

Exploration Pit #1 (UTM Zone 12 Nad 83 437972 E 4567074 N)  
 0-19" Sandy loam, granular structure, 10% gravel  
 19-88" Gravelly loamy sand, single grained, 50-75% gravel, cobbles, and boulders  
 Conduct the required percolation test so that the bottom of the percolation test hole is at 36 inches deep from the original grade.

Exploration Pit #2 (UTM Zone 12 Nad 83 438012 E 4567276 N)  
 0-62" Gravelly sandy loam, granular structure, 50% gravel and cobbles  
 62-93" Gravelly loamy sand, single grained, 50-75% gravel, cobbles, and boulders

Exploration Pit #3 (UTM Zone 12 Nad 83 437931 E 4567304 N)  
 0-27" Sandy loam, granular structure, 10% gravel  
 28-33" Gravelly loamy sand, single grained structure, 50-75% gravel, cobbles, and boulders  
 Conduct the required percolation test so that the bottom of the percolation test hole is at 42 inches deep from the original grade.

Exploration Pit #4 (UTM Zone 12 Nad 83 437888 E 4567227 N)  
 0-12" Sandy loam, granular structure, 10% gravel  
 12-34" Fine sandy loam, massive structure  
 34-92" Gravelly loamy sand, single grained structure, 50-75% gravel, cobbles, and boulders  
 Conduct the required percolation test so that the bottom of the percolation test hole is at 48 inches deep from the original grade.

Exploration Pit #5 (UTM Zone 12 Nad 83 437871 E 4567176 N)  
 0-13" Sandy loam, granular structure, 10% gravel  
 13-21" Fine sandy loam, massive structure  
 21-85" Gravelly loamy sand, single grained structure, 50-75% gravel, cobbles and boulders  
 Conduct the required percolation test so that the bottom of the percolation test hole is at 36 inches deep from the original grade.

Exploration pits should be backfilled immediately upon completion of percolation testing to prevent a hazardous environment that may cause death or injury to people or animals.

- PLAT NOTES:**
- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
  - THE VERTICAL DATUM IS NAVD 88.
  - ALL CONSTRUCTION TO COMPLY WITH WEBER COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
  - DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROADS ADJACENT TO THESE PROPERTIES UNTIL CURBS AND GUTTERS ARE INSTALLED
  - LOTS ARE SUBJECT TO A DEFERRED IMPROVEMENT AGREEMENT ENCOMPASSING ROAD WIDENING, CURB AND GUTTER AND SIDEWALK IMPROVEMENTS PER ENTRY NO. \_\_\_\_\_
  - LOTS WILL BE SERVED BY INDIVIDUAL WASTEWATER SYSTEMS. NOTE THAT SUCH SYSTEMS MUST BE A MINIMUM OF 100' FROM WELLS.
  - PURSUANT TO THE 2016 WEBER COUNTY MS4 STORM WATER PERMIT PROVISIONS FOR ONSITE RETENTION OF A 90 PERCENTILE STORM SHALL BE CONSIDERED AS WELL AS FOR LOW IMPACT DEVELOPMENT BMP'S WHEN DEVELOPING THE LOTS OF THIS SUBDIVISION.
  - CONSTRUCTION ACTIVITY PERMITS WILL BE REQUIRED FOR ANY CONSTRUCTION THAT:
    - DISTURBS MORE THAN 5000 SQUARE FEET OF LAND SURFACE AREA, OR
    - CONSIST OF THE EXCAVATION AND/OR FILL OF MORE THAN 200 CUBIC YARDS OF MATERIAL, OR
    - REQUIRES A BUILDING PERMIT FOR WHICH EXCAVATION OR FILL IS A PART OF THE CONSTRUCTION, AND LESS THAN ONE ACRE IF PART OF A COMMON PLAN OF DEVELOPMENT.
  - INDIVIDUAL HOMEOWNERS AREA RESPONSIBLE TO DEVELOP FIRE PROTECTION SYSTEM IN CONJUNCTION WITH FIRE MORTAL.

**LEGEND**

- Subject Property Line
- Interior Lot Line
- Secondary Property Line
- Centerline
- Easement
- Section Line
- Existing 5.0' Contour
- Existing 1.0' Contour
- Fence Line
- Power Line Existing
- Telephone Line Existing
- Gas Line Existing
- Edge of Asphalt Paving
- Irrigation Pipe
- Proposed 4" Irrigation Pipe
- FEMA Zone AE
- Irrigation Box
- Telephone Pedestal
- Telephone Pedestal
- Power Pole
- Set 24"x5/8" Rebar with Cap
- Found rebar set by others
- Street Monument
- Section Corner

