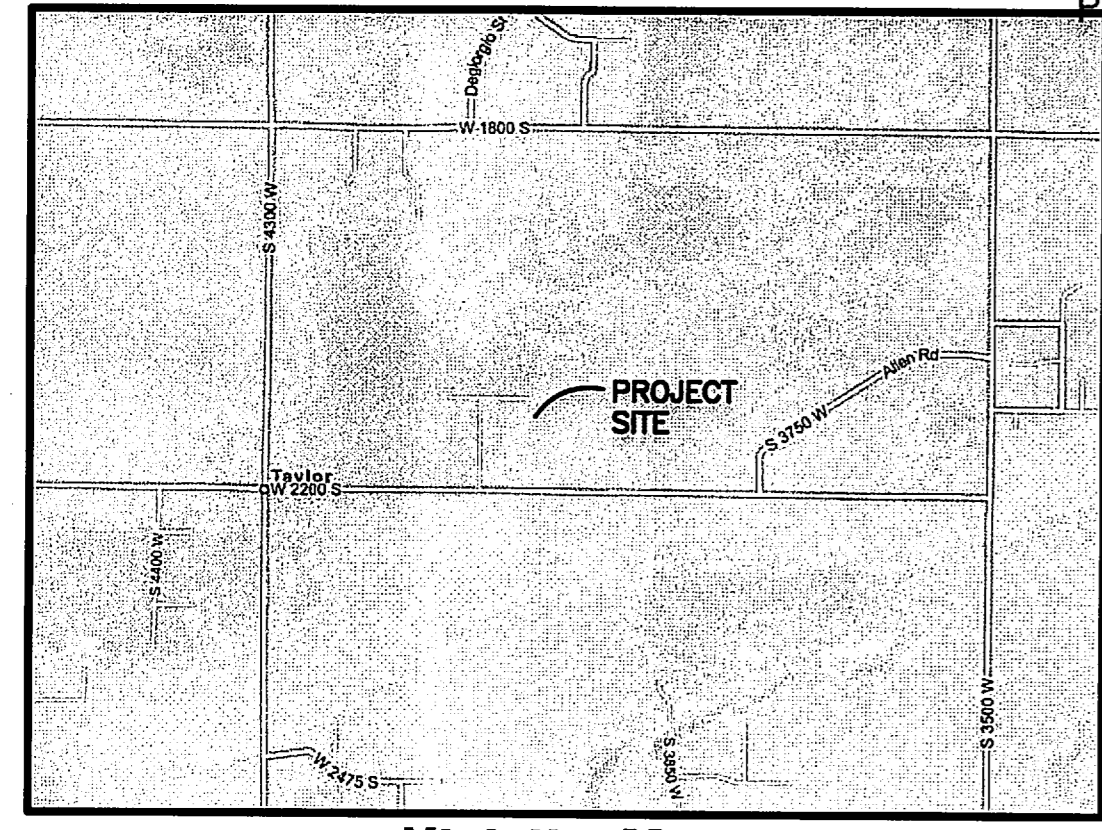
