

FALL WIDOW SUBDIVISION PHASE 2

A PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 15, T6N, R3W, SLB&M
WEBER COUNTY, UTAH
JANUARY 2016

10-037-0002
TK SWAN LAND LTD

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The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development," WCO 106-1-8(b)(3).

When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and record area will be shown on the subdivision plat. WCO 106-1-8(b)(3).

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER SECTION LINE AND NORTH LINE OF FALL WIDOW SUBDIVISION, SAID POINT ALSO BEING NORTH 89°10'21" WEST 2640.71 FEET AND NORTH 00°29'13" EAST 1110.02 FEET ALONG THE QUARTER SECTION LINES FROM THE EAST QUARTER CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 89°10'21" WEST 38.71 FEET ALONG SAID NORTH LINE TO NORTHWEST CORNER OF LOT 4 OF SAID FALL WIDOW SUBDIVISION; THENCE NORTH 00°42'01" EAST 68.32; SOUTH 89°09'16" EAST 1353.50 FEET TO A FENCE LINE; THENCE SOUTH 00°37'32" WEST 750.00 FEET ALONG SAID FENCE LINE; THENCE NORTH 89°09'16" WEST 1288.48 FEET TO THE EAST ROW LINE OF 7900 WEST STREET; THENCE NORTH 00°42'01" EAST 681.71 FEET ALONG SAID EAST ROW LINE TO NORTH LINE OF SAID FALL WIDOW SUBDIVISION; THENCE NORTH 89°10'21" WEST 27.29 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINS 970,496 SqFt = 22.280 ACRES.

OWNER'S DEDICATION

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 "FALL WIDOW SUBDIVISION PHASE 2" AND DO HEREBY DEDICATE, GRANT 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 ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTIONS PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND 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 _____ DAY OF _____ 20____

CLIFFTON J. BELL - HCTC FARM INVESTMENTS LLC, MEMBER

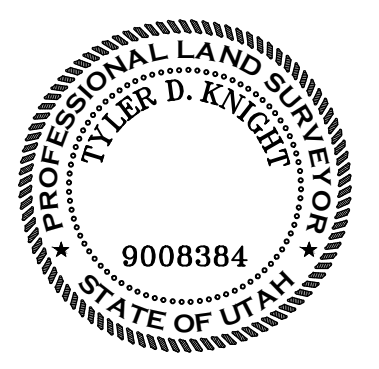
ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } ss
ON THIS _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED AS TRUSTEES OF THE MARY ANN JACKSON HOLLEY FAMILY LIVING TRUST.

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

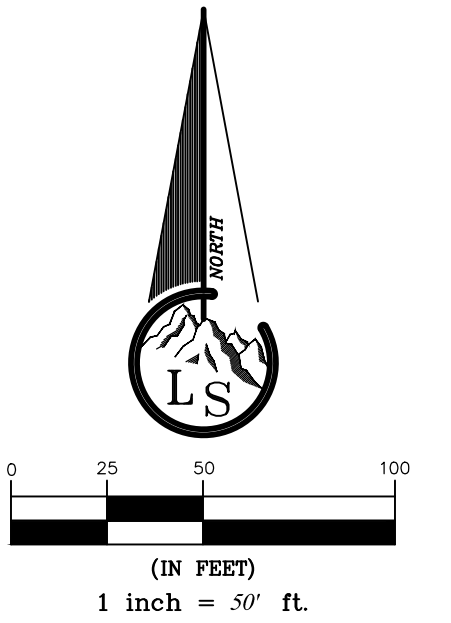
SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold licence no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and have placed monuments as represented. That this plat was prepared from field notes of this survey and from documents and records as noted hereon. I do also hereby certify that this plot of Fall Widow Subdivision Phase 2 in Weber County, Utah, has been correctly drawn to scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Records Office, Weber County Surveyors Office and of a survey made on the ground. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the county.



