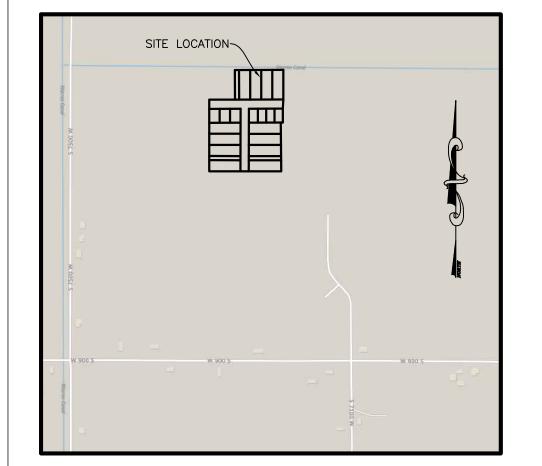
LONGHORN SUBDIVISION PHASE 4

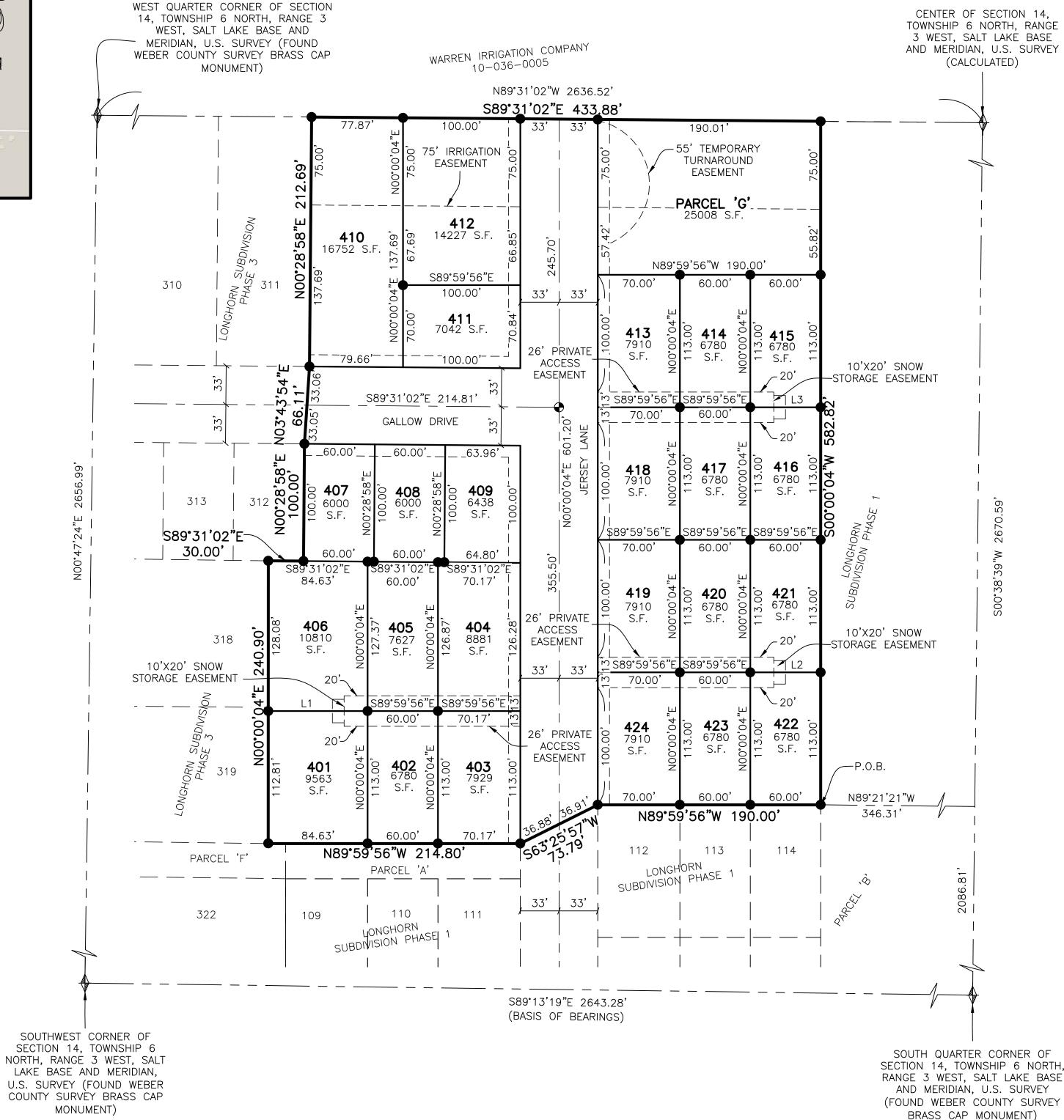
PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH MARCH, 2025