Line No.	Bearing	Distance
L1	N 87°51'30" W	60.59'
L2	N 76°24'54" W	134.91'
L3	N 73°31'06" W	273.88'
L4	S 87°05'23" W	23.58'
L5	S 55°29'21" W	46.80'
L6	S 78°19'40" W	75.06'
L7	N 89°17'40" W	71.33'
L8	N 83°44'46" W	86.73'
L9	N 5°50'40" W	103.67'
L10	S 7°46'50" E	92.65'

Developer:  
 Brad Dobson  
 bdobson@firstam.com  
 801-598-2459

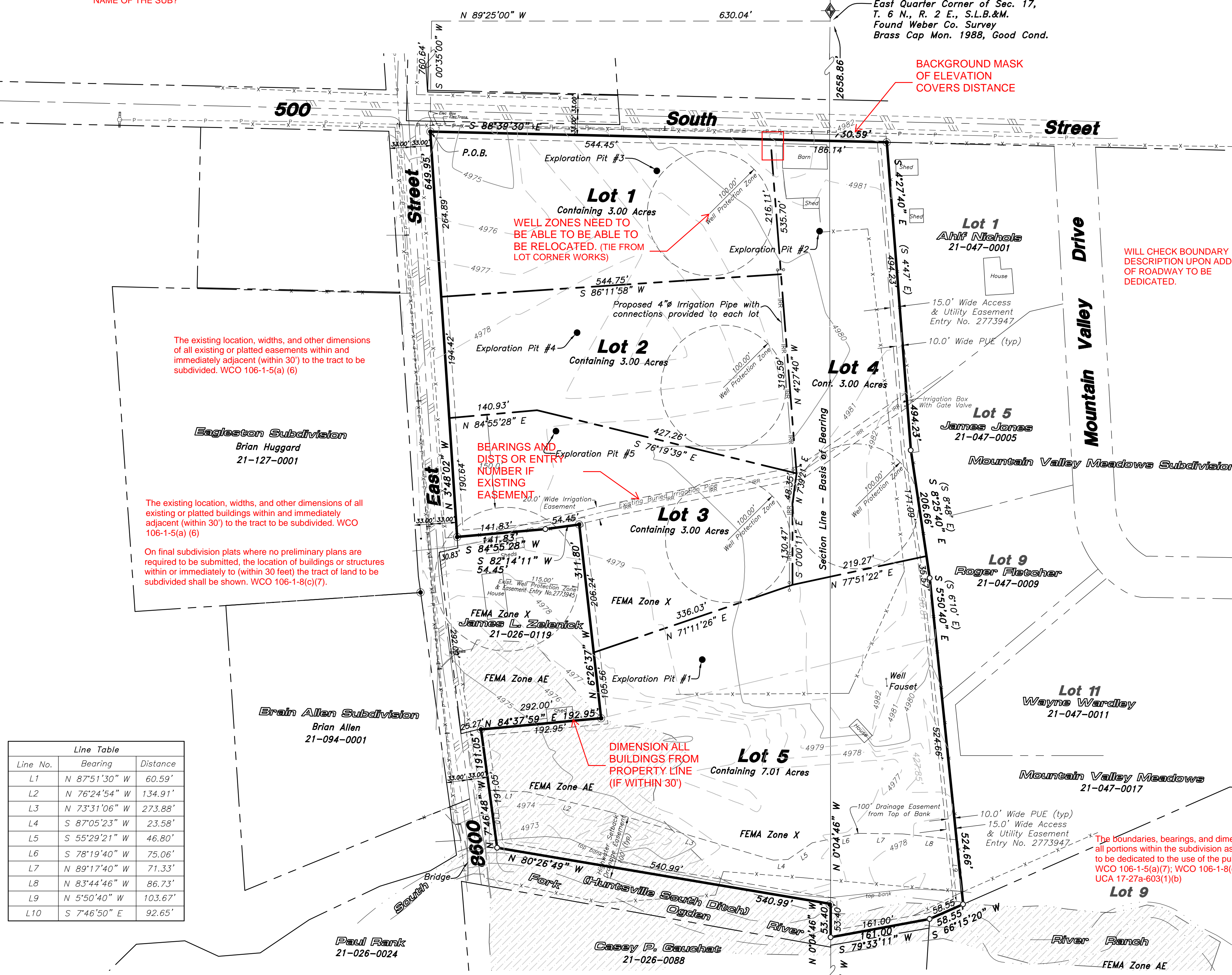
Tax Parcels:  
 21-026-0120  
 21-026-0121

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haies.net  
 Brigham City Ogdan Logan  
 (435) 723-3491 (801) 399-4905 (435) 752-8272

**East Lake Meadows Subdivision**  
 Weber County, Utah  
 A Part of the Southeast Quarter of Section 17,  
 and a Part of the Southwest Quarter of Section 16,  
 Township 6 North, Range 2 East, Salt Lake Base & Meridian  
 March 2016

PER OUR MEETING I MET WITH DEVRON AND EXPLAINED THE ROADWAY. HE SAID TO HAVE THE OVERALL BOUNDARY OF ALL THE PROPERTY INCLUDING THE ROADS IN THE BOUNDARY, AND THEN DEDICATE WHAT IS OWNED BY BRAD TO WEBER COUNTY.

