

Drasel Condominiums

Lots 5 - 9, Block 6, The Hermitage and Lot 4, being situated in the Southwest Quarter of Section 18, Township 6 North, Range 1 East, Salt Lake Base & Meridian Weber County, Utah

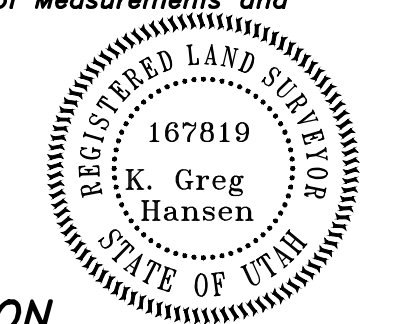
Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

Condominium plat shall: be certified to its accuracy and compliance with the provisions of 57-8-13(1)

The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". UCA 17-27a-604(4)(b)(i)

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property Described on this Plat in accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into six units and one garage, known Hereafter as Drasel Condominiums in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the Ground, I Further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements and granted allowances have been Complied with.



Signed this _____ day of _____, 2017.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819

BOUNDARY DESCRIPTION

LOT 4, SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

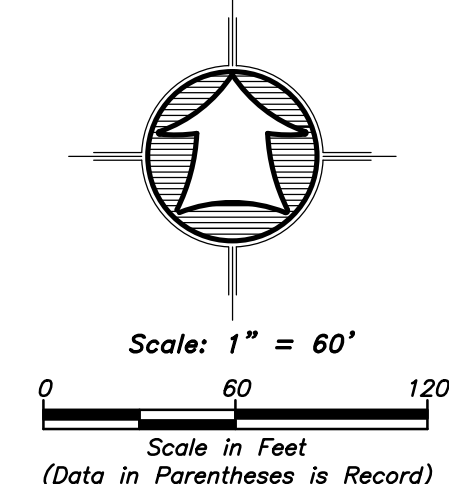
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18 AND RUNNING THENCE NORTH 01°20'15" EAST 1320.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 83°15'29" EAST 959.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 03°14'51" WEST 1131.23 FEET ALONG THE WEST BOUNDARY OF SAID LOT 4 TO A POINT ON THE NORTH BOUNDARY LINE OF THE HERMITAGE; THENCE ALONG THE HERMITAGE THE FOLLOWING TWO (2) COURSES; (1) NORTH 40°36'26" EAST 73.91 FEET; AND (2) SOUTH 25°32'56" EAST 43.57 FEET TO THE NORTHERLY BOUNDARY LINE OF A 16.50 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 52°44'23" WEST 390.60 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE SOUTH LINE OF SAID SECTION 18; THENCE SOUTH 83°27'15" WEST 716.66 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 28.43 ACRES.

ALSO LOTS 5, 6, 7, 8 AND 9, BLOCK 6, THE HERMITAGE AND OTHER LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9 BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF A 16.50 FOOT WIDE RIGHT-OF-WAY LOCATED 748.96 FEET NORTH 83°27'15" EAST ALONG THE SOUTH LINE OF SAID SECTION 18 FROM THE SOUTHWEST CORNER OF SAID SECTION 18;

RUNNING THENCE NORTH 52°44'23" EAST 361.90 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 9 AND THE SOUTHERLY BOUNDARY LINE OF A 16.5' WIDE RIGHT OF WAY AS SHOWN ON SAID THE HERMITAGE PLAT TO THE WESTERLY RIGHT-OF-WAY LINE OF A 20.0' WIDE ROADWAY AS SHOWN ON SAID THE HERMITAGE PLAT; THENCE SOUTH 25°32'55" EAST 142.26 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 6 THE FOLLOWING THREE (3) COURSES; (1) SOUTH 61°56'15" WEST 49.01 FEET; (2) SOUTH 63°06'23" WEST 48.97 FEET; AND (3) SOUTH 65°11'51" WEST 48.96 FEET TO THE SOUTH LINE OF SAID SECTION 18; THENCE SOUTH 77°16'11" WEST 152.71 FEET; THENCE NORTH 82°52'21" WEST 69.60 FEET TO THE POINT OF BEGINNING. CONTAINING 0.75 ACRES. TOTAL ACRES OF BOTH PARCELS EQUALS 29.18 ACRES.

