

There is no narrative to check until record of survey is submitted. (I didn't see one in our ledger) I would like to make sure you are aware of recent additions as of 4/12/2017 regarding narratives:

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 15488 and that I am duly licensed under the provisions of the Utah Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

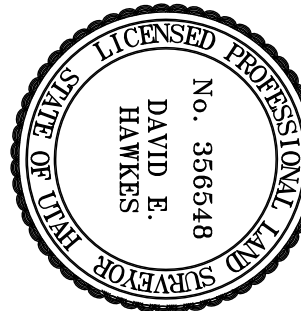
NARRATIVE

See Record of Survey #XXXX as filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate the Northeast Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, comprising 13.57 acres, described as Parcel 2 in that certain Special Warranty Deed recorded as Entry 2089767 of the Weber County Records, Basis of Bearing Geodetic North as determined by GPS or North 00°30'19" East coincident with the east line of the Southeast Quarter of said Section 33, Subdivided parcel being more particularly described as follows:

Commencing at the Southeast Corner of said Section 33, which is a Weber County Survey brass cap monument, thence North 00°30'19" East 2655.50 feet coincident with the east line of the Southeast Quarter of said Section 33 to the East Quarter Corner thereof, thence South 00°30'19" East 198.61 feet to the East line of the Northeast Quarter of said Section 33 to a point 30 rods (495.00 feet) South 00°30'02" West of the Northeast Corner of said Section 33 as located on that certain Record of Survey performed by Boundary Consultants, Inc., certified by David E. Hawkes, P.L.S., titled "Record of Survey of Tax Parcel 15-088-0035 and filed in the Office of the Weber County Surveyor, Thence North 89°32'51" West 40.00 feet to the northwest corner of that particular parcel, parcel being transferred to Weber County Thence North 89°32'51" West 198.61 feet to the True Point of Beginning, thence South 00°30'02" West 198.61 feet coincident with the west right of way line of 3500 West Street to a number 5 rebar and cap stamped "P.S. 356548". Thence South 00°30'02" West 198.61 feet coincident with the west right of way line of the following four (4) courses along ancient fence and acquiescence lines, 1) "P.S. 356548", 2) North 89°32'51" West 142.15 feet to a fence corner, 3) South 00°34'24" West 364.73 feet to a fence corner, 4) North 89°50'54" West 454.33 feet to a fence corner, thence North 00°30'02" West 523.07 feet to a number 5 rebar and cap stamped "P.S. 356548". Thence North 89°32'51" West 524.00 feet to a number 5 rebar and cap stamped "P.S. 356548". Thence North 00°30'02" East 524.00 feet to a number 5 rebar and cap stamped "P.S. 356548". Thence South 89°32'51" East 1287.49 feet to the point of beginning.



Two Street Monuments will need to be installed at these locations: See Monument Improvement Agreement attached to review

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided as shown on this plat and name said tract STAKER FARMSTEAD ESTATES RESIDENTIAL CLUSTER SUBDIVISION, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public streets, the same to be used as public thoroughfares for ever, and also dedicate to Weber County, Utah, the easement for utility lines, and the right to install and maintain utility poles, to be authorized by the governing authority in witness we have hereunto set our signature.

Signed this _____ day of _____, 2017.

ACKNOWLEDGMENT

On the _____ day of _____, 2017, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signer of the above Owner's Dedication, who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WEBER MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates and site conditions of the above described tract of land are suitable for a water system office and are approved for an on-site waste water system. This _____ day of _____, 2017.

