FOX FARM SUBDIVISION PART OF THE NW 1/4 OF SECTION 1 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: MARCH 2017 Show width, dimensions Northwest Corner Sec. I T6N, RIE, SLB&M and alignment of adjacent S 89° II' 22" E BASIS OF BEARING WCO 106-1-5(a)(6) 2650.81' MEAS. 2650.87' REC. FOUND GBEN REBAR & CAP The plat shall have a detailed description of all monuments FOUND LANDMARK REBAR & CAP OWNER'S DEDICATION found and each one shall be referenced on the plat including Legend the type, size, condition, and location in reference to the We the undersigned owners of the herein described tract of land, do hereby ---x---x- EXISTING FENCE set apart and subdivide the same into lots as shown hereon and name said surface of the ground as well as a description or graphic tract FOX FARM SUBDIVISION: ---- EASEMENTS **Show Existing Address** depiction of the markings, date, agency, entity, or surveyor We hereby grant and dedicate a perpetual right and easement over, upon as inscribed on the monument. ----- STREET CENTERLINE and under the lands designated hereon as public utility, storm water WCO 45-3-33(b) detention pond(s), drainage easement(s), and canal maintenance FND SECTION CORNER easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural FND STREET MONUMENT state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being FND CURB NAIL erected within such easements. FND REBAR AND CAP SET #5x24" REBAR AND CAP STAMPED LANDMARK WCO 106-1-5(a) (6) 20-054-0005 DEREK PONTIUS Individual Acknowledgement IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, Exist. Structure Lot 1 289,269 s.f. 6.641 acres SCOTT B. BEST KIMBERLY B. BEST COUNTY OF WEBER) On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same. WITNESS my hand and official stamp the date Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the in this certificate first above written Land Use Code for a particular zone are permitted at any time including the operation of Notary Public Residing in: S 89°27'25" E farm machinery and no allowed agricultural use shall be subject to restriction on the basis that 150.00 it interferes with activities of future residents of My Commission Expires: The surveyor should explain what decisions he made in this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)] formulating the boundary such as the basis of bearing for the description or the use of any proration methods. WCO 106-1-8(c)(1)k(ii). **BOUNDARY DESCRIPTION** The narrative explains and identifies the found monuments or A part of the Northwest Quarter of Section 1, Township 6 North, Range 1 East, Salt Lake Base deed elements that controlled the established or reestablished and Meridian, being more particularly described as: lines. WCO 106-1-8(c)(1)k(iii); UCA 17-23-17(4)(a)(iii) WCO 106-1-8 (c)(6) Beginning at a point which is 922.00 feet South 89°48'00" East along the Section line from the Northwest corner of said Section 1, said point also being the Northeast corner of Staples If the description calls for any monuments in a broad sense of the Subdivision, a subdivision in Weber County, Utah; and running thence South 89°11'22" East term (right of way lines, subdivision boundaries, fences, ect.) the along said Section line 121.24 feet; thence South 0°36'37" West 9.97 feet; thence South 67°25'25" East 43.10 feet; thence South 86°46'25" East 181.29 feet; thence South 12°01'32" West 873.85 surveyor should indicate what he found relating to these calls. feet; thence North 88°13'29" West 172.53 feet; thence North 88°25'22" West 138.31 feet; thence WCO 106-1-8(c)(1)k(iii). North 51°04'19" West 14.88 feet; thence North 0°48'38" East 425.57 feet; thence South 89°27'25" East 150.00 feet; thence North 0°48'38" East 450.03 feet to the point of beginning. The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of Contains 291,052 s.f. or 6.682 acres the survey. WCO 45-3-4(a). *NARRATIVE* The written narrative shall contain the legal principles of boundary The purpose of this survey is to create a one (1) Lot Subdivision as shown. establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b). Staples Subdivision bearings and dimensions have been rotated to match current County Data for the Section line information. If the survey abuts or references a public or private right of way, Exist. Ditch The basis of bearing of bearing is State Plane Grid Bearings as shown. subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible Dimension Existing Ditch evidence was used and which legal principles of boundary - WCO 106-1-5(a) (6) establishment were used to re-establish the location of said features. WCO 45-3-4(a). SURVEYOR'S CERTIFICATE I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license 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 placing monuments as represented. That this plat was prepared N 51°04'19" W FOUND GBEN REBAR & CAP FOUND LANDMARK REBAR & CAP-14.88'___ from the field notes of this survey and from documents 20' NORTH OF CORNER ON LINE and records as noted hereon. I further certify that, to the N 88°25'22" W N 88'13'29" W best of my knowledge and belief, all lots meet the current 138.31 172.53' requirements of the Land Use Ordinance of Weber county. FOUND REBAR NO CAP ----Miradi indicates this Subdivisions that include lots that are partially or Landmark Surveying, Inc. needs to be the completely in the floodplain shall show the Weber County Recorder 4646 South 3500 West - #A-3 Ogden Valley floodplain/ floodway boundaries. And base flood A Complete Land Surveying Service West Haven, UT 84401 www.LandmarkSurveyUtah.com Planning Commission elevations in 1 ft increments in the flood area OR in 801-731-4075 lieu of providing base flood elevations designate WEBER COUNTY PLANNING COMMISSION APPROVAL areas as "non-buildable for residential or This is to certify that this subdivision plat was duly approved by the Weber DEVELOPER: SCOTT BEST Filed for record and recorded County Planning Commission on the _____day of ______, 20____. commercial structures" WCO 106-1-8 (c)(6) WEBER COUNTY SURVEYOR 6491 E. 1900 N. I hereby certify that the Weber County Surveyor's Office Eden UT, 84310 has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and Chairman, Weber County Planning Commission in book _____ of official records, monuments on record in county offices. The approval of this WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY ENGINEER WEBER COUNTY ATTORNEY plat by the Weber County Surveyor does not relieve the Licensed Subdivision This is to certify that this subdivision plat, the dedication of streets and NW 1/4 of Section 1, Township 6 North, I hereby certify that the required public improvement standards and drawings I have examined the financial guarantee and other documents associated with Land Surveyor who executed this plat from the responsibilities for this subdivision conform with County standards and the amount of the other public ways and financial quarantee of public improvements associated Range 1 East, Salt Lake Base and Meridian. this subdivision plat and in my opinion they conform with the County County Recorder: Leann H Kilts and/or liabilities associated therewith. financial guarantee is sufficient for the installation of these improvements. with this subdivision thereon are hereby approved and accepted by the Ordinance applicable thereto and now in force and effect. Signed this _____ Commissioners of Weber County, Utah this day of _______, 20____. Signed this ____ day of ______, 20 ___. DRAWN BY: Signed this ____, day of _____, 20__. By Deputy: ___ CHECKED BY: Signature DATE:

This Plat is the Intellectual Property of Landmark Survening. Inc. . all legal rights are reserved

FILE: 3615