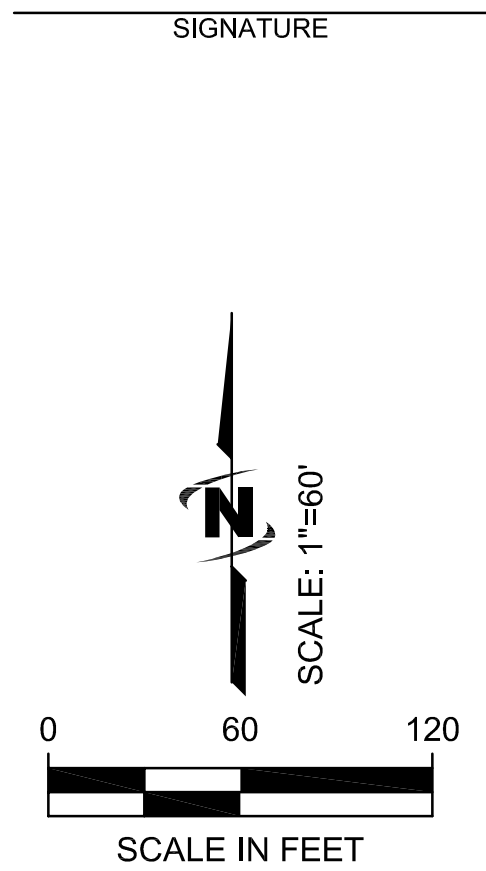


SURVEYOR'S CERTIFICATE

I DAVID D STRONG DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH SECTION 17-23-17. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

SIGNED THIS _____ DAY OF _____, 20____.



LEGEND:

- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
- EXISTING FENCE LINE
- SET 5/8 X 24" REBAR AND J-U-B
- ENGINEERS INC CAP
- FOUND REBAR AND CAP
- STREET MONUMENT
- SECTION CORNER
- PLUG IN CURB

NARRATIVE:

THIS SURVEY WAS REQUESTED BY DAVE WADMAN TO LOCATE THE BOUNDARY AND CREATE A SUBDIVISION PLAT. THIS PROPERTY IS LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, T7N, R1W, SLB&M. BASIS OF BEARING IS NORTH 00°24'24" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION. STREET MONUMENTS WERE USED TO DETERMINE THE LOCATION OF 2250 EAST STREET AND COBBLECREEK PARK SUBDIVISION PHASE 1. A FENCE LINE WAS LOCATED ALONG THE WESTERLY LINE OF DAVE WADMAN SUBDIVISION.

A signature block for Weber-Morgan Health Department conforming to state code and county ordinance.
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 _____, 20____.

Director, Weber-Morgan Health Department
WCO 106-1-8(c)(1)b.11

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 THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

TITLE: _____

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)

The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat". UCA 17-27a-604(4)(b)(iii)

WADMAN SUBDIVISION PHASE 1

A PART OF THE WEST HALF OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH JANUARY 2018

Subdivision Name approved by the county recorder. WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a)

"Wadman Subdivision" has already been used for a subdivision of record, a new name needs to be used.

BOUNDARY DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 2250 EAST STREET, SAID POINT BEING N.44°42'16"W. 187.88 FEET ALONG THE MONUMENTED CENTER LINE OF 2250 EAST STREET AND S.45°17'44"W. 33.33 FEET FROM A STREET MONUMENT THAT IS LOCATED N.53°24'23"W. 1825.16 FROM THE SOUTHEAST CORNER OF SECTION 1, T.7N., R.1W., THENCE AS FOLLOWS: ALONG THE WESTERLY BOUNDARY OF THE DAVE WADMAN SUBDIVISION THE FOLLOWING TWO (2) COURSES (1) S.31°07'25"W. 408.69 FEET; (2) S. 09°35'22" E. 77.78 FEET; THENCE N. 89°35'42" W. 350.48 FEET; THENCE N. 00°24'18" E. 65.24 FEET; THENCE N. 43°33'30" E. 642.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2250 EAST STREET; THENCE S. 44°42'16" E. 150.13 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING: 130,626 SQ. FT. 3.00 ACRES

Boundary description does not match map.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT ~~COBBL~~ HIGHLAND COVE ESTATES SUBDIVISION PHASE 2, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND DRAINAGE EASEMENTS. THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS TO WEBER COUNTY, UTAH

SIGNED THIS _____ DAY OF _____, 20____.

CHERYL A. BRAGLEY
TRUSTEE

KIP E. CROWELL

LAUNN R. CROWELL

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER }SS
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION EXPIRES: _____ PRINT NAME

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER }SS
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION EXPIRES: _____ PRINT NAME

DEVELOPER

STAN BEAGLEY
2143 E MEGAN CIRCLE
OGDEN, UT 84403

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____
20____, AT _____ IN BOOK _____ PAGE _____ OF
OFFICIAL RECORDS.

RECORDED FOR:

COUNTY RECORDER

DEPUTY BY:

PREPARED BY



JUB ENGINEERS, INC.
408 North 900 West
Rayville, Utah 84053
Phone (801) 547-0393

PROJECT #58-08-057-002
NOVEMBER 2017

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____.

WEBER COUNTY ENGINEER

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 _____, 20____.

WEBER COUNTY ATTORNEY

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 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 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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THERewith.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines.
UCA 17-23-17(4)(a)(iii)

please address why the fence line appears to be held over the record dimensions as well as record of survey #1598.

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 _____, 20____.
Weber County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

Assigned address: 6099 North
distance does not match description

Are monuments found or set?

The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

LOT 1
130,625 S.F.

doesn't match acreage below description

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e)
show all applicable record boundary dimensions of the Dave Wadman Subdivision.

DAVID L. WADMAN
FAMILY INVESTMENTS L.C.

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)

This includes the street monuments as well as the section corners

all owners of record need to sign and acknowledge.

All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(e)

bearing and distance do not match description

"Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).