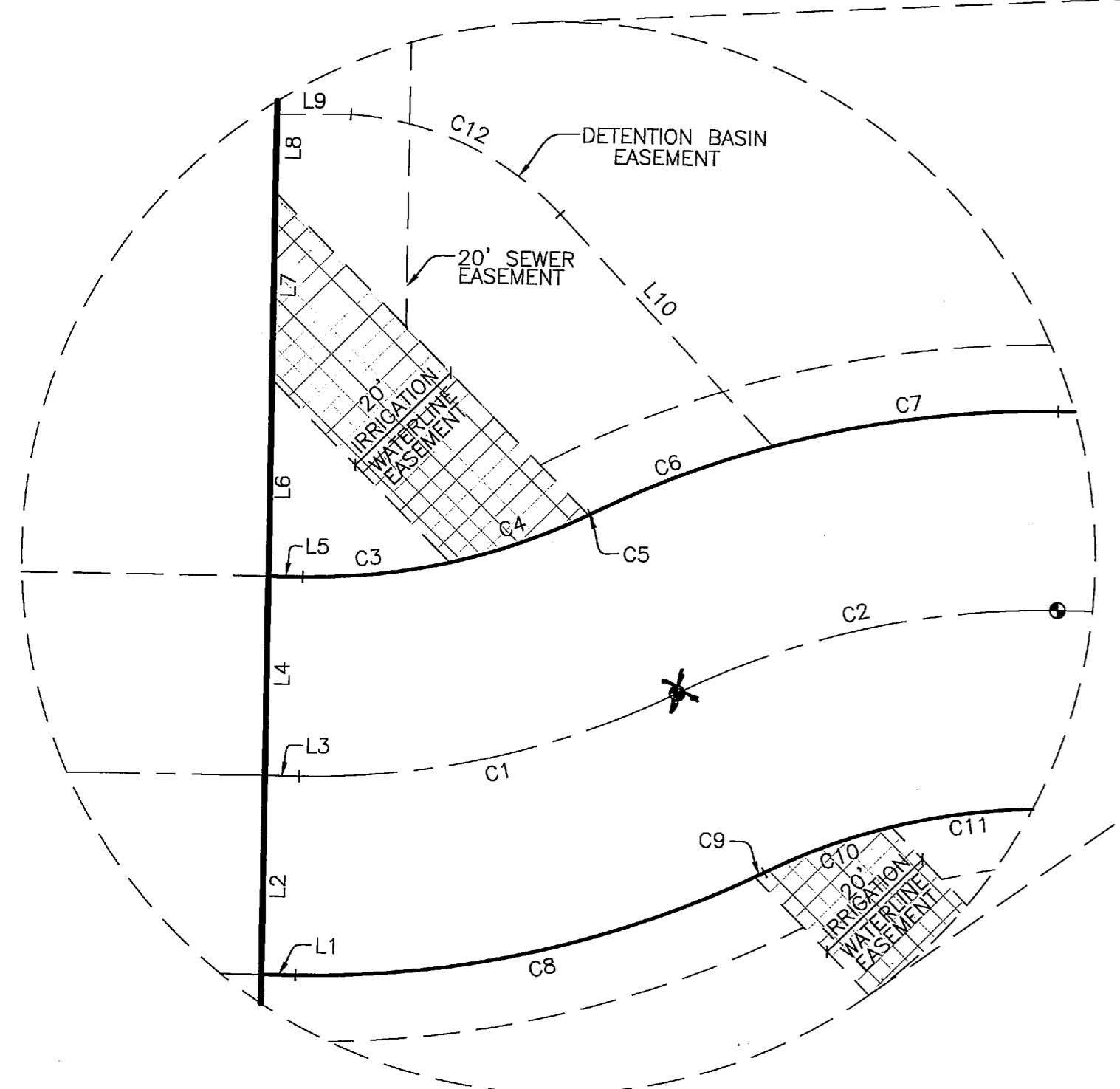