PERC TABLE

PERC TEST HOLE	DEPTH, IN	SOILS EVALUATION (428, WEBER-MORGAN HEALTH DEPARTMENT)
1	0-15"	SANDY LOAM, GRANULAR STRUCTURE
	15-18"	SANDY LOAM, FLATY STRUCTURE
	18-33"	SANDY LOAM, INTERBEDDED WITH ISOLATED LENSES OF SILTY LOAM, MASSIVE STRUCTURE
	33-40"	LOAMY SAND, SINGLE GRAIN, MEDIUM SIZED SAND, MOTTLING COMMON
		GROUND WATER OBSERVED AT 4.0 INCHES ON DAY OF ONSITE EVALUATION
2	0-11"	LOAM, GRANULAR STRUCTURE
	11-33"	SANDY LOAM, INTERBEDDED WITH ISOLATED LENSES OF SILTY LOAM AND SANDY LOAM COARSENING DOWNWARD, MASSIVE STRUCTURE
	33-40"	LOAMY SAND, SINGLE GRAIN, MEDIUM SIZED SAND
		GROUND WATER OBSERVED AT 4.0 INCHES ON DAY OF ONSITE EVALUATION
3	0-12"	SANDY LOAM, GRANULAR STRUCTURE
	12-21"	SANDY LOAM, FLATY STRUCTURE
	21-33"	SANDY LOAM, MASSIVE STRUCTURE
	33-36"	LOAMY SAND, SINGLE GRAIN, MEDIUM SIZED SAND
		GROUND WATER OBSERVED AT 3.5 INCHES ON DAY OF ONSITE EVALUATION
4	0-15"	LOAM, GRANULAR STRUCTURE
	15-19"	LOAM, GRANULAR STRUCTURE
	19-27"	SILTY LOAM, GRANULAR STRUCTURE
	33-39"	LOAMY SAND, SINGLE GRAIN, MEDIUM SIZED SAND
		GROUND WATER OBSERVED AT 5.8 INCHES ON DAY OF ONSITE EVALUATION
5	0-15"	LOAM, GRANULAR STRUCTURE
	15-20"	FINE LOAMY SAND, MASSIVE
	20-35"	LOAMY SAND, SINGLE GRAIN, MEDIUM SIZED SAND, MOTTLING COMMON AT 30"
6	0-20"	LOAM, GRANULAR STRUCTURE
	20-29"	FINE SANDY LOAM, BLOCKY STRUCTURE (VERY SOFT WHEN CLASSIFIED)
		GROUND WATER OBSERVED AT 4.0 INCHES ON DAY OF ONSITE EVALUATION
7	0-15"	LOAM, GRANULAR STRUCTURE
	15-23"	SILTY CLAY LOAM, BLOCKY STRUCTURE
	23-25"	SILTY LOAM, MASSIVE STRUCTURE
	25-35"	SILT LOAM, MASSIVE STRUCTURE
	35-38"	FINE SANDY LOAM, MASSIVE STRUCTURE
	38-55"	LOAMY SAND, SINGLE GRAIN, MEDIUM SIZED SAND



- ### Legend
- EXISTING FENCE
 - - - EASEMENTS
 - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ◆ FND STREET MONUMENT
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ⊙ PERC TEST PIT LOCATIONS

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 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____

Director, Weber-Morgan Health Department _____

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 effect. Signed this _____ day of _____, 20____

Signature _____

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 executed this plat from the responsibilities and/or liabilities associated therewith. Signed this _____ day of _____, 20____

Signature _____

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 Clerk

- NOTE:
- Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision. [Am. Ord. Sec. 106-1-8(b)(5)]
 - Elevation Requirements for all residential structures (agricultural structures are exempt).
 - Lowest habitable finished floor of any building or structure shall be at elevation 4216 or higher.
 - No basements shall be permitted.
 - Lowest part of building footings shall be at least 2 feet above the highest anticipated ground water level.
 - A septic tank drain field shall be at least 2 feet above the highest anticipated ground water level and the finished grade of ground surface shall be at least 4 feet above the anticipated high ground water level of which 3 feet must be native soil.
 - Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIVE (5) LOT SUBDIVISION AS SHOWN. THE BOUNDARY WAS DETERMINED FROM A PREVIOUS SURVEY (#00913) THAT HAD ESTABLISHED THE NW 1/4 OF SECTION 15 ACCORDING TO THE B.L.M. "MANUAL OF SURVEYING INSTRUCTIONS" AND FOUND WEBER COUNTY MONUMENTS. ROAD DEDICATION, LOCATION AND BEARING OF THE CENTERLINE OF 7900 WEST STREET WERE DETERMINED BY THE WEBER COUNTY SURVEYOR'S OFFICE.

BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.