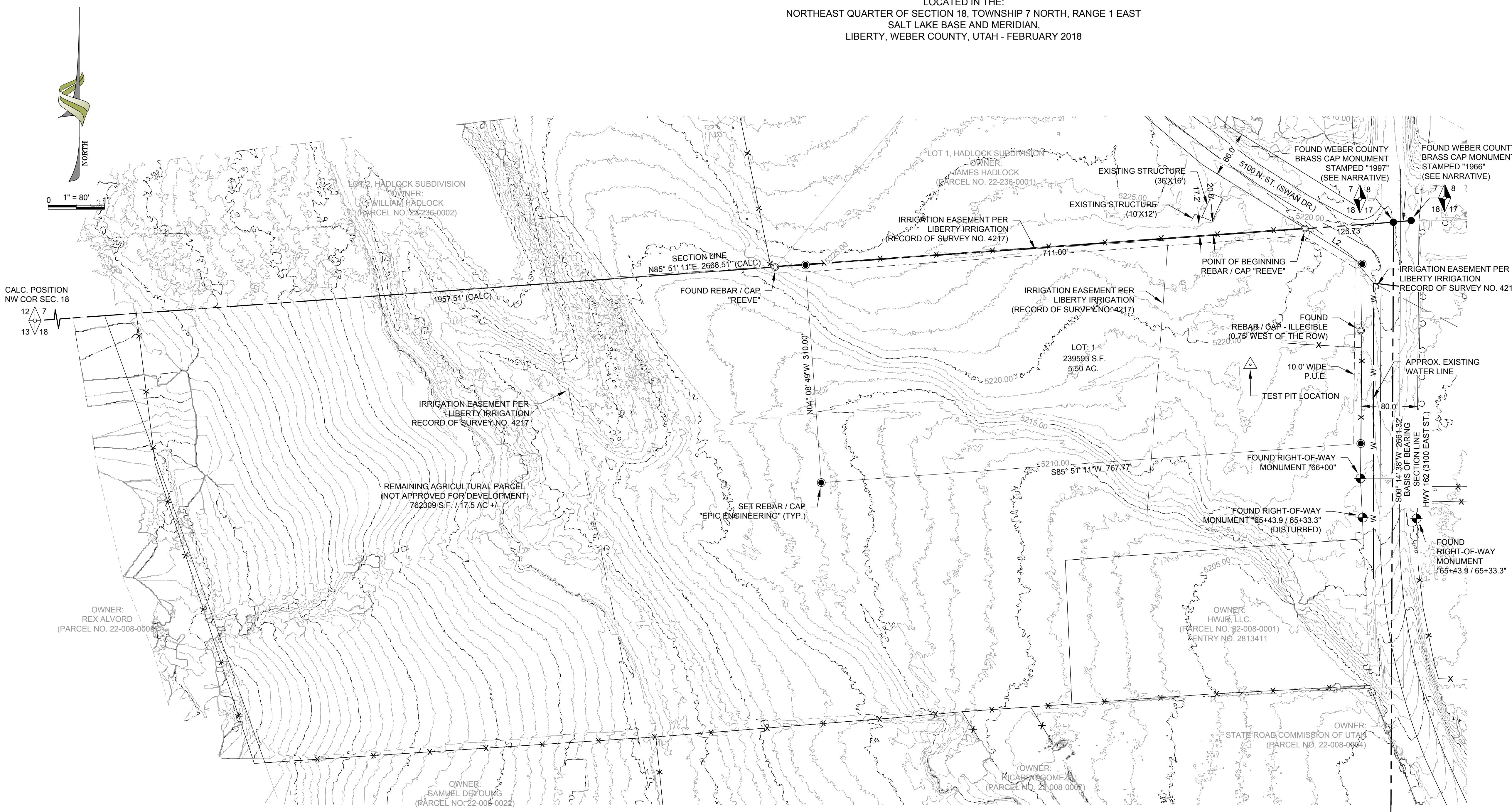


MARRIOTT FAMILY FARM SUBDIVISION

LOCATED IN THE:
NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
LIBERTY, WEBER COUNTY, UTAH - FEBRUARY 2018



NOTES

1. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL 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 USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT MARRIOTT FAMILY FARM SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS A PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENT. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/MY HAND(S) THIS _____ DAY OF _____, 2018, AD.