Boyd Russell Subdivision, 1st Amendment

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2017



Vicinity Map
NOT TO SCALE



Curve Table

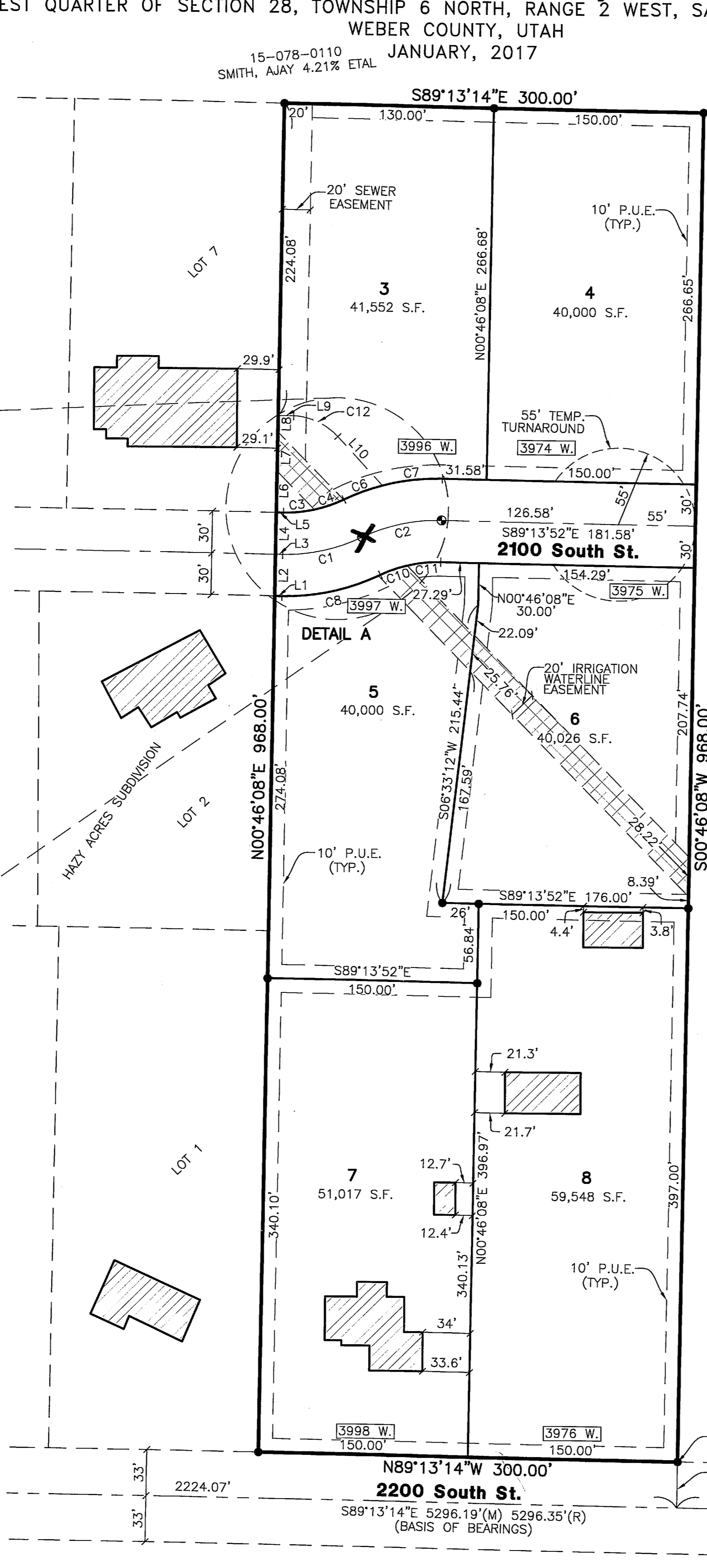
| # | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA |
|-----|---------|------------|------------|---------|-------------|-----------|
| C1 | 125.00' | 58.78' | 58.24' | 29.95' | N77°18'43"E | 26°56'38" |
| C2 | 125.00' | 58.75' | 58.21' | 29.93' | N77°18'16"E | 26°55'44" |
| C3 | 95.00' | 22.27' | 22.22' | 11.19' | N84°04'02"E | 13°26'01" |
| C4 | 95.00' | 22.13' | 22.08' | 11.11' | N70°40'41"E | 13°20'40" |
| C5 | 95.00' | 0.27' | 0.27' | 0.14' | N63°55'23"E | 0°09'57" |
| C6 | 155.00' | 29.39' | 29.35' | 14.74' | N69°16'21"E | 10°51'53" |
| C7 | 155.00' | 43.46' | 43.32' | 21.87' | N82°44'12"E | 16°03'51" |
| C8 | 155.00' | 71.30' | 70.67' | 36.29' | N77°35'24"E | 26°21'17" |
| C9 | 155.00' | 1.59' | 1.59' | 0.80' | N84°08'05"E | 0°13'21" |
| C10 | 95.00' | 20.33' | 20.29' | 10.20' | N69°58'16"E | 12°15'43" |
| C11 | 95.00' | 24.32' | 24.25' | 12.23' | N83°26'08"E | 14°40'00" |
| C12 | 46.67' | 35.81' | 34.94' | 18.84' | S64°47'33"E | 43°58'03" |

Line Table

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S89°12'58"E | 5.16' |
| L2 | N00°46'08"E | 30.00' |
| L3 | N89°12'58"W | 5.17' |
| L4 | N00°46'08"E | 30.00' |
| L5 | S89°12'58"E | 5.18' |
| L6 | S00°46'08"W | 29.71' |
| L7 | N00°46'08"E | 28.22' |
| L8 | N00°46'08"E | 11.81' |
| L9 | EAST | 11.14' |
| L10 | N42°41'47"W | 47.37' |

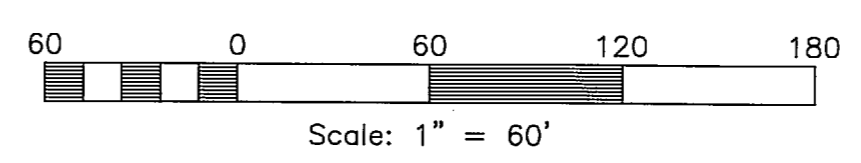
WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION (DATED 2004)

NOTES:
1. NO BASEMENTS ARE ALLOWED DUE TO HIGH GROUND WATER, UNLESS AN APPROVED OUTLET CAN BE ESTABLISHED WITH THE COUNTY ENGINEER.



