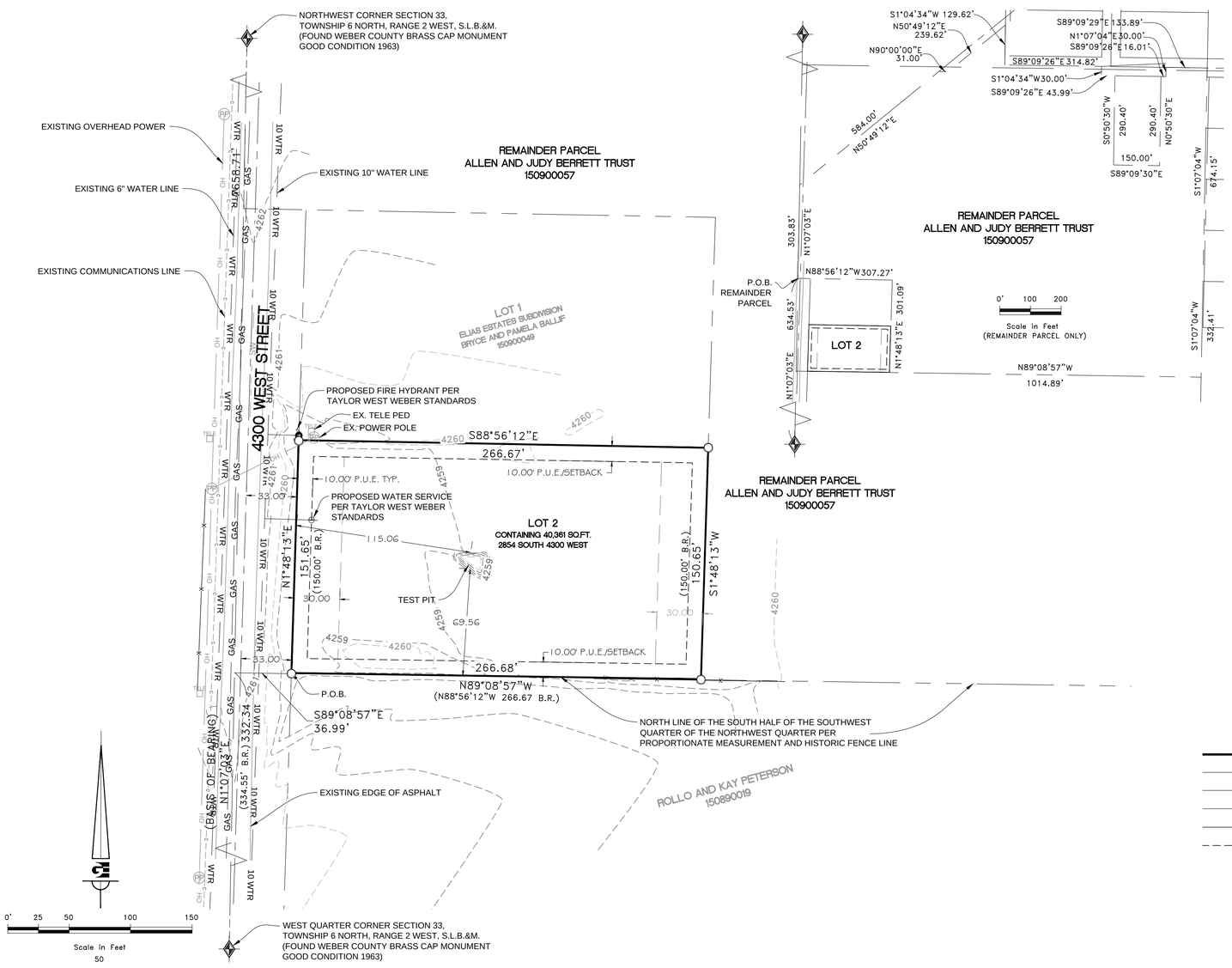
ELIAS ESTATES PHASE 2
PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH, MAY 2015



NOTES:
THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

SEWER IS TO BE WISCONSON MOUND SEPTIC AS APPROVED BY WEBER MORGAN HEALTH DEPARTMENT.

WATER SERVICE AND FIRE HYDRANT TO BE INSTALLED PER TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS.

A1 ZONING REQUIREMENTS
MINIMUM AREA 40,000 SQ.FT.
LOT WIDTH 150'
FRONT YARD SETBACK 30 FT.
SIDE YARD SETBACK 10 FT WITH TOTAL WIDTH OF TWO SIDE YARDS NOT LESS THAN 24 FT.
REAR YARD SETBACK 30FT.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MIKE SLATER. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 01°07'03" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE SOUTH LINE OF THE PROPERTY WAS ESTABLISHED BY AN EXISTING FENCE LINE AS CALLED OUT IN THE ELIAS ESTATES SUBDIVISION. THE RIGHT-OF-WAY OF 4300 WEST STREET WAS ESTABLISHED BY HONORING THE RIGHT-OF-WAY DEDICATION OF THE ORIGINAL ELIAS ESTATES SUBDIVISION RECORDED AT BOOK 37 PAGE 40 ENTRY NUMBER 1274302 OF THE WEBER COUNTY RECORDS, FEBRUARY 11, 1994.

WEBER COUNTY MONUMENT AS NOTED
SET 24"X5/8 REBAR AND CAP MARKED GARDNER ENGINEERING
PROPERTY LINE
ADJACENT PARCEL
SECTION LINE
CENTER LINE
EXISTING FENCE
PUBLIC UTILITY EASEMENT

DEVELOPER:
MIKE SLATER
4473 WAYMENT WAY
OGDEN, UTAH 84401
801-731-9782

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND 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 MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF ELIAS ESTATES PHASE 2 SUBDIVISION 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 RECORDERS 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 WITH.

