	L10	15.73	S46° 33' 58"E
C3	85.06	50.00	97.47	N31° 59' 46"E	75.17	L3	31.10	N59° 48' 32"W	L11	25.00	S46° 33' 58"E
C4	63.03	50.00	72.23	N52° 51' 06"W	58.94	L4	29.25	S88° 54' 00"E	L12	50.00	N43° 26' 02"E
C5	11.10	15.00	42.40	N67° 45' 57"W	10.85	L5	33.65	S1° 06' 00"W	L13	25.00	S46° 33' 58"E
C6	1044.46	4633.80	12.91	S49° 52' 10"W	1042.25	L7	115.86	S0° 19' 39"W	L14	50.00	N43° 26' 02"E
						L8	38.68	N75° 57' 20"E			

OWNER'S SUBDIVISION DEDICATION

THE UNDERSIGNED OWNER OF THE HEREON-DESCRIBED TRACT OF LAND HEREBY SETS APART AND SUBDIVIDES THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

MIDLAND INDUSTRIAL SUBDIVISION

AND HEREBY DEDICATES, GRANTS AND CONVEYS TO OGDEN CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND FURTHER DEDICATES, GRANTS AND CONVEYS TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUE), THE SAME TO BE USED FOR DRAINAGE AND CROSS DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY OGDEN CITY; 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 ERRECTED WITHIN SUCH EASEMENTS; AND FURTHER DEDICATE, GRANT AND CONVEY TO OGDEN CITY THOSE CERTAIN AREAS DESIGNATED HEREON AS DETENTION BASIN EASEMENT TO BE USED FOR STORM DETENTION AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF STORM DRAINAGE AND DETENTION FACILITIES; AND FURTHER DEDICATE, GRANT AND CONVEY TO OGDEN CITY THE RIGHT AND AUTHORITY TO RESTRICT DEVELOPMENT WITHIN THE AREA SHOWN HEREON AS TRANSPORTATION CORRIDOR NO BUILD ZONE IN THE MANNER AND FOR THE PURPOSES DESCRIBED HEREIN, TOGETHER WITH THE RIGHT TO REMOVE ANY UNAUTHORIZED STRUCTURE WITHIN THE TRANSPORTATION CORRIDOR NO BUILD ZONE WITHOUT COMPENSATION TO THE OWNER OF SUCH STRUCTURE.

SIGNED THIS ____ DAY OF ____ 2015.
MOUNTAIN CLASSIC REAL ESTATE, INC., A UTAH CORPORATION

BY: _____
NAME/TITLE: _____

SIGNED THIS ____ DAY OF ____ 2015.
RECYCLED EARTH LLC

BY: _____
NAME/TITLE: _____

SIGNED THIS ____ DAY OF ____ 2015.
CRAGUN-MOONEY PROPERTIES, LLC

BY: _____ BY: _____
NAME/TITLE: _____ NAME/TITLE: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ : ss

On this ____ day of ____ 2015 A.D., _____, personally appeared before me, the undersigned notary, _____, who being duly sworn did say that he is the _____ of Mountain Classic Real Estate, Inc., a Utah corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Notary Public

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ : ss

On this ____ day of ____ 2015 A.D., _____, personally appeared before me, the undersigned notary, _____, who being duly sworn did say that he/she is the _____ of Recycled Earth, LLC, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ : ss

On this ____ day of ____ 2015 A.D., _____, personally appeared before me, the undersigned notary, _____, who being duly sworn did say that he/she is the _____ of Cragun-Mooney Properties, LLC, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ : ss

On this ____ day of ____ 2015 A.D., _____, personally appeared before me, the undersigned notary, _____, who being duly sworn did say that he/she is the _____ of Cragun-Mooney Properties, LLC, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public

OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE

SIGNED THIS ____ DAY OF ____ 2015. 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 ____ 2015. OGDEN CITY ENGINEER

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 ____ 2015. MANAGER, PLANNING DIVISION

OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED
BY THE MAYOR OF OGDEN CITY THIS ____ DAY OF ____ 2015.

