

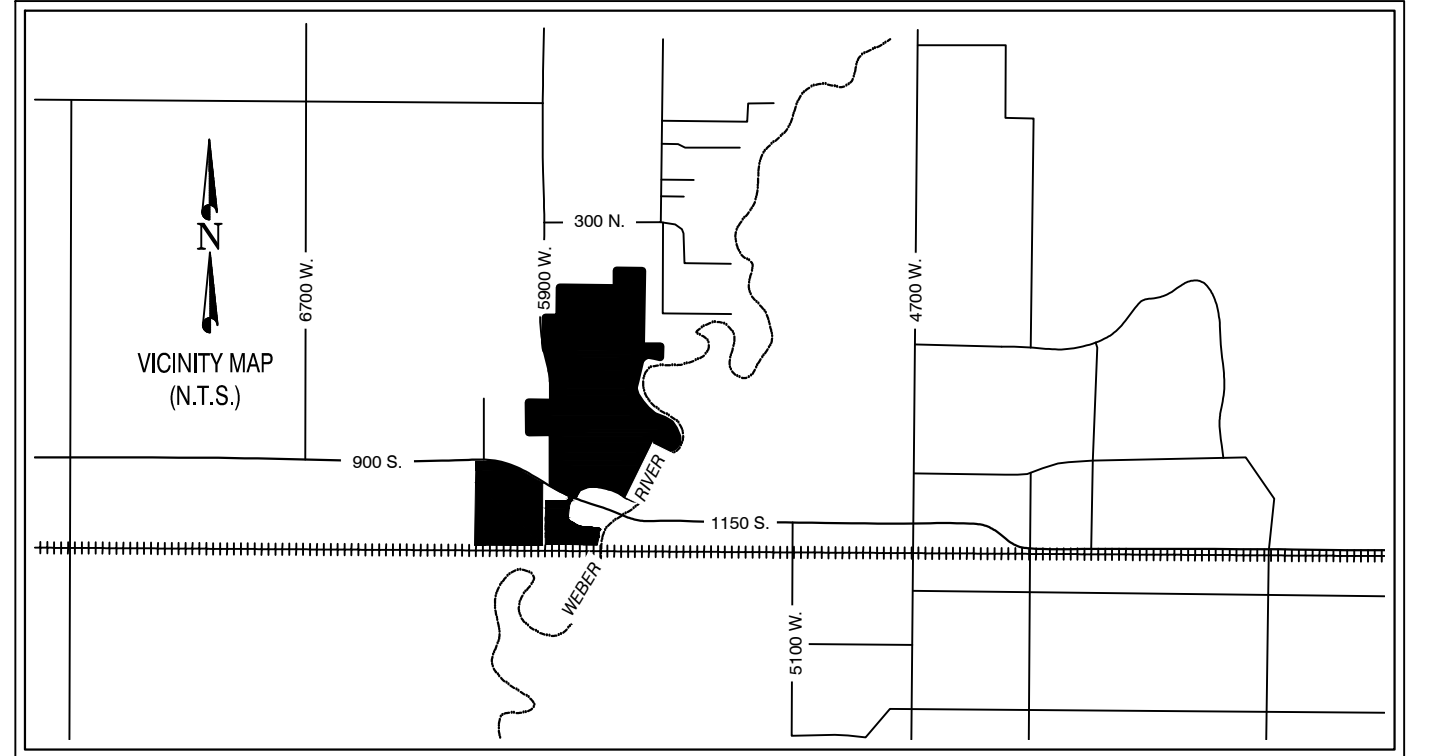
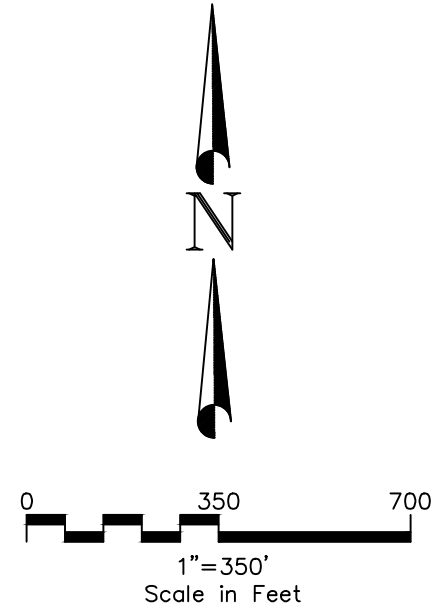
FINAL LOCAL ENTITY PLAT
PROMONTORY COMMERCE CENTER
PUBLIC INFRASTRUCTURE DISTRICT #1 ANNEXATION AREA BOUNDARIES,
RESOLUTION NO. _____