SIGNED THIS DAY OF , 2015

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE INTERSECTION OF AN EXISTING FENCE LINE AND THE EAST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED NORTH 01°07'03" EAST 332.34 FEET (334.55 FEET BY RECORD) AND SOUTH 89°08'57" EAST 36.99 FEET (SOUTH 88°56'12" EAST 37.01 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°48'13" EAST 151.65 FEET TO THE SOUTH LINE OF LOT 1 ELIAS ESTATES SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 88°56'12" EAST 266.67 FEET; THENCE SOUTH 01°48'13" WEST 150.65 FEET (150.00 FEET BY RECORD) TO SAID EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE AND ITS EXTENSION NORTH 89°08'57" WEST 266.68 FEET (NORTH 88°56'12" WEST 266.67 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 40,361 SQ.FT.

REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED NORTH 01°07'03" EAST 634.53 FEET ALONG SAID WEST LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE ALONG SAID WEST LINE NORTH 01°07'03" EAST 303.83 FEET TO THE CENTER OF AN EXISTING CANAL; THENCE ALONG THE CENTER OF SAID EXISTING CANAL NORTH 50°49'12" EAST 584.00 FEET; THENCE NORTH 90°00'00" EAST 31.00 FEET TO THE SOUTHWESTERLY LINE OF SAID CANAL; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 50°49'12" EAST 239.62 FEET; THENCE SOUTH 01°04'34" WEST 129.62 FEET; THENCE SOUTH 89°09'26" EAST 314.82 FEET; THENCE SOUTH 01°04'34" WEST 30.00 FEET; THENCE SOUTH 89°09'26" EAST 43.99 FEET; THENCE SOUTH 00°50'30" WEST 290.40 FEET; THENCE SOUTH 89°09'30" EAST 150.00 FEET; THENCE NORTH 00°50'30" EAST 290.40 FEET; THENCE SOUTH 89°09'26" EAST 16.01 FEET; THENCE NORTH 01°07'04" EAST 30.00 FEET; THENCE SOUTH 89°09'29" EAST 133.89 FEET; THENCE SOUTH 01°07'04" WEST 674.15 FEET; THENCE SOUTH 01°07'04" WEST 332.41 FEET; THENCE NORTH 89°08'57" WEST 1014.89 FEET TO THE EAST LINE OF THE ELIAS ESTATES PHASE 2 SUBDIVISION; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF THE ELIAS ESTATES SUBDIVISION NORTH 01°48'13" EAST 301.09 FEET TO THE NORTH LINE OF SAID ELIAS ESTATES SUBDIVISION; THENCE ALONG SAID NORTH LINE NORTH 88°56'12" WEST 307.27 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACK OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACK, ELIAS ESTATES PHASE 2 AND HEREBY GRANT, DEDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND FURTHER GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THE 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.

ALICE B. ROWLEY, SUCCESSOR CO-TRUSTEE OF THE MAURICE A BERRETT AND MARIAN P. BERRETT TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 7, 1987, AS AMENDED.

ALLEN P. BERRETT, SUCCESSOR CO-TRUSTEE OF THE MAURICE A BERRETT AND MARIAN P. BERRETT TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 7, 1987, AS AMENDED.

ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
COUNTY OF WEBER)

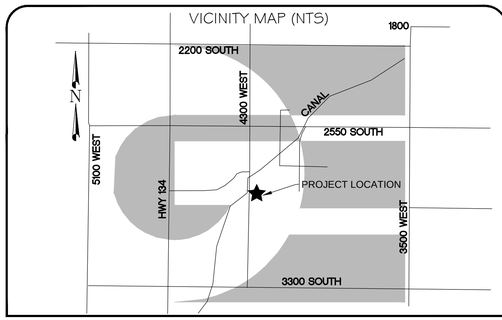
On the day of A.D. 2015 personally appeared before me, the undersigned notary public, ALICE B. ROWLEY AND ALLEN P. BERRETT the signers of the above Owner's Dedication, who duly acknowledged to me that the he, she, they, is the SUCCESSOR CO-TRUSTEE of the Maurice a Berrett and Marian p. Berrett trust under trust agreement dated February 7, 1987, as amended and that said document was signed by him/her in behalf of said TRUST by Authonty of its Bylaws or (Resolution of its Board of Directors), and said ALICE B. ROWLEY AND ALLEN P. BERRETT acknowledged to me that said TRUST executed the same.

NOTARY PUBLIC

My Commission expires

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST WASHINGTON TERRACE, UTAH 84405 801-476-0202

VICINITY MAP (NTS)



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 _____ , 20_ __.

Chairman, Weber COUNTY Commission

Attest:_____

Title: _____

Weber COUNTY Surveyor
I hereby certify that the Weber COUNTY Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in COUNTY offices. The approval of this plat by the Weber COUNTY Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____ , 20_ __.

Signature

Weber COUNTY Planning Commission Approval
This is to certify that this subdivision plat was duly approved by the Weber COUNTY Planning Commission on the _____ day of _____ , 20_ __.

Chairman, Weber COUNTY Planning Commission

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 and affect.

Signed this _____ day of _____ , 20_ __.

Signature

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 _____ , 20_ __.

Signature

WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This _____ day of _____ 2015

Director Weber-Morgan Health Department

COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____, AT IN_____ BOOK ___ OF OFFICIAL RECORDS, PAGE ___. RECORDED FOR _____

COUNTY RECORDER

BY: _____
DEPUTY