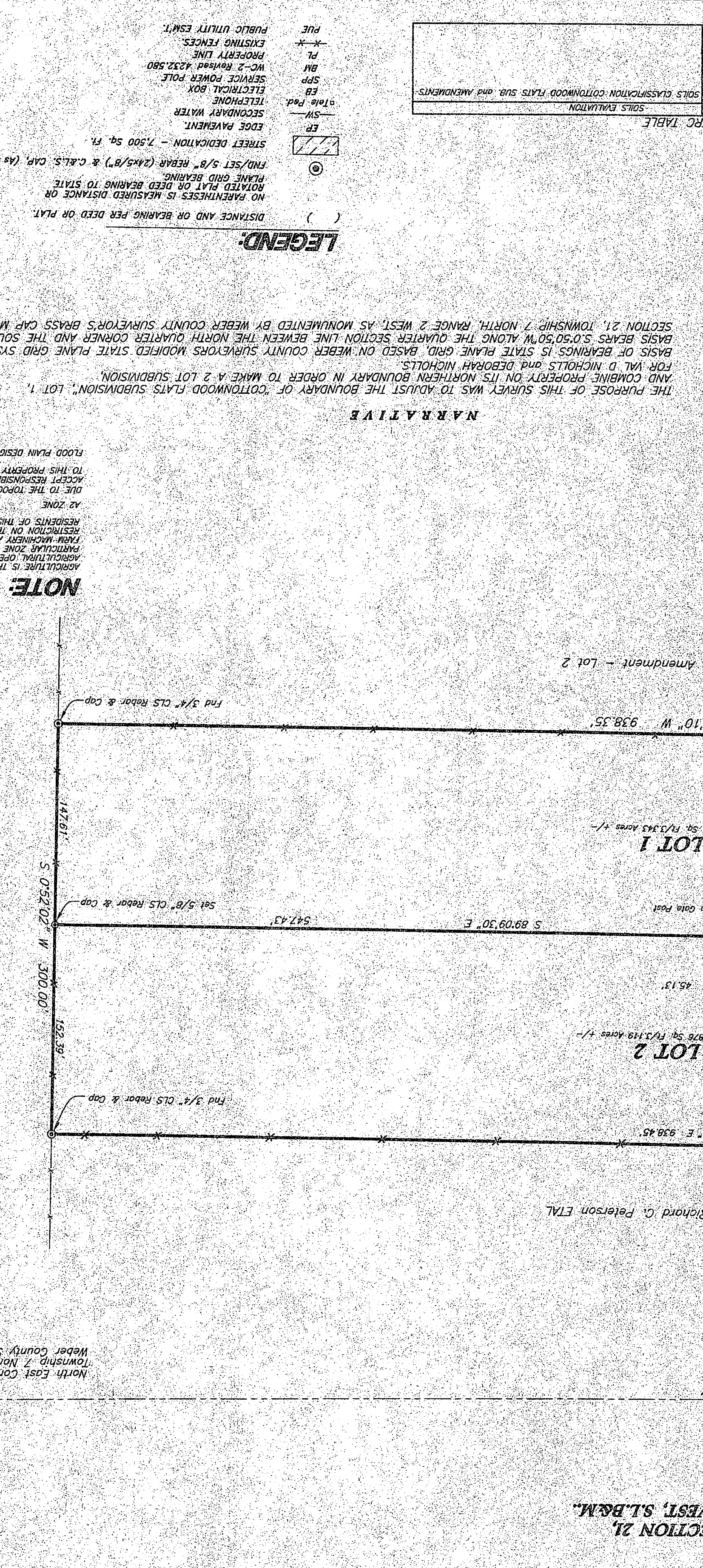


OWNERS DEDICATION
 BE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY
 AND HAVE SAID TRACT, EITHER THE SAME INTO LOTS AND SHARES AS SHOWN ON THE PLAT
 SET FORTH AND SUBMIT THE SAME INTO LOTS AND SHARES AS SHOWN ON THE PLAT
 THROUGH THE FOREMAN, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL
 RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS
 PUBLIC UTILITIES, STREET LIGHTS, AND OTHER PUBLIC UTILITIES, TO THE PUBLIC
 STATE OF UTAH, COUNTY OF WEBER, AND TO THE PEOPLE OF THE STATE OF UTAH,
 PERSONALLY APPEARED, [Name], DAY OF [Month], 20 [Year], AND
 SIGNERS) OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY
 EXECUTED THE SAID INSTRUMENT, RESIDING AT [Address], [City], [County], [State]
 MY COMMISSION EXPIRES [Date].
WEBER COUNTY ATTORNEY [Signature], DAY OF [Month], 20 [Year].
WEBER COUNTY ENGINEER [Signature], DAY OF [Month], 20 [Year].
WEBER COUNTY COMMISSION [Signature], DAY OF [Month], 20 [Year].
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER
 PUBLIC PLAYS AND PLANNED IMPROVEMENTS ASSOCIATED WITH THIS
 SUBDIVISION, HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS
 OF WEBER COUNTY, UTAH THIS [Date] DAY OF [Month], 20 [Year].
 CHARLMA, WEBER COUNTY COMMISSION [Signature], [Address].
WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE
 WEBER COUNTY PLANNING COMMISSION ON THE [Date] DAY OF [Month], 20 [Year].
WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE HEREIN DESCRIBED TRACT HAS BEEN RECORDED 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 LICENSEE LAND SURVEYOR WHO
 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR OBLIGATIONS ASSOCIATED THEREWITH.
 SIGNED THIS [Date] DAY OF [Month], 20 [Year].
WEBER COUNTY SURVEYOR [Signature]