DEVELOPER HAS JUST RECORDED A DEED CHANGING THE NAME OF OWNERSHIP. THE PART THAT WAS LEFT OUT OF THE PRIOR DEEDS (ROADWAY) WILL NEED TO BE CONVEYED TO THE SAME LLC THAT IS CURRENTLY SIGNING THE PLAT.



**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 \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Weber County Engineer

**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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
 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

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Chairman, Weber County Commission

Attest

**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 the 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Weber County Surveyor

**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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Weber County Attorney

**SURVEYOR'S CERTIFICATE**

I, K. Greg Hansen, 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 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 have Hereby Subdivided said Tract Into Five (5) Lots, Know Hereafter as East Lake Meadows in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is 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 Hereby 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 \_\_\_\_\_, 2016.

K. Greg Hansen P.L.S.  
 Utah Land Surveyor Licence No. 167819

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET AND THE EAST RIGHT-OF-WAY LINE OF 8600 EAST STREET BEING A POINT LOCATED 630.04 FEET NORTH 89°25'00" WEST AND 760.64 FEET SOUTH 00°35'00" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 17 BEING A WEBER COUNTY BRASS CAP MONUMENT;

RUNNING THENCE SOUTH 88°39'30" EAST 730.59 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET TO THE WEST BOUNDARY LINE OF MOUNTAIN VALLEY MEADOWS SUBDIVISION FILED AS ENTRY NO. 573528 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 04°27'40" EAST (SOUTH 4°47' EAST BY RECORD) 494.23 FEET; (2) SOUTH 08°25'40" EAST (SOUTH 8°48' EAST BY RECORD) 206.66 FEET; AND (3) SOUTH 05°50'40" EAST (SOUTH 6°10' EAST BY RECORD) 524.66 FEET TO THE NORTH BOUNDARY LINE OF RIVER RANCH FILED AS ENTRY NO. 1983391 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE SOUTH 65°50'00" WEST (SOUTH 65°50'00" WEST BY RECORD) 58.55 FEET ALONG SAID NORTH BOUNDARY LINE; THENCE SOUTH 79°33'11" WEST 161.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°04'46" WEST 53.40 FEET ALONG SAID EAST LINE; THENCE NORTH 80°26'49" WEST 540.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF 8600 EAST STREET; THENCE NORTH 07°45'48" WEST 191.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE BEING A POINT ON THE SOUTH BOUNDARY LINE OF THE JAMES L. ZELENICK PROPERTY FILED AS ENTRY NO. 2773943 IN THE FILES OF THE WEBER COUNTY RECORDERS OFFICE; THENCE ALONG THE BOUNDARY LINE OF SAID ZELENICK PROPERTY THE FOLLOWING FOUR (4) COURSES; (1) NORTH 84°37'59" EAST 192.95 FEET ALONG SAID FENCE LINE; (2) NORTH 06°28'37" WEST 311.80 FEET TO AN EXISTING FENCE LINE; (3) SOUTH 82°14'11" WEST 54.45 FEET ALONG AN EXISTING FENCE LINE; AND (4) SOUTH 84°55'28" WEST 141.83 FEET ALONG AN EXISTING FENCE LINE TO THE EAST RIGHT-OF-WAY LINE OF 8600 EAST STREET; THENCE NORTH 05°48'28" WEST 648.95 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 19.02 ACRES.

**NARRATIVE**

The Purpose of this Survey was to Establish and set the Property Corners of the Five Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Brad Dobson. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 17, Township 6 North, Range 2 East, S.L.B.&M. The basis of bearing is the East line of the Southeast Quarter of said Section which bears North 00°04'46" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

**OWNER'S DEDICATION AND CERTIFICATION**

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots, as shown on this plat and name said tract East Lake Meadows and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, a perpetual right and easement over, upon and under the lands designated hereof as public utility easement, 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 lines, 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 erected within such easements in witness we have here unto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2016. The Plat notes shown hereon area declared effective and binding

Bradford J. Dobson \_\_\_\_\_ Amy M. Dobson \_\_\_\_\_

**ACKNOWLEDGMENT**

State of Utah  
 County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, Bradford J. Dobson and Amy M. Dobson, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of \_\_\_\_\_ in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

\_\_\_\_\_  
 Notary Public

**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 of 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

\_\_\_\_\_  
 Weber-Morgan Health Department

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_ COUNTY RECORDER BY: \_\_\_\_\_ DEPUTY