

**LYONS ACRES
WEST WARREN, UTAH
Lying and Situate in the Northwest Quarter of Section 23,
Township 6 North, Range 3 West, Salt Lake Base and Meridian
Survey Performed: May 2017**

**WEBER COUNTY
BK. 624, PG. 570**

900 SOUTH STREET

**BASIS OF BEARING
S89°13'17"E 2643.26' (Measured)**

364.58' (Meas.)

EAST 345' (Rec.)

**WEBER COUNTY
ENTRY #2782712**

Northwest Corner, Section 23,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian monument
as per Weber County Corner Record
Number #5122-171603W23W

North Quarter Corner, Section 23,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian
monument as per Weber County
Corner Record Number #5122-171603W23W

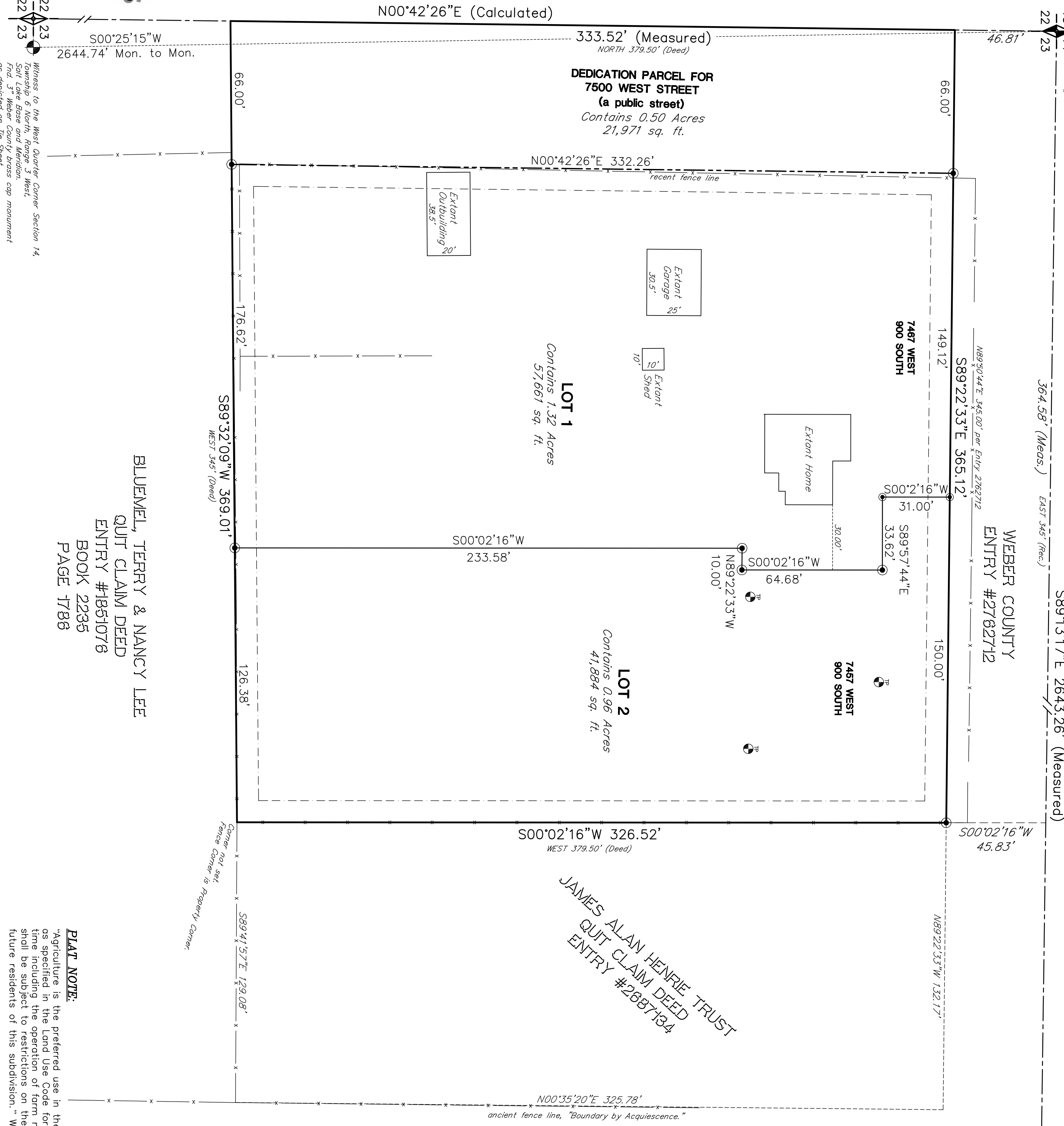


SCALE OF FEET



LEGEND

- 18' X 12' SECTION CORNER & SECTION LINE
- 16' X 17' SECTION CORNER & SECTION LINE
- = SET 5/8" X 24" BAR & CAP U.S. 356648 & PROPERTY LINE
- = ROAD RIGHT-OF-WAY LINES
- = ROAD PUBLIC UTILITY EASEMENT
- = ADDING PROPERTY LINES
- = DIMENSION LINES
- = EXIST FENCE LINE
- (M) or (MEAS) = MEASURED
- (R) or (REC) = RECORDED
- ROS = RECORD OF SURVEY



SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356648 and that I am duly licensed under the State of 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.

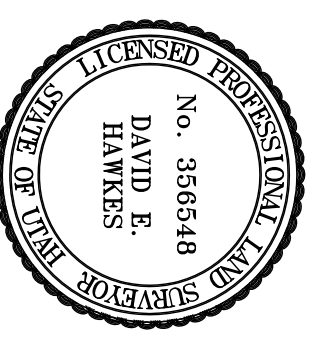
NARRATIVE

See Record of Survey #5739 as filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Northwest Quarter of Section 23, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah. Comprising the remaining 2.78 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2736893 of the Weber County Records in that adjoining area, granted by said through acquiescence to oncert fence line which encompasses the parcel, and which is shown on the attached plat. The subject parcel is bounded on the north by the north line of said quarter Section. Subject forced being more particularly described as follows:

Commencing at the Northwest Corner of said Section, thence South 89°13'17" East 364.58 feet coincident with said Quarter Section line, thence South 00°02'16" West 45.83 feet to a fence corner, thence South 00°02'16" West 326.52 feet coincident with said fence and acquiescence line to a fence corner, thence South 89°32'09" West 369.01 feet coincident with an ancient fence line and acquiescence line prolonged to the west line of said Quarter Section; thence North 00°42'26" East 333.52 feet coincident