BOUNDARY DESCRIPTION
 A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
 BEGINNING AT A POINT ON THE SECTION LINE SOUTH 0°50'50" WEST 1169.19 FEET
 ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER
 SECTION AND RUNNING SOUTH 89°09'10" EAST 988.45 FEET TO AN EXISTING FENCE
 LINE, THENCE SOUTH 0°52'02" WEST ALONG SAID FENCE 300.00 FEET; THENCE
 NORTH 89°09'10" WEST 939.35 FEET, MORE OR LESS TO THE EASTERN LINE OF
 3000 WEST STREET, THENCE NORTH 0°50'50" EAST 150.00 FEET ALONG SAID ROAD; THENCE
 THENCE NORTH 0°50'50" EAST 150.00 FEET ALONG SAID QUARTER SECTION LINE
 CONTAINING 289.020 Sq. Ft./6,534 Acres, MORE OR LESS
 TO THE POINT OF BEGINNING.

CERTIFICATE
 I, CYNTHIA L. SEGRIF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND
 SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7511(170143) IN ACCORDANCE WITH TITLE
 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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 FURTHER CERTIFY THAT ALL LOTS
 IN THIS PLAT HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE
 WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEGRIF P.L.S. 7511(170143)



NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY OF 'COTTONWOOD FLATS SUBDIVISION', LOT 1,
 AND COMBINE PROPERTY ON ITS NORTHERN BOUNDARY IN ORDER TO MAKE A 2 LOT SUBDIVISION.
 BASIS OF BEGINNINGS IS STATE PLANE GRID, BASED ON WEBER COUNTY SURVEYORS MODIFIED STATE PLANE GRID SYSTEM,
 SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYORS BRASS CAP MONUMENTS.

LEGEND
 DISTANCE AND OR BEARING PER DEED OR PLAT:
 NO PARALLELS IS MEASURED DISTANCE OR
 PLANE GRID BEARING
 1/4" SET 3/8" BEARING (244.5/8") & C.T.L.S. CAP. (As Noted)
 STREET DEDICATION - 7,500 Sq. Ft.
 EP
 SIDE WALK
 SECONDARY WATER
 TELEPHONE
 SERVICE POWER POLE
 ELECTRICAL BOX
 BM
 MC-2 REBAR 4232.880
 PROPERTY LINE
 EXISTING FENCES
 PUBLIC UTILITY ESM/T

PERC TABLE
 SOILS CLASSIFICATION COTTONWOOD FLATS SUB. and AMENDMENTS

NOTE
 AGRICULTURE IS THE REFERRED USE IN THE AGRICULTURAL ZONES.
 AGRICULTURAL OPERATIONS AS SET FORTH IN THE ZONING ORDINANCE FOR A
 FARM, LOTS, ARE PERMITTED, ANY OTHER OPERATIONS OR THE OPERATION OF
 AN INDUSTRIAL ZONE ARE PERMITTED, ANY OTHER INTERFERES WITH ACTIVITIES OF FUTURE
 RESIDENTS OF THIS SUBDIVISION.
 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 & GUTTER IS INSTALLED.
 24 ZONE
 FLOOD PLAIN DESIGNATION - ZONE X

PROPERTY RECORD
 COUNTY RECORDER
 ENTRY NO. []
 FEE PAID []
 FILED FOR RECORD AND RECORDED []
 IN BOOK []
 PAGE []
 RECORDED FOR []
 COUNTY RECORDER

DEVELOPER: VAL & DEBRAH NICHOLS
 3796 North 8900 West
 Ogden, Utah 84401 801-468-7728
 (Weber County Surveyors Brass Cap Monument)
 Township 7 North, Range 2 West, S.L.B. & M.
 South Quarter Corner of Sec 21

WEBER COUNTY PLANNING COMMISSION
 CHARLMA, WEBER COUNTY COMMISSION [Signature], [Address].
WEBER COUNTY ENGINEER [Signature], DAY OF [Month], 20 [Year].
WEBER COUNTY ATTORNEY [Signature], DAY OF [Month], 20 [Year].