Verify closer of the parcels surveyed.
Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a)



LOT 4
28.42 ACRES

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1). Lot corners shall be set prior to issuance of a residential building permit. WCO 106-1-8(c)(1). The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1).

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)

As discussed, this portion of Drasel property need not be included in the Plat and can be left outside of the Boundary Description and labeled as a Remainder Parcel.

When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information, will be shown on the subdivision plat. WCO 106-1-8(c)(3).

The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).

The remaining parcel need not be labeled with bearings or distances nor is a description of the remainder parcel required. WCO 106-1-8(c)(3).

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

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)

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 or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

NOTES:
DISTANCES SHOWN FROM STREETS AND BOUNDARY LINES TO BUILDING CORNERS ARE PERPENDICULAR AND RADIAL TO STREETS AND/OR BOUNDARY LINES.

A PUBLIC UTILITY PASS-THROUGH EASEMENT IS OVERLAIN THROUGH ALL UNITS FOR THE PURPOSE OF INSTALLING INDIVIDUAL UTILITIES CONNECTION TO THE INDIVIDUAL UNITS AS NECESSARY TO PERPETUATE EXISTING UTILITY RUNS. AN EASEMENT EXISTS ON THE EXTERIOR WALLS OF THE BUILDING FOR THE POINT OF CONNECTION AS REQUIRED BY THE UTILITY COMPANY. THESE EASEMENTS ARE FOR PRIVATE UTILITIES SUCH AS STORM DRAINAGE AND IRRIGATION PURPOSES AND UTILITIES OFFERED TO THE PUBLIC SUCH AS ELECTRICAL POWER, NATURAL GAS, TELEPHONE, CABLE TV ETC.

CA = COMMON AREA - FOR COMMON USE OF ALL OWNERS OF ALL UNITS IN DRASEL CONDOMINIUM AS SPECIFIED IN THE COMPANION DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION, FURTHERMORE THE COMMON AREA IS DEDICATED AS PERPETUAL OPEN AREA AND AS EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES.

LCA = LIMITED COMMON AREA - PARKING USE FOR THE EACH UNITS OWNER AS DESIGNATED AS "LCA" AS SHOWN HEREON AND AS SPECIFIED IN THE COMPANION DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION, FURTHERMORE THE LCA AREA IS DEDICATED AS PERPETUAL EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES.

LEGEND table with symbols for Subject Property Line, Interior Lot Lines, Adjoining Property Line, Building Footprint, Centerline, Public Utility Easement (PUE), Stream Bed, Fence Line (Wire), Centerline Monument, Found rebar set by others, Set 5/8"x24" Rebar With Cap, Section Corner.

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Condominium project as Shown and Described Hereon. This survey was ordered by James Fawson. This plat is the subdivision of Lot 4, Section 18, T. 6 N., R. 1 E., SLB&M and Lots 5 through 9, block 6 of The Hermitage Subdivision. Lot 4 was based on the BLM resurvey of T. 6 N., R. 1 E., dated June 22, 1971 using the south line of the southwest quarter of said section 18 as the basis of bearing. Because of the terrain and difficult access, the north line of lot 4 was not surveyed on the ground. No points found and not points set. The lots and block within The Hermitage Subdivision plat were calculated based on current occupation and the two centerline monuments set by Ogden City along the 16.5' R-O-W as shown hereon. The basis of bearing is the South line of the Southwest Quarter of said Section which bears North 83°27'15" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

WEBER COUNTY PLANNING COMMISSION APPROVAL

A signature block for County Surveyor conforming to state code and county ordinance. 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.

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 _____, 2017.

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission. Signed this _____, Day of _____, 2017.

WEBER COUNTY SURVEYOR

I Hereby Certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the 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 _____, 2017.

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 these Improvements. Signed this _____, Day of _____, 2017.

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 _____, 2017.

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. Signed this _____, Day of _____, 2017.