Director, Weber Morgan Health Department _____

WEBER COUNTY RECORDER

ENTRY NUMBER _____

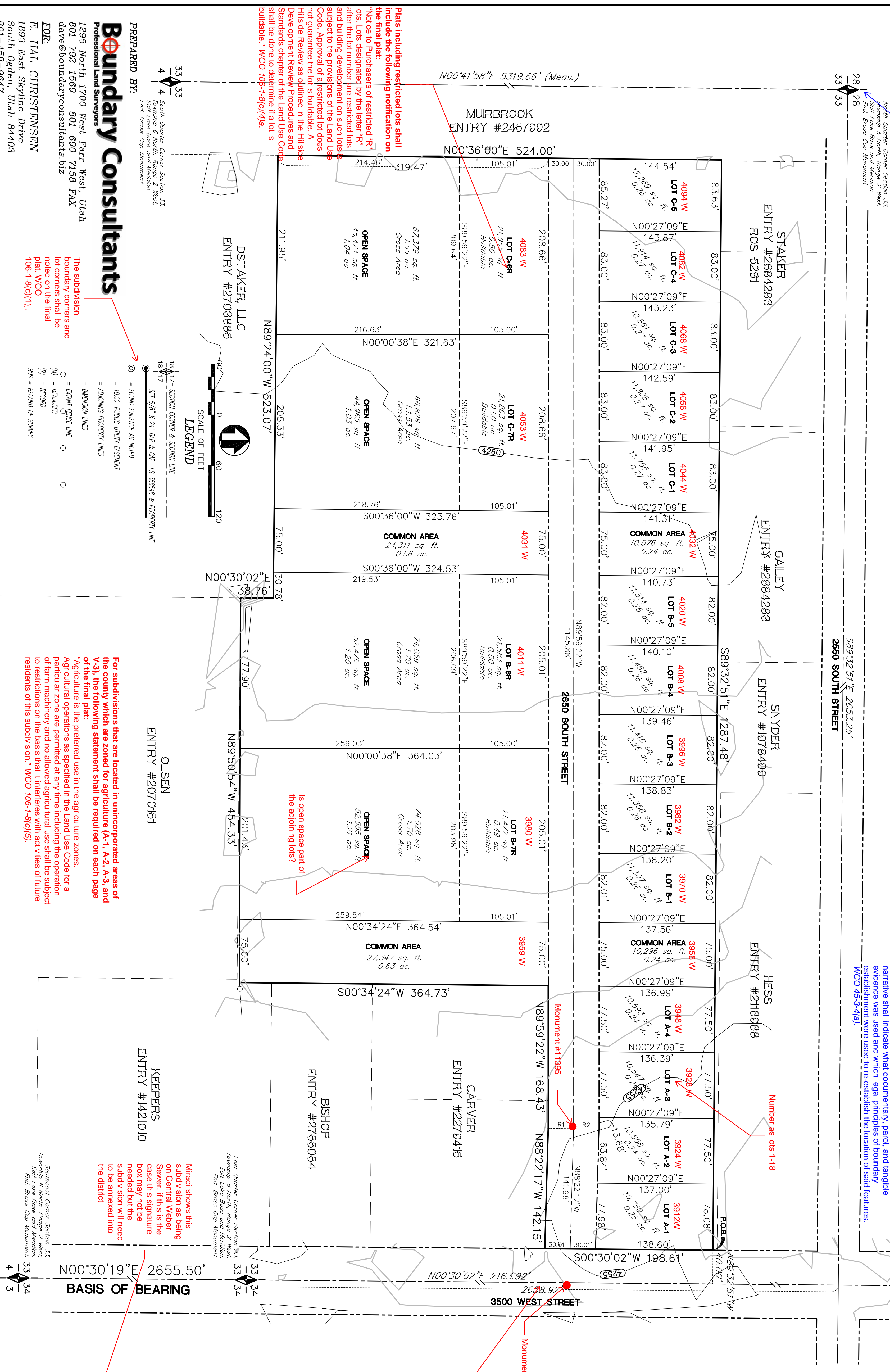
FILED FOR RECORD AND RECORDED THIS _____

DAY OF _____, 2017, IN BOOK _____ AT PAGE _____ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description of graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-33(b)

STAKER FARMSTEAD ESTATES RESIDENTIAL CLUSTER SUBDIVISION TAYLOR, WEBER COUNTY, UTAH
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SURVEY PERFORMED: MARCH 2017



Plats including restricted lots shall include the following notification on the final plat:

Notice to Purchasers of restricted lots: Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Land Use Code. Approval of a restricted lot does not guarantee the lot is buildable. A Hillside Review as outlined in the Hillside Development Review Procedures and Standards chapter of the Land Use Code shall be done to determine if a lot is buildable. WCO 106-1-8(c)(4)a.

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:

"Agriculture is the preferred use in the agriculture 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 uses shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:

"Agriculture is the preferred use in the agriculture 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 uses shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

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 _____, 2017.

COUNTY SURVEYOR'S CERTIFICATE
I hereby certify that the Weber County Surveyor has reviewed this plat for nonmathematical 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 execute this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2017.

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 _____, 2017.

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 _____, 2017.

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and easements associated with this subdivision, have been approved and accepted by the Commissioners of Weber County, Utah on the _____ day of _____, 2017.

WEBER COUNTY RECORDS
ENTRY NUMBER _____
FILED FOR RECORD AND RECORDED THIS _____
DAY OF _____, 2017, IN BOOK _____ AT PAGE _____ OF THE OFFICIAL RECORDS.