BY: _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) SS.
ON THE _____ DAY OF _____, 2018 A.D., PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF HWJR, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS,) AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, BEING A FOUND WEBER COUNTY BRASS CAP MONUMENT DATED "1997"; THENCE SOUTH 85°51'11" WEST 125.73 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO A FOUND REBAR AND CAP STAMPED "REEVE" AND THE POINT OF BEGINNING; THENCE SOUTH 58°11'01" EAST 95.45 FEET TO A POINT ON THE WEST LINE OF HIGHWAY 162 (3100 EAST STREET); THENCE SOUTH 00°27'58" WEST 254.77 FEET ALONG THE WEST LINE OF SAID HIGHWAY 162; THENCE SOUTH 85°51'11" WEST 767.77 FEET; THENCE NORTH 04°08'49" WEST 310.00 FEET TO A POINT ON AN EXISTING WIRE FENCE AND THE NORTH LINE OF SAID SECTION 18; THENCE NORTH 85°51'11" EAST 711.00 FEET ALONG THE NORTH LINE OF SAID SECTION 18 AND WIRE FENCE LINE TO THE POINT OF BEGINNING.

CONTAINS: 239,593 S.F. / 5.50 AC +/-

NARRATIVE

EPIC ENGINEERING WAS HIRED TO CREATE A ONE (1) LOT SUBDIVISION FOR HWJR, LLC.

THE BOUNDARY, AS DEPICTED ON THIS SURVEY, WAS ESTABLISHED FROM MULTIPLE RECORD DOCUMENTS TO INCLUDE, BUT NOT LIMITED TO, RECORDS OF SURVEY, SUBDIVISION PLATS, UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT OF WAY DRAWINGS (SR-162 / SP 1645) AND EASEMENTS.

THE RIGHT OF WAY FOR 5100 NORTH STREET (SWAN DRIVE) WAS LOCATED USING SAID UDOT RIGHT OF WAY DRAWINGS (SR-162 / SP 1645) AND THE HADLOCK SUBDIVISION PLAT, ENTRY NO. 2108899, RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.

IN ADDITION, FOUND SECTION CORNER AND PROPERTY CORNER MONUMENTS WERE LOCATED, AS NOTED ON THIS PLAT. ANY MISSING PROPERTY CORNERS WERE SET WITH A REBAR AND "EPIC ENGINEERING" STAMPED CAP.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS, THE NORTHEAST CORNER OF SECTION 18, A FOUND WEBER COUNTY 3" BRASS CAP STAMPED "1997", SET IN A RING AND LID MONUMENT (GOOD CONDITION) AND THE EAST QUARTER CORNER OF SECTION 18, A FOUND WEBER COUNTY 3" BRASS CAP MONUMENT STAMPED "1998", SET IN CONCRETE, FLUSH WITH THE GROUND (GOOD CONDITION), TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A MEASURED BEARING AND DISTANCE OF SOUTH 00°14'38" WEST 2661.32 FEET. AN ADDITIONAL MONUMENT (BELIEVED TO HAVE BEEN THE NORTHEAST CORNER OF SECTION 18 FOR A PERIOD OF TIME), ACCEPTED AS A POSSIBLE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 18, PER THE WEBER COUNTY SURVEYOR'S THE SHEET AND PREVIOUS RECORDS OF SURVEY, SAID WITNESS CORNER IS A WEBER COUNTY 3" BRASS CAP MONUMENT STAMPED "1966", SET IN CONCRETE FLUSH WITH THE GROUND (ROUGH CONDITION - CAP MARRED), LOCATED NORTH 84°24'28" EAST 25.38 FEET FROM THE STAMPED "1997" SECTION CORNER.

SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 319686 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UCA 17-27A-604(4)(B)(i). I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE MARRIOTT FAMILY FARM SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