LOCATED IN THE NORTHWEST, SOUTHWEST, & SOUTHEAST QUARTERS OF SECTION 18
& NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST,
AND THE NORTHEAST QUARTER OF SECTION 24,
& SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00	S0° 27' 54"W
L2	260.68	N89° 13' 46"W
L3	77.73	N25° 25' 46"E

Legend of Symbols
& Abbreviations

- Annexation Boundary
- Adjacent Parcel
- Section Line
- Township Line
- Existing Fence
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument



BOUNDARY DESCRIPTIONS

North Parcel

An annexation being an entire tract of land located in the Southeast Quarter of Section 13, Township 6 North, Range 3 West Salt Lake Base and Meridian and the Northwest, Southwest, and Southeast Quarters of Section 18, and the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 633.01 feet N. 00°46'18" E. along the Section Line and 43.02 feet S. 89°13'42" E. from the West Quarter Corner of said Section 18; thence S. 89°13'42" E. 312.81 feet; thence N. 00°46'18" E. 693.55 feet to and along existing fence; thence S. 89°26'42" E. 103.02 feet along an existing fence; thence S. 89°04'05" E. 1204.08 feet along said existing fence and extension thereof to an existing fence; thence S. 00°49'03" W. 215.14 feet along an existing fence; thence S. 89°56'35" E. 100.00 feet; thence N. 00°34'07" E. 270.01 feet; thence N. 89°36'54" W. 100.04 feet to an existing fence; thence along said existing fence the following five (5) courses: 1) N. 00°08'13" E. 349.24 feet; 2) S. 89°18'42" E. 591.00 feet; 3) S. 00°55'36" W. 1,723.45 feet; 4) S. 89°14'50" E. 445.55 feet; 5) S. 00°28'55" W. 249.32 feet more or less to the top bank of the Weber River, which is East 2677 feet and South 281 feet more or less from said West Quarter Corner of Section 18; thence southwesterly along said top of bank of the Weber River and old channel of the Weber River 6,221 feet more or less to a northeasterly right-of-way line of 12th Street, which is East 706 feet and South 3440 feet more or less from said West Quarter Corner of Section 18; thence northwesterly 560 feet more or less along said right-of-way line to a easterly right-of-way line of 5900 West Street; thence N. 00°06'21" E. 1183.08 feet; thence S. 89°27'53" W. 546.33 feet; thence N. 00°31'38" W. 686.03 feet to an existing fence; thence along said existing fence and extension thereof the following two (2) courses: 1) S. 89°09'36" E. 48.34 feet; 2) S. 89°20'03" E. 505.57 feet; thence N. 00°06'21" E. 488.79 feet to a point of tangency with a 1000.00 - foot radius curve to the left, concave westerly; thence Northerly 247.76 feet along the arc of said curve, through a central angle of 14°11'45", (Chord bears N. 06°59'32" W. 247.13 feet); thence N. 14°05'24" W. 480.98 feet to a point of tangency with a 867.00 - foot radius curve to the right concave easterly; thence Northerly 225.89 feet along the arc of said curve, through a central angle of 14°55'41", (Chord bears N. 06°37'33" W. 225.25 feet; thence N. 00°50'17" E. 527.28 feet to the **Point of Beginning**.
Contains approximately 247 acres, more or less.

South Parcel

An annexation being an entire tract of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the easterly line of said Section 24 and the northerly right-of-way line of Southern Pacific Railroad, which is 694.01 feet N. 00°27'54" E. along the Section line from a Witness Monument (6N3W24EWCN) to the East Quarter Corner of said Section 24, said Witness Monument being 225.21 feet N. 00°27'54" E. (Calculated) from the East Quarter Corner of Section 24; thence along said northerly right-of-way line the following three (3) courses: 1) N. 89°13'46" W. 1,294.32 feet; 2) S. 00°27'54" W. 10.00 feet; 3) N. 89°13'46" W. 260.68 feet to an existing fence; thence N. 01°03'05" E. 1,915.59 feet along said existing fence to the southerly right-of-way line of 12th Street; thence Southeasterly 1645.00 feet more or less along said southerly right-of-way line of 12th Street to said easterly line of Section 24; thence S. 00°27'54" W. 1,429.12 feet to the **Point of Beginning**.
Contains approximately 63 acres, more or less.