CORPORATE ACKNOWLEDGMENT

James Fawson for Drasel Investment LLC. State of Utah. County of _____, 2017, personally appeared before me, the undersigned notary public in and for said state and county. James Fawson, being duly sworn, acknowledged to me that he is the majority owner of DRASEL INVESTMENTS LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

WEBER COUNTY RECORDER. ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____ DEPUTY



Drasel Condominiums

Lots 5 - 9, Block 6, The Hermitage and Lot 4, being situated in the Southwest Quarter of Section 18, Township 6 North, Range 1 West, Salt Lake Base & Meridian Weber County, Utah

Diagrammatic floor plans of buildings, if any, built or to be built on the property, other than within the boundary of any convertible lands UCA 57-8-13 (1)(a)iii

The linear measurements of the finished or unfinished interior surfaces of the perimeter walls of every such convertible space or unit.
UCA 57-8-13 (1)(a)iii

Official datum elevation of the finished or unfinished interior surfaces of the floors and ceilings UCA 57-8-13 (1)(a)iii

A portion of the Garage appears to be outside of the "disputed triangle". The encroachment of the Garage onto the adjoining property needs to be addressed with the owners of Parcel 20-030-0018 by agreement, easement, or boundary line adjustment and recorded prior to recording of the condo plat.

Any encroachments by or on any portion of the project UCA 57-8-13 (1)(a)xi

This portion of the "disputed triangle" appears to have an ownership claim by Ogden City by virtue of the railroad property they acquired. It also appears that the owners of Parcel 20-030-0018 may have an ownership claim based on their receipt of deed 135-400.

Because this portion is not a part of Lot 4 of Section 18 I cannot find a claim to the title of this portion of the "disputed triangle" by the Drasel Group. These title discrepancies will need to be cleared up before we can sign off on this plat. A couple of possible solutions may be:

1. Provide evidence of clear ownership for this piece by the Drasel Group.
2. Include this part within the boundary of the Plat and have representatives from Ogden City and the owners of Parcel 20-030-0018 sign off on the plat.
3. Acquire encroachment easements from Ogden City and the owners of Parcel 20-030-0018 for the garage and exclude this part from the boundary of the Plat.

Any encroachments by or on any portion of the project UCA 57-8-13 (1)(a)xi

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Signed this _____ day of _____, 2017.

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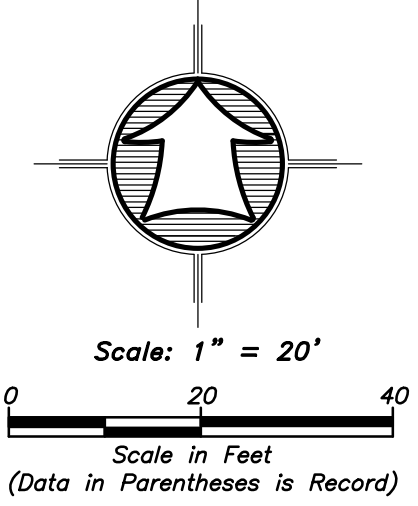
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This portion of the "disputed triangle" appears to have an ownership claim by Ogden City by virtue of the railroad property they acquired. This title claim will need to be cleared up before we can sign off on this plat. A couple of possible solutions may be:

1. Have representatives from Ogden City sign the Plat for this portion.
2. Obtain a Quit Claim Deed for this portion from Ogden City prior to the recording of the plat.

Any encroachments by or on any portion of the project UCA 57-8-13 (1)(a)xi

Please provide complete dimension data for trail easement WCO 106-1-5(a)(7)

Please dimension LCA Areas and tie dimensions to subdivision boundary

Verify this dimension

Please show a note referencing the entry number of the document that vacated the 12' roadway.

It appears that Section 19 North of the centerline of the state road is Parcel 20-033-0001 and is owned by Utah Power and Light Co. Please provide evidence of ownership of this portion of Section 19 or provide a Quit Claim Deed from the owner of parcel 20-033-0001.

Any encroachments by or on any portion of the project UCA 57-8-13 (1)(a)xi

UNIT FOOTPRINT AREA

300	1962 S.F.
301	484 S.F.
302	443 S.F.
304	913 S.F.
305	1064 S.F.
306	1070 S.F.

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Building Footprint
- Centerline
- Public Utility Easement (PUE)
- Stream Bed
- Fence Line (Wire)
- Centerline Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Page 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____

FOR _____

COUNTY RECORDER

BY: _____

DEPUTY

HAI HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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Visit us at www.haies.net
Brigham City Ogdan Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272