

TUFT LUCK SUBDIVISION
 A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.
 LOCATED WITHIN, WEBER COUNTY, UTAH.
 (SURVEY PERFORMED ON 11-25-2014)

SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Land Surveyor and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors License, certificate No. 7075114, as prescribed under the laws of the State of Utah. I further certify authority of the Owners, I have completed a survey of the property described on the plat in or with Section 17-23-17 and have verified all measurements of a tract of land, hereafter to be **TUFT LUCK SUBDIVISION**, as shown on this plat. That I have placed monuments as per this plat and that this survey was performed within the accordance of the minimum accuracy survey, Class "A", or a linear closure of 1:15,000'. Also, to the best of my knowledge this sub meets Weber County use codes.

The purpose of this survey is to combine the existing parcels and then subdivide the area for future development.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast quarter of Section 23, Township 6 North, Range 1 Lake Base and Meridian, known as TUFT LUCK SUBDIVISION, more particularly described as follows:

Beginning at a point that is North 89°35'27" West, a distance of 1,446.82 feet; thence South East, a distance of 565.86 feet; thence South 05°42'35" West, a distance of 66.00 feet; thence North 84°17'25" West, a distance of 40.00 feet from the East 1/4 corner of described section;

Thence South 01°06'01" West, a distance of 623.73 feet; thence North 70°32'33" West a distance of 463.53 feet; thence North 01°42'49" East, a distance of 573.84 feet to the point of a non tangent curve to the left, of which the radius point lies North 38°14'00" East, a distance of 388.24 feet; thence easterly along the arc, through a central angle of 32°31'25", of 220.38 feet; thence South 84°17'25" East, a distance of 231.38 feet to the point of beginning.

Containing 252,651 square feet or 5.80 acres, more or less.

SURVEYOR'S NARRATIVE

This survey was performed at the request of Thomas Quinn, for the purpose to locate lines in relation to existing fencing, and other improvements, also for the possible purpose of building, landscaping, or property sales.

The basis of bearing was derived from found sectional monumentation as shown in area and subdivision established through time and deeds and utilized on this survey as S 00°48'00" shown hereon.

Shown are Two foot Contours Highlighted at Ten foot Intervals as labeled. The elevation determined by the field G.P.S. Projection Based on USGS Utah North NAD 1983 Projection the off to the nearest 10 foot mark for a more efficient Bench Mark Base. The project Bench Mark 5335.00' = set nail in asphalt located along Snow Basin Road as shown hereon.

- Exploration pit # 1
- 0-24" silt clay loam, granular structure
 - 24-64" silty clay, massive/weak blocky structure
 - 64-90" silty clay, massive structure, 5% gravel

NOTE

Tuft Luck Subdivision is located within a Natural Hazards Area. A geotechnical and geo investigation has been performed by Intermountain GeoEnvironmental Services, Inc. (IGES) on S 16, 2016 (IGES) Project No. 02350-001. The final report is available for public review at the County Planning Division Office.

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into this lot and 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 to be hereafter known as

TUFT LUCK SUBDIVISION

and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements and 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 building or structures being erected within such easements.

In witness whereof _____ have hereunto set this _____ day of _____ A.D., 20____.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 County of WEBER

On the _____ day of _____ A.D., 20____, personally appeared before me _____, who being by me duly sworn did say the he/she is the _____ of _____, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

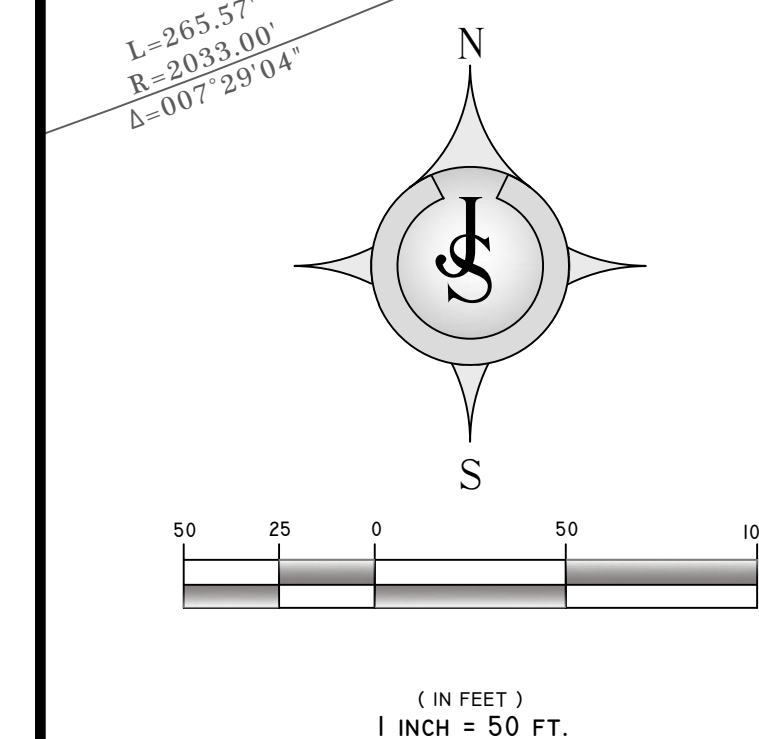
My commission expires: _____ Notary Public