Southeast Parcel

An annexation being an entire tract of land located in the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the northerly right-of-way line of Southern Pacific Railroad Company and the easterly boundary line of a parcel of land described in that Warranty Deed recorded August 30, 1906 in Book 53, at Page 11 in the Office of the Weber County Recorder, which is 723.12 feet N. 00°27'54" E. along the Section line and 66.00 feet East from a Witness Monument (6N3W24EWCN) to the West Quarter Corner of said Section 19, said Witness Monument being 225.21 feet N. 00°27'54" E. (Calculated) from the West Quarter Corner of Section 19; thence N. 00°27'54" E. 1,000.00 feet along the easterly boundary line of said parcel of land described in that Warranty Deed recorded August 30, 1906 in Book 53, at Page 11; thence S. 89°32'06" E. 505.86 feet; thence N. 25°25'46" E. 77.73 feet to a southerly right-of-way line of 1200 South Street (1150 South Street) known as Project LG_WC_1200 S.; thence Southeasterly 98.00 feet more or less along said southerly right-of-way line to the top bank of the old channel of the Weber River, which is East 1422 feet and North 1290 feet more or less from said West Quarter Corner of Section 19; thence southeasterly 1642 feet more or less along the top bank of said old channel and main channel of the Weber River to said northerly right-of-way of the Southern Pacific Railroad Company, which is East 1347 feet and North 931 feet more or less from said West Quarter Corner of Section 19; thence N. 89°13'46" W. 1273.45 feet along said northerly right-of-way to the **Point of Beginning**.
Contains approximately 19.5 acres, more or less.

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.

This ____ day of _____ A.D. 2026

Weber County Surveyor

PROMONTORY COMMERCE CENTER
PUBLIC INFRASTRUCTURE DISTRICT NO. 1 - ANNEXATION AREA BOUNDARIES

This plat is approved as to form by Commissioners of Weber County, Utah

This ____ day of _____ A.D. 2026

Chairman, Weber County Commission

ATTEST: _____

TITLE: _____

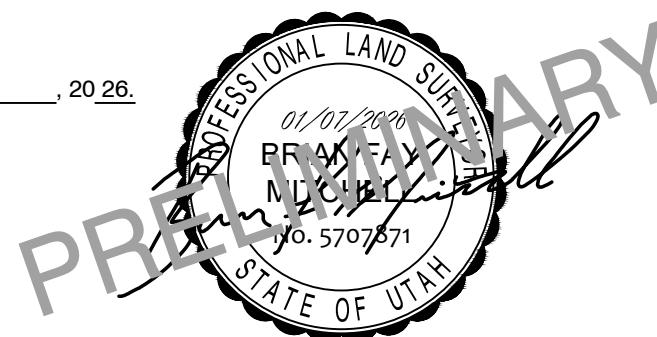
NARRATIVE

This plat and the description hereon have been prepared for the purpose of annexing into the Promontory Commerce Center Public Infrastructure District No. 1 Annexation Area described and graphically depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Weber County Recorder and does not purport to be based upon an actual survey of the area to be annexed. Said annexed area contains a portion of 5900 West Street and the following twenty-one (21) parcels known by the Weber County Assessor as: 1) 10-045-0067, 2) 10-045-0072; 3) 10-045-0069; 4) 10-045-0071; 5) 10-045-0070; 6) 10-045-0062; 7) 10-045-0065; 8) 15-053-0033; 9) 15-053-0016; 10) 15-053-0013; 11) 15-053-0012; 12) 15-053-0011; 13) 15-051-0018; 14) 15-051-0019; 15) 15-051-0020; 16) 15-051-0026; 17) 15-051-0045; 18) 15-051-0023; 19) 10-035-0074; 20) 15-051-0022; and 21) 10-035-0076.

SURVEYORS CERTIFICATE

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

Signed this ____ day of _____, 2026.



SHEET
1
1

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Weber County Recorder