with said Quarter Section line to the southwest corner of that particular parcel of land transferred to Weber County by that certain Warranty Deed recorded as Entry 2736893 of the Weber County Records in that adjoining area, thence South 89°27'33" East 353.12 feet to a fence corner (North 89°50'44" East 345.00 feet south only deed) coincident with said south line and the prolongation thereof to the point of beginning.



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 into two lots and a public street as shown on this plat and name said tract LYONS ACRES, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or parcels of said tract of land which are shown on this plat as being dedicated to said county as public thoroughfares; forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements, in witness we have hereunto set our signatures.

Signed this _____ day of _____, 2017.

Anthony J. Lyons

Eliza J. Lyons

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 signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

My Commission Expires _____

Notary Public

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEES PAID FOR RECORD AND RECORDED THIS _____

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

DEPUTY COUNTY RECORDER _____

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 waste water disposal systems.

Signed this _____ day of _____, 20__

Director, Weber-Morgan Health Department

PREPARED BY:

Boundary Consultants
Professional Land Surveyors

1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX
dave@boundaryconsultants.biz

FOR:

ANTHONY LYONS
7487 WEST 900 SOUTH
OGDEN, Utah 84404
801-686-5712

West Quarter Corner, Section 14,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian
monument as per Weber County
Corner Record Number #5122-171603W23W

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 _____, 20__

Signature

COUNTY SURVEYORS CERTIFICATE

I hereby certify that the Weber County Surveyors Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____, 20__

Signature

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 _____, 20__

Signature

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 _____, 20__.

Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and easements associated with this subdivision, the plat approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20__.

Chairman, Weber County Commission