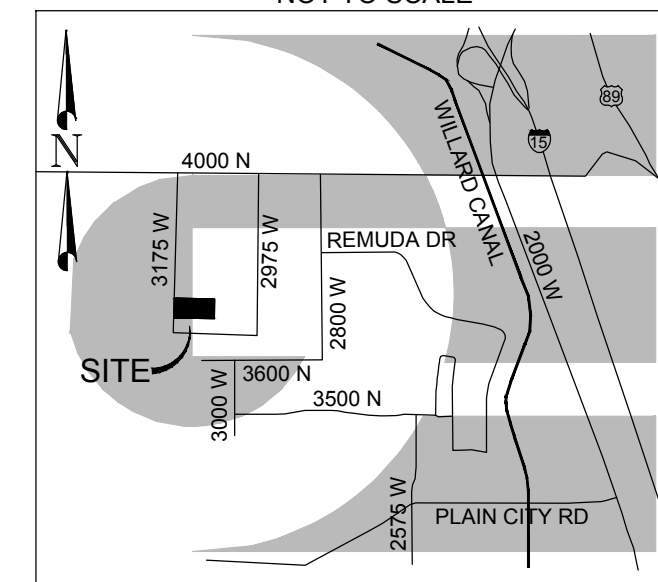


HALES SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JUNE 2017

VICINITY MAP

NOT TO SCALE



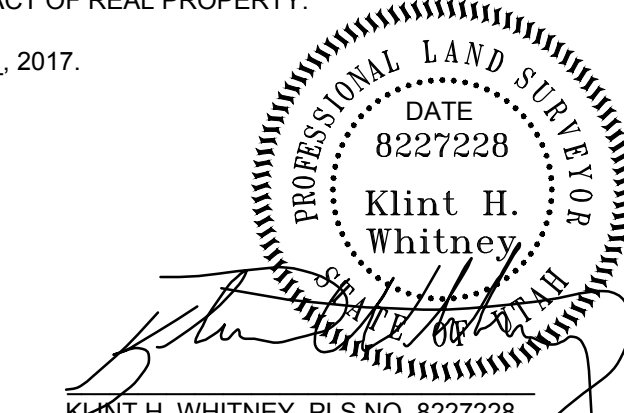
BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 89°35'34" WEST 552.04 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION AND SOUTH 0°00'00" EAST 2126.83 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 88°11'40" EAST 691.17 FEET TO THE EXTENSION OF THE WEST LINE OF THE WAPITI ESTATES SUBDIVISION; THENCE ALONG SAID WEST LINE AND ITS EXTENSION SOUTH 1°46'35" WEST 325.00 FEET; THENCE NORTH 88°11'40" WEST 691.33 FEET; THENCE NORTH 1°48'20" EAST 325.00 FEET TO THE POINT OF BEGINNING. CONTAINING 224,655 SQ. FT. OR 5.16 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS HALES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF _____, 2017.



Owner's Dedication Certificate shall include the following Private Streets, access, rights-of-way dedication as applicable:
 "Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns."
WCO 106-7-1
Needed for 3175 West (Private Street), for dedication to the entity, person(s) (lot owners), association(s) that will be maintaining the area created as a street. You will need to stay with the WCO code wording as close as you can but deviate only as needed for your special circumstance. If a street is created on the land subdivided it must be dedicated to those responsible for maintenance.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HALES SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2017.

BY: DAVE HALES

BY: DAN HALES

ACKNOWLEDGEMENT

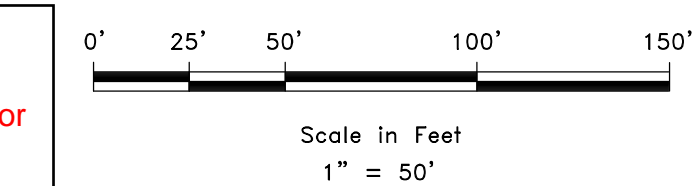
STATE OF UTAH)
 COUNTY OF WEBER)

On this ____ day of _____, 2017, before me _____, A Notary Public, personally appeared DAVE HALES AND DAN HALES. Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)
Missing street ROW lines.



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 5/8" 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - EXISTING STORM DRAIN
- EXISTING TRANSFORMER
- EXISTING FIRE HYDRANT
- EXISTING GRAVEL ROAD
- - - MAJOR CONTOUR LINE
- - - MINOR CONTOUR LINE
- - - P.O.B TIE

NOTES

- ZONE A-1 CURRENT YARD SETBACKS: FRONT-30' // SIDE-10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' // REAR-30'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- SEWER IS TO BE SEPTIC AS APPROVED BY WEBER COUNTY.
- SOILS NOTES:

EXPLORATION PIT #TPS (UTM ZONE 12 NAD 83 0411640 E 4575868 N)
 0-38" SILT LOAM, GRANULAR STRUCTURE, MOTTLING-STARTING AT 24 INCHES
 38-68" SILTY CLAY LOAM, WEAK BLOCKY STRUCTURE, MOTTLING
 68-87" SILT LOAM, MASSIVE STRUCTURE, MOTTLING
 87-103" SANDY LOAM, SINGLE GRAIN STRUCTURE, MOTTLING
 GROUND WATER DEPTH IF ENCOUNTERED 103 INCHES BELOW GRADE

EXPLORATION PIT #TPN (UTM ZONE 12 NAD 83 0411637 E 4575954 N)
 0-36" SILT LOAM, GRANULAR STRUCTURE, MOTTLING-STARTING AT 25 INCHES
 36-57" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 15% GRAVEL, MOTTLING
 57-110" SANDY LOAM, SINGLE GRAIN STRUCTURE, MOTTLING
 GROUND WATER DEPTH IF ENCOUNTERED 103 INCHES BELOW GRADE

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 AT 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.