residing in: _____

TUFT LUCK SUBDIVISION

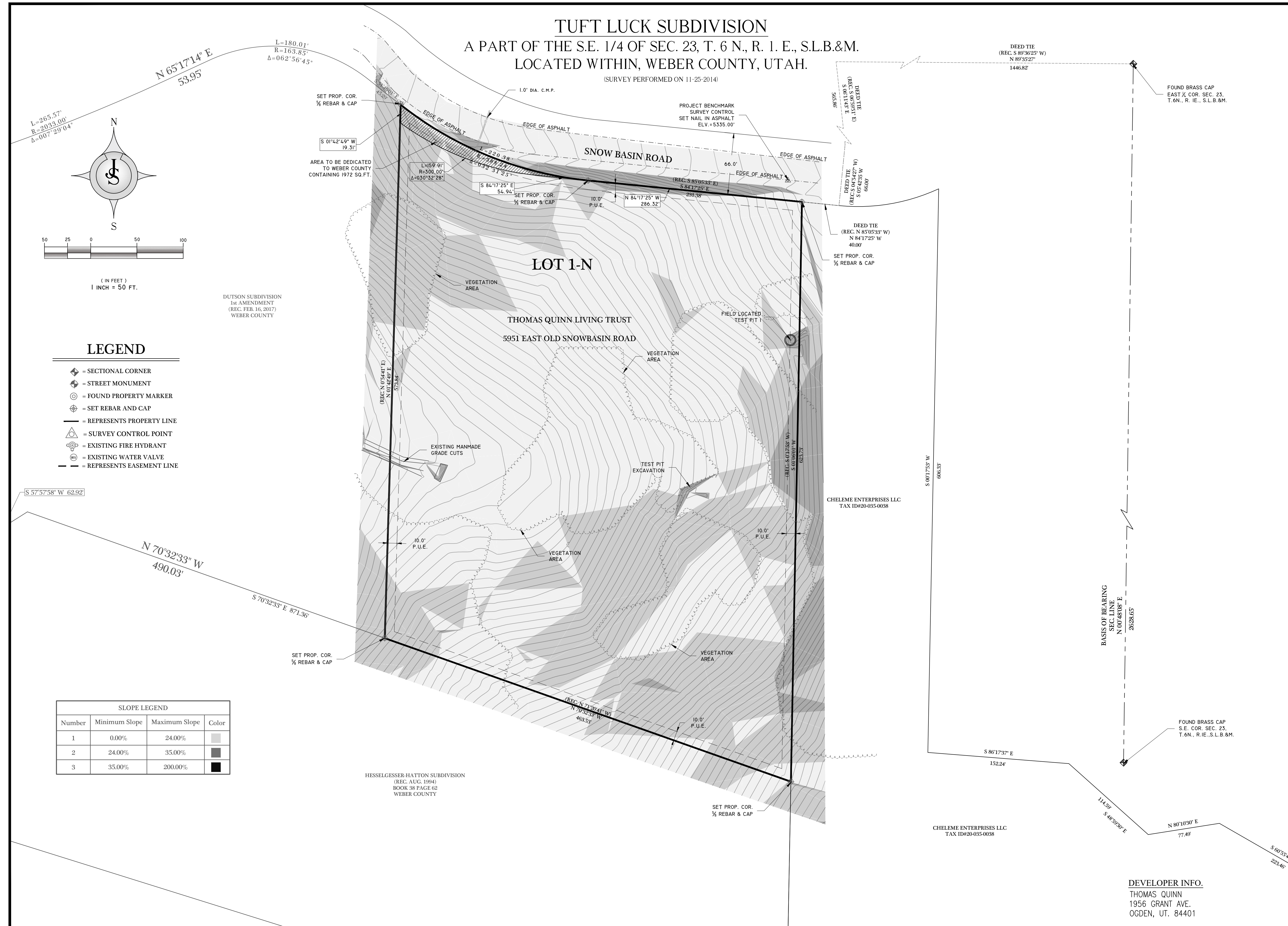
A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.
 LOCATED WITHIN, WEBER COUNTY, UTAH.

DEVELOPER INFO.
 THOMAS QUINN
 1956 GRANT AVE.
 OGDEN, UT. 84401



- LEGEND**
- ◆ = SECTIONAL CORNER
 - ⊕ = STREET MONUMENT
 - ⊙ = FOUND PROPERTY MARKER
 - ⊕ = SET REBAR AND CAP
 - = REPRESENTS PROPERTY LINE
 - ⊙ = SURVEY CONTROL POINT
 - ⊕ = EXISTING FIRE HYDRANT
 - ⊕ = EXISTING WATER VALVE
 - = REPRESENTS EASEMENT LINE

SLOPE LEGEND			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	24.00%	
2	24.00%	35.00%	
3	35.00%	200.00%	



JOHANSON
 PROFESSIONAL LAND SURVEYORS
 SURVEY • DESIGN • SEPTIC • PLANNING
SURVEYING
 P.O. BOX 18941
 SALT LAKE CITY, UTAH 84118
 Shane Johanson P.L.S. 801-815-2541

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND 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____

 Weber County Surveyor

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 _____ 20____

 Chairman, Weber County Planning Commission

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.

 Director, Weber-Morgan Health Department

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____

 Weber County Attorney

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 THE IMPROVEMENTS.

 Weber County Engineer

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____

 Chairman, Weber County Commission

ATTEST _____ TITLE _____

WEBER COUNTY REC

ENTRY NO. _____ FILED FOR _____
 AND RECORDED, _____
 AT _____ IN BOOK _____
 OF THE OFFICIAL RECORDS, PAGE _____
 RECORDED FOR: _____

 WEBER COUNTY RECORDER

NUMBER _____
 ACCOUNT _____
 SHEET 1 _____
 OF _____ SHEETS