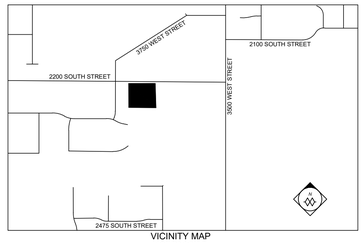
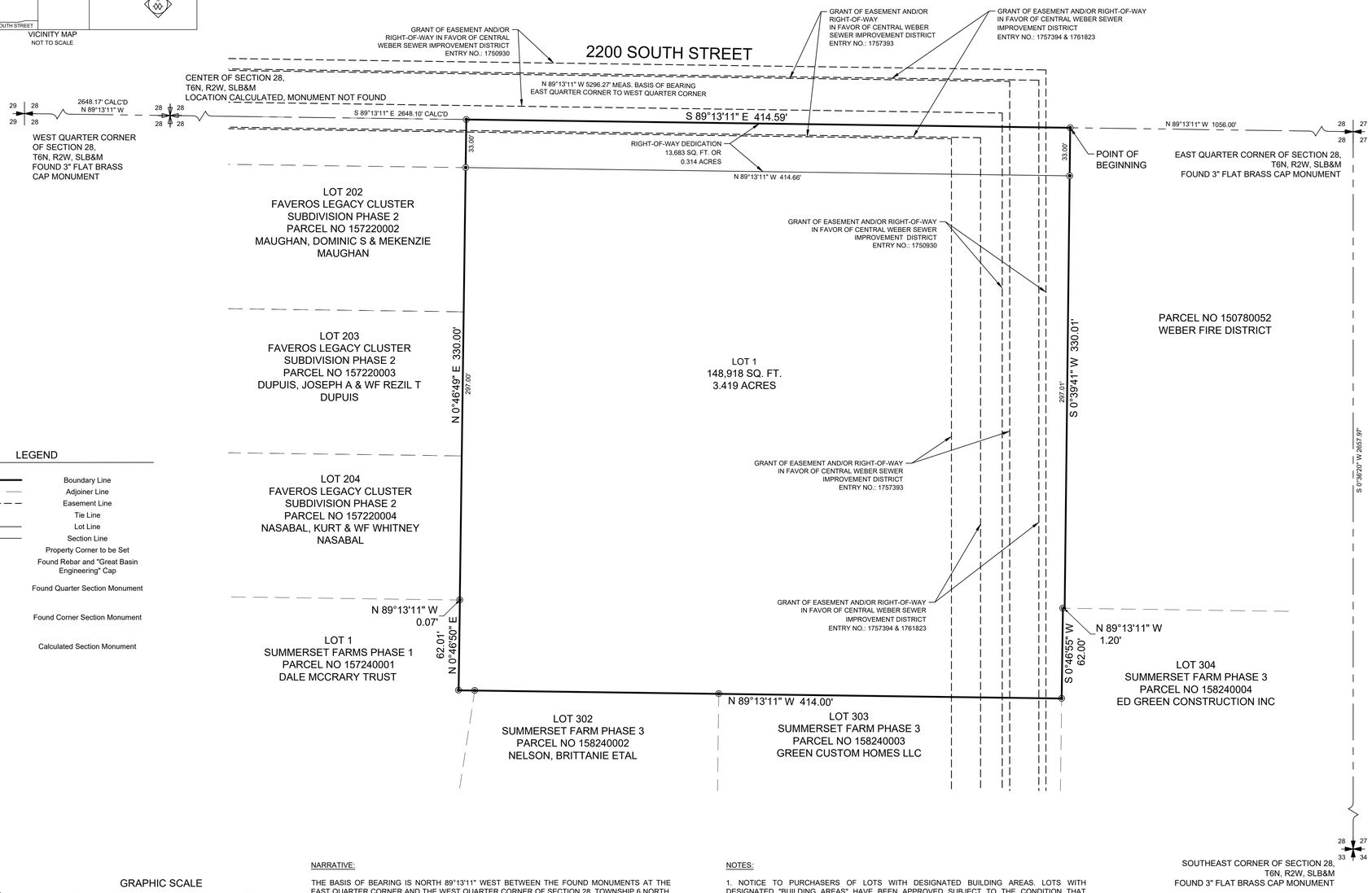
2200 SOUTH STREET CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2025



VICINITY MAP
NOT TO SCALE



LEGEND

- Boundary Line
- Adjoiner Line
- Easement Line
- Tie Line
- Lot Line
- Section Line
- Property Corner to be Set
- Found Rebar and "Great Basin Engineering" Cap
- Found Quarter Section Monument
- Found Corner Section Monument
- Calculated Section Monument

N

GRAPHIC SCALE

40 0 20 40 80

1" (INCH) = 40' (FEET)

NARRATIVE:

THE BASIS OF BEARING IS NORTH 89°13'11" WEST BETWEEN THE FOUND MONUMENTS AT THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE NORTH ZONE USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW DISTORTION GROUND SYSTEM FOR THIS SURVEY. A UAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS ROADWAYS AND WATERWAYS.