ATTEST: _____
MICHAEL P. CALDWELL, MAYOR CITY RECORDER

LENDER'S CONSENT

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

DATED THIS ____ DAY OF ____ 2015.

STATE OF _____
COUNTY OF _____ : ss

On this ____ day of ____ 2015 A.D., _____, personally appeared before me, the undersigned Notary Public, _____, who being duly sworn did say that he/she signed said instrument.

Notary Public

LENDER'S CONSENT

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

DATED THIS ____ DAY OF ____ 2015.

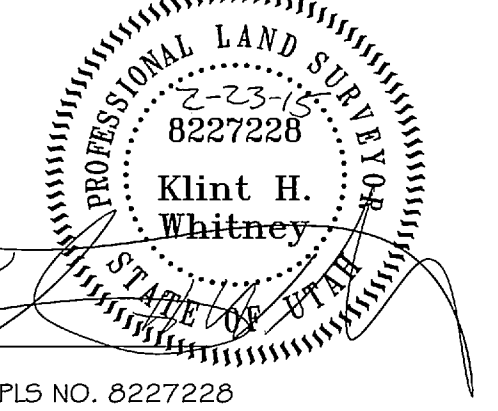
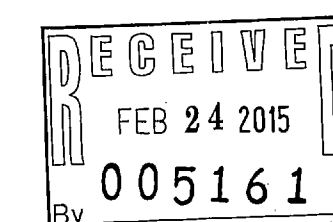
STATE OF _____
COUNTY OF _____ : ss

On this ____ day of ____ 2015 A.D., _____, personally appeared before me, the undersigned Notary Public, _____, who being duly sworn did say that he/she signed said instrument.

Notary Public

I, KUNT 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 DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 2ND DAY OF FEBRUARY, 2015.



KUNT H. WHITNEY, PLS NO. 8227228

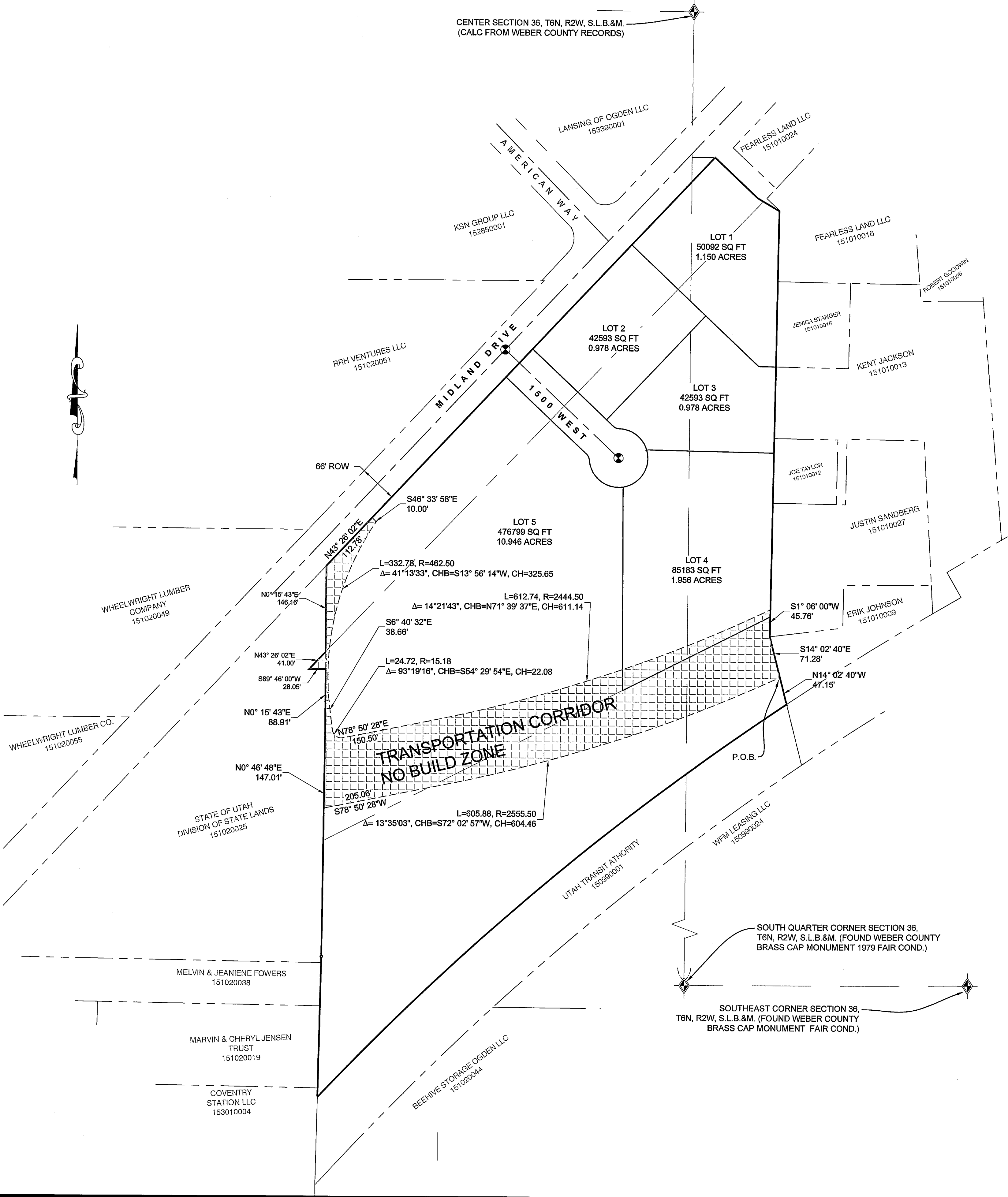
Prepared By:



COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____, AT
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE ____ . RECORDED
FOR: _____
COUNTY RECORDER
BY: _____

MIDLAND INDUSTRIAL SUBDIVISION PLAT
LOCATED IN SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE
BASE AND MERIDIAN, OGDEN CITY, UTAH
FEBRUARY 2015



RECEIVED
FEB 24 2015
005161

- NOTES:
1. THE TRANSPORTATION CORRIDOR (NO BUILD ZONE EASEMENT) IS PRELIMINARY AND BASED ON PLANS PROVIDED BY OGDEN CITY. EFFORTS HAVE BEEN MADE TO ACCURATELY SHOW THE LOCATION OF THE EASEMENT, HOWEVER FUTURE TRANSPORTATION PROJECTS SHALL SUPERCEDE ANY DIMENSIONS SHOWN HEREON.
 2. WITHIN THE AREAS DESIGNATED AS TRANSPORTATION CORRIDOR NO BUILD ZONE, NO BUILDINGS, STRUCTURES, HARD SURFACE IMPROVEMENTS OR INFRASTRUCTURE MAY BE ERECTED OR MAINTAINED, EITHER ABOVE OR BELOW GROUND, WITHOUT THE PRIOR WRITTEN CONSENT OF OGDEN CITY. IT IS NOT THE INTENT OF THIS RESTRICTION TO CONVEY A PRESENT INTEREST IN THE TRANSPORTATION CORRIDOR TO ANY GOVERNMENT ENTITY OR THIRD PARTY, BUT TO LIMIT DEVELOPMENT IN ORDER TO PRESERVE THE SPACE FOR FUTURE TRANSPORTATION PROJECTS.