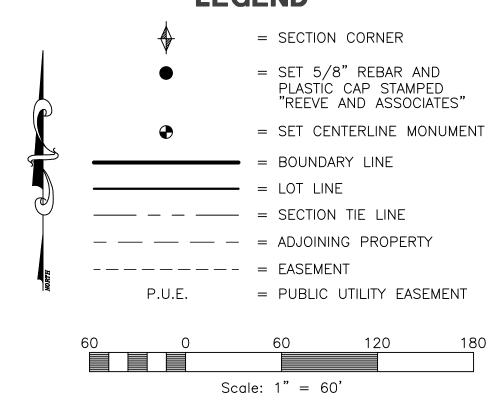
VICINITY MAP NOT TO SCALE

LINE TABLE

| LINE | BEARING | DISTANC |
|------|-------------|---------|
| L1 | N89°59'56"W | 64.6 |
| L2 | S89°59'56"E | 40.00 |
| L3 | S89°59'56"E | 40.00 |



LEGEND



BASIS OF BEARINGS

A LINE BEARING SOUTH 89°13'19" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS, PARCELS, AND STREETS AS SHOWN. ALL PROPERTY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH BOUNDARY LINE OF LONGHORN SUBDIVISION PHASE 1, SAID POINT BEING 2086.81 FEET NORTH 00°38'39" EAST ALONG THE SECTION LINE AND 346.31 FEET NORTH 89°21'21" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14 (SOUTH QUARTER CORNER BEING SOUTH 89°13'19" EAST 2643.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14); THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°59'56" WEST 190.00 FEET; (2) SOUTH 63°25'57" WEST 73.79 FEET; (3) NORTH 89°59'56" WEST 214.80 FEET TO THE EAST BOUNDARY LINE OF LONGHORN SUBDIVISION PHASE 3; THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°00'04" EAST 240.90 FEET; (2) SOUTH 89°31'02" EAST 30.00 FEET; (3) NORTH 00°28'58" EAST 100.00 FEET; (4) NORTH 03°43'54" EAST 66.11 FEET; (5) NORTH 00°28'58" EAST 212.69 FEET; THENCE SOUTH 89°31'02" EAST 433.88 FEET TO THE WEST BOUNDARY LINE OF LONGHORN SUBDIVISION PHASE 1; THENCE SOUTH 00°00'04" WEST 582.82 FEET ALONG SAID WEST LINE TO THE NORTH BOUNDARY LINE OF LONGHORN SUBDIVISION PHASE 1 AND TO THE POINT OF BEGINNING.

CONTAINING 270,617 SQUARE FEET OR 6.213 ACRES.

Developer:

PAT BURNS LYNC DEVELOPMENT 1946 W 5600 S ROY, UT. 84067

SURVEYOR'S CERTIFICATE

JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF LONGHORN SUBDIVISION PHASE 4 IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED

SIGNED THIS _____, DAY OF _____, 20___.

9239283 UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **Longhorn subdivision phase 4**, and dedicate to public use all those parts or portions of said tract of land designated as streets, the SAME TO BE USED AS PUBLIC THOROUGHFARES AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, SEWER EASEMENTS, AND IRRIGATION CANAL EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE PARCEL G TO WEBER COUNTY AS OPEN SPACE AND DO HEREBY DEDICATE A 75 FOOT IRRIGATION EASEMENT TO WARREN IRRIGATION COMPANY TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS AND WEBER COUNTY.

| SIGNED THIS DAY OF | , 20 |
|--------------------|------|
| FOR: 2020 LLC | |
| | |
| NAME/TITLE | DATE |

STATE OF UTAH COUNTY OF _____

__, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____

BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

NOTE

NO BASEMENTS OR FINISHED FLOORS BELOW THE TBC ELEVATION



Project Info.

Designer: Begin Date:

5-10-2024

SUBDIVISION PHASE 4 Number: 6298-23 Revision: 8-28-24 NA Scale:____1"=60' Checked:___

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____, 20__.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS _____, CHAIRMAN, WEBER COUNTY COMMISSION

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

SIGNED THIS _____, 20____,

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND

| AFFECT. | | | | | |
|---------|-------|-----------|----|---|-----|
| SIGNED | THIS | DAY | OF | , | 20 |
| SIGITED | 11110 | D/ (1 | 01 | , | 20_ |
| | | | | | |

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN

INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____, 20___, 20___.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No._____ Fee Paid ____ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page

Recorded For:

Weber County Recorder

___ Deputy.

Reeve & Associates, Inc. - Solutions You Can Build On

ATTEST

TITLE