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND TO CREATE A SINGLE LOT SUBDIVISION.

NOTES:

1. NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS. LOTS WITH DESIGNATED "BUILDING AREAS" HAVE BEEN APPROVED SUBJECT TO THE CONDITION THAT BUILDING DEVELOPMENT SHALL TAKE PLACE ONLY WITHIN SUCH DESIGNATED AREAS.

2. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS.

3. THIS PROPERTY LIES WITHIN THE FLOOD ZONE 'X' (NO SHADING) ACCORDING TO FEMA FLOOD MAP SERVICE, MAP NO 49057C0402F, DATED NOVEMBER 30, 2023. ZONE 'X' (NO SHADING) IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD".

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 HAS BEEN SATISFIED. THE APPROVAL FOR THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, A.D. 20__.

WEBER COUNTY SURVEYOR

WEBER COUNTY ENGINEER

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

SIGNED THIS _____ DAY OF _____, A.D. 20__.

WEBER COUNTY ENGINEER

WEBER COUNTY ATTORNEY

I 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 AFFECT.

SIGNED THIS _____ DAY OF _____, A.D. 20__.

WEBER COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, A.D. 20__.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 THIS _____ DAY OF _____, A.D. 20__.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5152762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT ON BEHALF OF DIAMOND LAND SURVEYING, LLC, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH CODE, AND HAVE VERIFY ALL MEASUREMENTS, SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS 2200 SOUTH STREET CHURCH SUBDIVISION AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

3/14/25
DATE

LICENSE NO. 51527462

LICENSED PROFESSIONAL LAND SURVEYOR
3/14/25
No. 5152762
NATHAN B. WEBER
STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 3" FLAT BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE NORTH 89°13'11" WEST 1056.00 FEET ALONG THE SECTION LINE BETWEEN MONUMENTS FOUND AT SAID EAST QUARTER CORNER AND THE 3" FLAT BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 28, BEING THE BASIS OF BEARING, TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 0°39'41" WEST 330.01 FEET TO THE NORTHWESTERLY TO A POINT ON THE NORTHERLY LINE OF LOT 303, SUMMERSET FARM PHASE 3 SUBDIVISION, ENTRY NO. 3292411, WEBER COUNTY RECORDER'S OFFICE;

THENCE ALONG THE SAID NORTHERLY AND LINES AND WESTERLY LINE OF SAID LOT 303 THE FOLLOWING TWO (2) COURSES:

(1) NORTH 89°13'11" WEST 1.20 FEET; AND

(2) SOUTH 0°46'55" WEST 62.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 304 OF SAID SUMMERSET FARM PHASE 3;

THENCE NORTH 89°13'11" WEST 414.00 FEET ALONG THE NORTHERLY LINE OF SAID SUMMERSET FARM PHASE 3 SUBDIVISION EXTENDED TO A POINT ON THE EASTERLY LINE OF LOT 1, SUMMERSET FARMS PHASE 1 SUBDIVISION, ENTRY NO. 3066733, WEBER COUNTY RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY LINE AND NORTHERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

(1) NORTH 0°46'50" EAST 62.01 FEET; AND

(2) NORTH 89°13'11" WEST 0.07 FEET TO THE SOUTHEASTERLY CORNER OF LOT 204, FAVEROS LEGACY CLUSTER SUBDIVISION PHASE 2, ENTRY NO. 3065151, WEBER COUNTY RECORDER'S OFFICE;

THENCE NORTH 0°46'49" EAST 330.00 FEET ALONG THE EASTERLY LINE OF SAID FAVEROS LEGACY CLUSTER SUBDIVISION PHASE 2 TO A POINT ON THE SECTION LINE;

THENCE SOUTH 89°13'11" EAST 414.59 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 162,600 SQ. FT. OR 3.732 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED SAME TO BE SUBDIVIDED INTO A LOT, PARCELS, AND STREETS,TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

2200 SOUTH STREET CHURCH SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____, DAY OF _____, A.D. 20___.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

BY: _____ _____ _____
AUTHORIZED AGENT'S SIGNATURE PRINT NAME TITLE AND ENTITY

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
:SS
COUNTY OF UTAH)

ON THIS ___ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME

_____ _____ _____
PRINT NAME TITLE ENTITY

PERSONALLY KNOWN TO ME TO BE AN AUTHORIZED AGENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND

NOTARY PUBLIC SIGNATURE: _____

PRINT NAME AS COMMISSIONED: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A PUBLIC NOTARY COMMISSIONED IN UTAH

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WEBER COUNTY, UTAH
MARCH 2025

DIAMOND LAND SURVEYING
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Midvale, Utah 84047
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office@diamondlandsurveying.com
www.diamondlandsurveying.com

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID

FILED FOR RECORD AND RECORDED THIS ___ DAY OF _____, 20__, AT PAGE ___, IN BOOK ___, OF OFFICIAL RECORDS.

BY _____
DEPUTY RECORDER
WEBER COUNTY RECORDER