Legend

- = FOUND SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = 10' P.U.E. / EASEMENTS
- = SECTION TIE LINE
- = TEMPORARY TURN-AROUND EASEMENT
- ▨ = EXISTING BUILDING
- ▨ = 20' IRRIGATION WATERLINE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT



Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°13'14"E, UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY WAS DETERMINED BY RETRACING LOTS 1 AND 2 OF BOYD RUSSELL SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, BOOK 54, PAGE 50. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

Boundary Description

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
ALL OF THE BOYD RUSSELL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER AT BOOK 54 PAGE 50, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 2200 SOUTH STREET, SAID POINT BEING S89°13'14"E ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 28, AND THE EAST QUARTER CORNER OF SAID SECTION 28, 2224.07 FEET AND N00°46'46"E 33.00 FEET FROM A FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 28, AND RUNNING THENCE N89°13'14"W ALONG SAID NORTHERLY RIGHT-OF-WAY, 300.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, HAZY ACRES SUBDIVISION; THENCE N00°46'08"E ALONG THE EAST LINE OF LOTS 1, 2, AND 7, HAZY ACRES SUBDIVISION, 968.00 FEET TO THE NORTHEAST CORNER OF LOT 7, HAZY ACRES SUBDIVISION; THENCE S89°13'14"E 300.00 FEET; THENCE S00°46'08"W 968.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 2200 SOUTH STREET AND TO THE POINT OF BEGINNING.

CONTAINING 290,400 SQUARE FEET OR 6.67 ACRES MORE OR LESS.

Agricultural Note

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL 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 BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

Developer:

Gabbard Homes
Lionie Gabbard
4052 S. 5025 W.
West Haven, UT
(801) 390-1050 84401

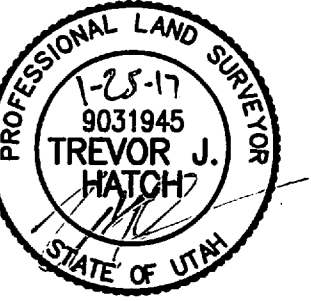
EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. FOUND BRASS CAP MONUMENT IN GOOD CONDITION (DATED 1963)

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, 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 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 BOYD RUSSELL SUBDIVISION 1ST AMENDMENT 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 WITH.

SIGNED THIS 25th DAY OF January, 2017.

9031945
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 BOYD RUSSELL SUBDIVISION 1ST AMENDMENT, AND DO HEREBY 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 ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, SANITARY SEWER, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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 ERRECTED WITHIN SUCH EASEMENTS AND TO HEREBY GRANT A TEMPORARY TURNAROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURNAROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

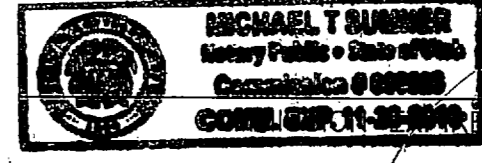
SIGNED THIS 24th DAY OF January, 2017.

DUSTEN L. RUSSELL
DERK L. RUSSELL
BOYD L. RUSSELL

LYSON M. RUSSELL
RAELNE W. RUSSELL

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF)
ON THE 24th DAY OF January, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Dustin L. Russell (AND Derk L. Russell AND Boyd L. Russell) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME Dustin L. Russell SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.



ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION 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

Project Info.

Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 9-22-15
Name: BOYD RUSSELL SUB. 1st AMENDMENT
Number: 6554-01
Revision: 1-24-17
Scale: 1"=60'
Checked: _____



SEE RECORD OF SURVEY 5655

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 2nd DAY OF February, 2017.

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. SIGNED THIS 31st DAY OF January, 2017.

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 _____ DAY OF _____, 20____.

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 THE COUNTY OFFICES. 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 30th DAY OF January, 2017.

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 2nd DAY OF February, 2017.

WEBER-MORGAN HEALTH DEPARTMENT
I 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 _____ DAY OF _____, 20____.

WEBER COUNTY RECORDER
Entry No. 2841599 Fee Paid \$37.00 Filed For Record And Recorded, 08-FEB-17 At 2:50 PM In Book _____ Of The Official Records, Page 51
Recorded For: BOYD RUSSELL
LEANN H. KILTS
Deputy.