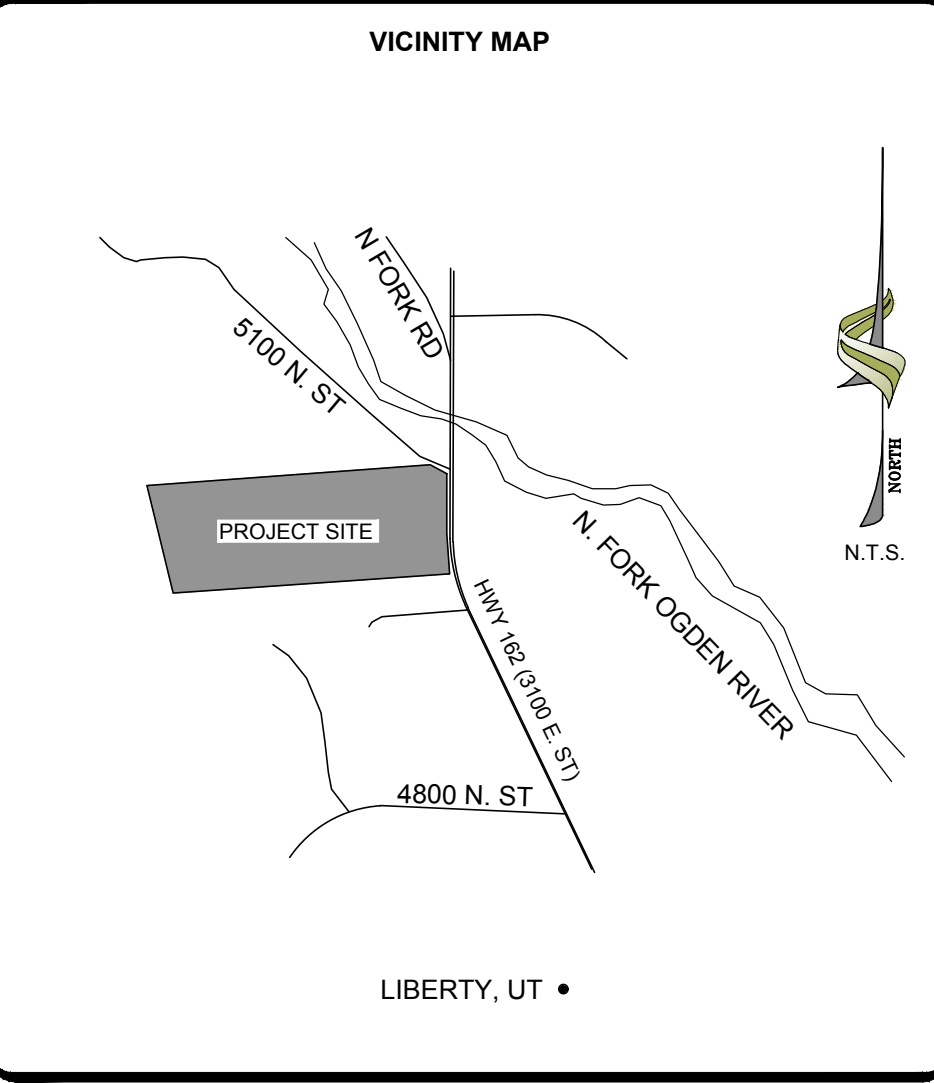
PHILLIP R. CHRISTENSEN
P.L.S. 319686

DATE _____

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID: _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2018
AT _____ (M.) IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

COUNTY RECORDER _____ DATE: _____
DEPUTY RECORDER _____ DATE: _____



LEGEND

SECTION CORNER (FOUND)	
SECTION CORNER (CALC)	
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	
WOOD FENCE	
VINYL FENCE	
WIRE FENCE	
EDGE OF ASPHALT	
FOUND ROW MARKER	
FOUND MONUMENT (AS NOTED)	
SET MONUMENT (AS NOTED)	
PUBLIC UTILITY EASEMENT	

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 _____, 2018, A.D.

COUNTY SURVEYOR _____

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 _____, 2018, A.D.

CHAIRMAN, WEBER COUNTY COMMISSION _____
ATTEST: _____
WEBER COUNTY CLERK

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 _____, 2018, A.D.

COUNTY ATTORNEY _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

SIGNED THIS _____ DAY OF _____, 2018, A.D.

PLANNING DIRECTOR _____

WEBER - MORGAN COUNTY 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-SIT WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 2018, A.D.

DIRECTOR WEBER - MORGAN COUNTY HEALTH DEPT. _____

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 _____, 2018, A.D.

COUNTY ENGINEER _____

Address Table

Lot #	Address
1	5073 NORTH HIGHWAY 162

Parcel Line Table

Line #	Length	Direction
L1	25.38	S84°24'28"W
L2	95.45	S58°11'01"E

DEVELOPER

HWJR, LLC.
1871 N. RULON WHITE BLVD.
OGDEN, UT. 84404

MARRIOTT FAMILY FARM SUBDIVISION

NE 1/4 OF SEC. 18, T.7N., R.1E., SLB&M.,
EDEN, WEBER COUNTY, UTAH

epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801) 965-9200
80 East 100 South
Hendry City, Utah 84032
(435) 854-8807

PROJECT #: 17SM3003
DRAWN: JD DATE: 03/06/2018
CHECKED: PC SHEET NO: 1 OF 1

N:\PROJECTS\2017\SM\PROJECTS\HWJR\SUBDIVISIONS\DWG\SHEET\HWJR - ONE LOT SUB.DWG