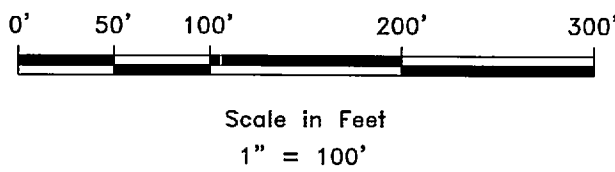
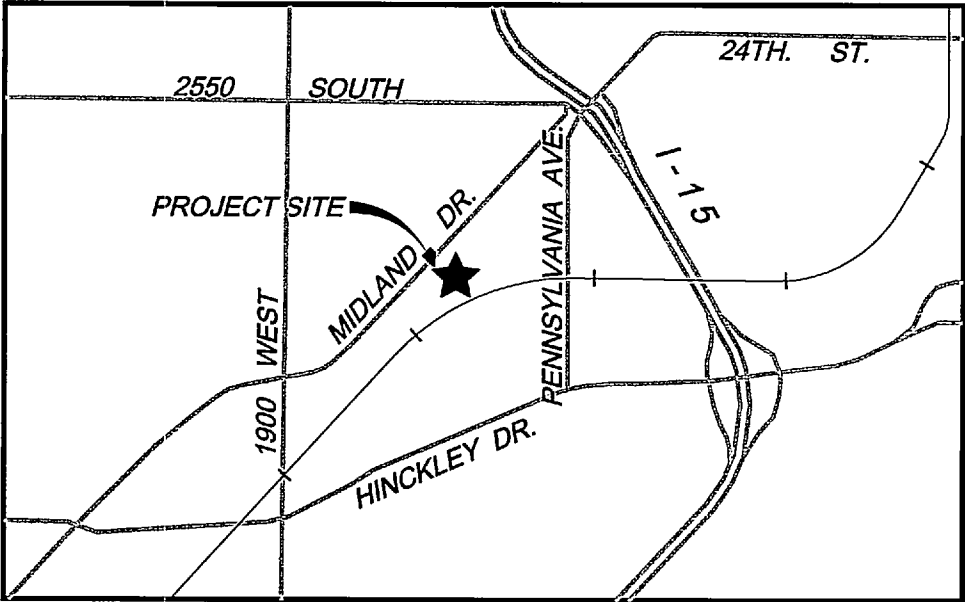
TRANSPORTATION CORRIDOR (NO BUILD ZONE) DESCRIPTION:
BEGINNING AT A POINT ON THE EAST LINE OF THE MIDLAND INDUSTRIAL SUBDIVISION BEING LOCATED NORTH 14°02'40" WEST 47.15 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; RUNNING THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 608.86 FEET, HAVING A RADIUS OF 2555.50 FEET, A CENTRAL ANGLE OF 1°33'50"3", AND WHICH CHORD BEARS SOUTH 72°02'57" WEST 604.46 FEET; THENCE SOUTH 78°50'28" WEST 205.06 FEET TO THE WEST BOUNDARY LINE OF SAID SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES; (1) THENCE NORTH 0°46'48" EAST 147.01 FEET; (2) THENCE NORTH 0°15'43" EAST 88.91 FEET; (3) THENCE SOUTH 89°46'00" WEST 28.05 FEET; (4) THENCE NORTH 43°26'02" EAST 41.00 FEET; (5) NORTH 0°15'43" EAST 146.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MIDLAND DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 43°26'02" EAST 112.78 FEET; THENCE SOUTH 46°33'58" EAST 10.00 FEET TO THE SOUTH EDGE OF A DEDICATED 10.00 FOOT PUBLIC UTILITY BASEMENT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 332.78 FEET, HAVING A RADIUS OF 462.50 FEET, A CENTRAL ANGLE OF 41°13'33", AND WHICH CHORD BEARS SOUTH 1°35'01"4" WEST 325.65 FEET; THENCE SOUTH 6°40'32" EAST 38.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 24.72 FEET, HAVING A RADIUS OF 15.18 FEET, A CENTRAL ANGLE OF 93°19'16", AND WHICH CHORD BEARS SOUTH 54°29'54" EAST 22.08 FEET; THENCE NORTH 78°50'28" EAST 150.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 612.74 FEET, HAVING A RADIUS OF 2444.50 FEET, A CENTRAL ANGLE OF 14°21'43", AND WHICH CHORD BEARS NORTH 71°39'37" EAST 611.14 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE ALONG SAID EAST LINE SOUTH 1°06'00" WEST 45.76 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 14°02'40" EAST 71.28 FEET TO THE POINT OF BEGINNING.

LEGEND

- SUBDIVISION BOUNDARY LINE
- TRANSPORTATION CORRIDOR - NO BUILD ZONE
- CENTERLINE
- SECTION LINE
- ADJOINER PARCEL LINE

VICINITY MAP

(NOT TO SCALE)



DEVELOPER

RAWSON DEVELOPMENT INC
DAVE RAWSON
3027 MIDLAND DRIVE
OGDEN, UT 84401
801-941-6100

Prepared By:

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____