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY #190100050 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DAN HALES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. VESTING DEED RECORDED AS ENTRY #2821950, ALONG WITH DEDICATED PLATS AND ADJACENT PROPERTY DEEDS WERE ALSO USED TO ESTABLISH THE BOUNDARY. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°35'34" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

WEBER - MORGAN HEALTH DEPARTMENT

I DO 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.

SIGNED THIS ____ DAY OF _____, 2017

DIRECTOR WEBER-MORGAN HEALTH DEPT.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 2017.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS 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.

COUNTY ENGINEER

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S 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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 2017.

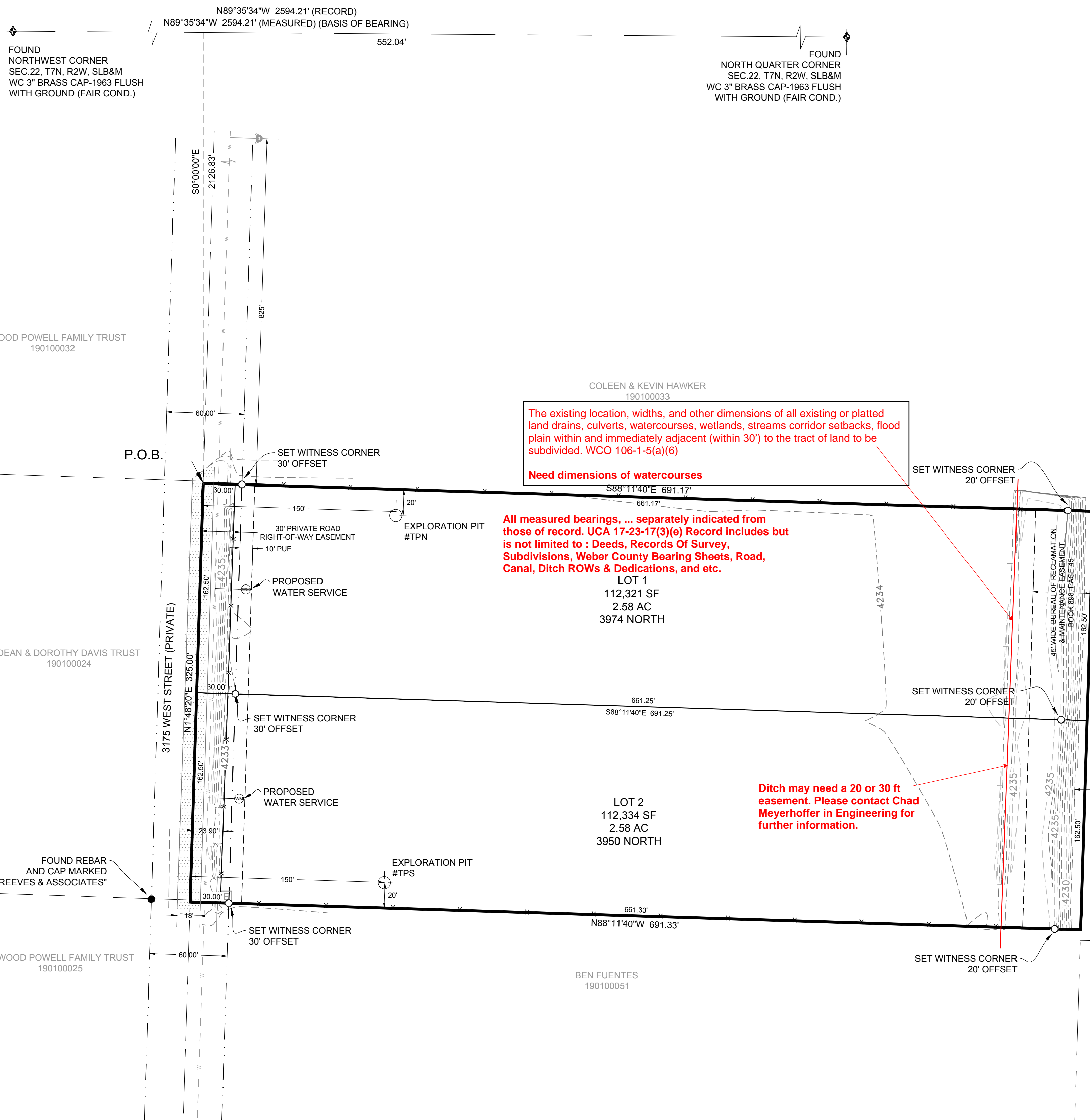
COUNTY SURVEYOR

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)
Need dimensions of watercourses

All measured bearings, ... separately indicated from those of record. UCA 17-23-17(3)(e) Record includes but is not limited to: Deeds, Records Of Survey, Subdivisions, Weber County Bearing Sheets, Road, Canal, Ditch ROWs & Dedications, and etc.

Ditch may need a 20 or 30 ft easement. Please contact Chad Meyerhoffer in Engineering for further information.

How much is on Hales Subdivision?



R:\2001 - MISC SURVEYS\765 - DAVE HALES\SURVEY\DWG\DAVE AND DAN HALES SUB.DWG