VICINITY MAP NOT TO SCALE

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

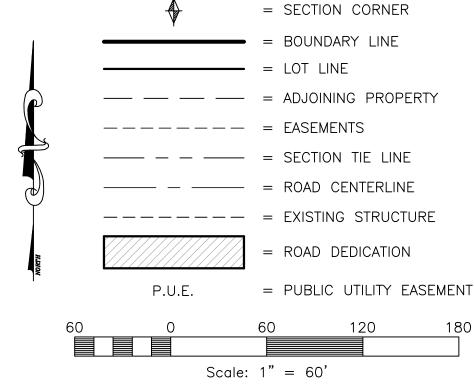
BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF 3500 WEST STREET AND THE NORTH RIGHT OF WAY LINE OF 2200 SOUTH STREET, SAID POINT BEING NO0°36'51"E 33.00 FEET AND N89°13'14"W 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 28; THENCE N89°13'14"W ALONG THE NORTH RIGHT OF WAY LINE OF 2200 SOUTH STREET 990.39 FEET; THENCE N00°46'46"E 303.48 FEET; THENCE N32°28'59"E 72.51 FEET; THENCE N57°56'50"E 300.14 FEET; THENCE N70°50'18"E 302.53 FEET; THENCE S89°13'43"E 413.87 FEET TO THE WEST RIGHT OF WAY LINE OF 3500 WEST STREET; THENCE S00°36'51"W ALONG SAID WEST RIGHT OF WAY LINE 631.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 551,929 SQUARE FEET OR 12.67 ACRES

DEVELOPER:

VAUGHN ALLEN 2191 S. 3500 W. OGDEN, UT 84401 (801) 391-3880

LEGEND



ALLEN HORSEPLAY CLUSTER SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH AUGUST, 2012

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: NO0°36'51"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF

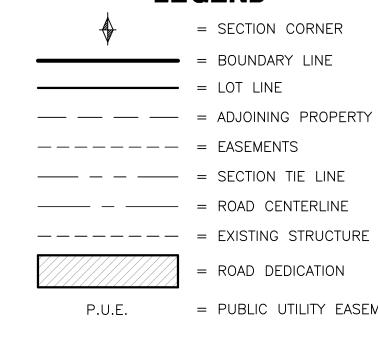
\$89°13'43"E 413.87 __ _ _ _ _ _ _ <u>_ 225.00</u>'__ _ 22569 S.F. 0.52 Ac. _N89°23'09"W _ 225.00', _ _ _ N89°23'09"W 225.00' 22500 S.F. 0.52 Ac. OPEN SPACE N89°23'09"W 225.00' 269668 S.F. 6.19 Ac. 10' P.U.E. 24007 S.F. 0.55 Ac. N89°23'09"W 225.00' 180.00 18000 S.F. 0.41 Ac. \neg L - - - J S89°13'14"E 465.85' S89°13'14"E 201.96' N89°23'09"W 180.00' _ _ _ _ _1<u>56.00'</u> _ _ _ _ _ _ _ 100.00'__ _ _ <u>100</u>.00'__ __ _ S89°13'14"E _ <u>_ 100.00</u>'__ 18000 S.F.

15000 S.F.

0.34 Ac.

N89°13'14"W 990.39'

2200 SOUTH STREET



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 _____, 20__.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

31200 S.F.

0.72 Ac.

20000 S.F.

0.46 Ac.

20000 S.F.

0.46 Ac.

10' P.U.E.一

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.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

21773 S.F.

0.50 Ac.

S89°13'14"E>

9.85'

N00°46'46"E 20.00'

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 _____,

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

20000 S.F.

0.46 Ac.

16933 S.F.

0.39 Ac.

27.72'

S89°13'14"E —

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL 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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____, 20____,

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

N89°23'09"W 180.00'

21549 S.F.

0.49 Ac.

NORTH, RANGE 2 WEST, SALT LAKE BASE AND

MERIDIAN, U.S. SURVEY, FOUND 3" BRASS CAP SET 1" BELOW ROAD SURFACE (1963), GOOD CONDITION

NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 3" BRASS CAP IN GOOD CONDITION

> 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 TH	HIS	DAY	OF	,	20	

WEBER COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE

ROBERT D. KUNZ, 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 THAT 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 THAT THIS PLAT OF ALLEN HORSEPLAY CLUSTER SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED	THIS		DAY OF	,	20	
						SED LAND
					,	STERED LAND SELATE
					{ d	•
					{	(ROBERT D.)
	15	0228			\	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \

ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

UTAH LICENSE NUMBER

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT ALLEN HORSEPLAY CLUSTER SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY. STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS DAY OF	, 20	

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF)ss.)	
BEFORE ME, THE UNDERS SIGNE WHO BEING BY ME DULY	SIGNED NOTARY PUBLIC, ER(S) OF THE ABOVE OWNER'S	DEDICATION AND CERTIFICATION, O ME SIGNED IT

COMMISSION EXPIRES	_	NOTARY PUBLIC

ACKNOWLEDGMENT

COUNTY OF)	
ON THE DAY OF	, 20, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY F	
BEING BY ME DULY S	SWORN, ACKNOWLEDGED TO ME THEY ARE
AND	_ OF SAID CORPORATION AND THAT THEY
SIGNED THE ABOVE OWNER'S DEDICATION	AND CERTIFICATION FREELY, VOLUNTARILY, AND

IN	BEHALF	OF	SAID	CORPORATION	FOR	THE	PURPOSES	THEREIN	MENTIONED.	



 Surveyor:
R. KUNZ
Designer: N. ANDERSON
Begin Date:

Project Info.

NOTARY PUBLIC

CLUSTER SUBDIVISION Number: 5125-02

WEBER-MORGAN HEALTH DEPARTMENT

STATE OF UTAH

COMMISSION EXPIRES

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, 20

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder Entry No.____ Fee Paid

__ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page Recorded For:

Checked:___

Weber County Recorder

__ Deputy.

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ATTEST