SURVEYOR'S CERTIFICATE HALE KINDERFARM do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, of the professional engineers and surveyors act; and that I hold certificate No. 5046930 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have completed a survey of the tract of land 200 SOUTH STREET 100 SOUTH STREET LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 shown on this plat and described below in accordance with Section 17-23-17, and have verified all measurements based upon data **TOWNSHIP 6 NORTH RANGE 2 EAST** compiled from records in the Weber County Recorder's Office, and have placed monuments as represented on this plat, and have subdivided said tract of land into lots and streets, hereafter to be known as _______ HALE KINDERFARM _____ in Weber County, Utah, SALT LAKE BASE & MERIDIAN, US SURVEY and that the same has been correctly surveyed and set in the ground as shown on this plat. I further certify that the requirements of all WEBER COUNTY, UTAH applicable statues and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied **AUGUST, 2018** 500 SOUTH STREE EAST QUARTER CORNER SOUTHEAST CORNER SECTION 16, T.6N., R.2E., SECTION 16, T.6N., R.2E., S.L.B.&M. (FOUND BRASS S.L.B.&M. (FOUND BRASS CAP MONUMENT IN CAP MONUMENT IN GOOD CONDITION) GOOD CONDITION) BASIS OF BEARING S 0°03'57" W 2641.44' MEASURED 2641.30' RECORD PER WEBER COUNTY HERBST **Utah License Number** MICHAEL HERBST **VICINITY MAP** MILES FAMILY MILES FAMILY HUNTSVILLE, LLC **BOUNDARY DESCRIPTION** HUNTSVILLE, LLC HORIZONTAL GRAPHIC SCALE A PARCEL OF LAND, SITUATE IN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SAL 21-023-0011 LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN WEBER COUNTY UTAH, MORE PARTICULARLY DESCRIBED AS SEE NOTE 6 /\$ 0°27'10" E / 206,02 REGINNING AT THE NORTHWEST CORNER OF GOLDEN MOLINTAIN ESTATES SUBDIVISION, AT A POINT ON THE CENTERLINE OF 500 SOUTH STREET, SAID POINT BEING SOUTH 00°03'57" WEST 789.40 FEET AND NORTH 89°56'03" SET DUE TO 100' PRESERVATION SETBACK -HORZ: 1 inch = 100 ft. WEST 1577.67 FEET AND NORTH 86°47'50" WEST 280.57 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, **RIVER BOTTOMS** ______ (AREA OF NON DISTURBANCE) TOWNSHIP 6 NORTH, RANGE 2 FAST, SALT LAKE BASE AND MERIDIAN AND RUNNING LEGEND SEE GENERAL NOTE 4. -FOUND BAR AND CAP ~ THENCE ALONG THE WEST AND SOUTH LINE OF GOLDEN MOUNTAIN ESTATES SUBDIVISION THE FOLLOWING (4) SEE NOTE 6 SECTION CORNER COURSES AND DISTANCES (1) SOUTH 00°27'10" EAST 615.70 FEET **GOLDEN MOUNTAIN** ENSIGN ENG (2) SOUTH 45°27'10" EAST 42.43 FEET; LAND SURV **CASEY STEVEN SONGER ESTATES SUBDIVISION** SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP (3) SOUTH 00°27'10" EAST 442.72 FEET STAMPED "ENSIGN ENG. & LAND SURV." & EDITH HALE Is the 100' preservation setback an existing (4) NORTH 89°32'50" EAST 250.00 FEET TO THE SOUTHEAST CORNER OF SAID GOLDEN MOUNTAIN ESTATES 21-023-0010 easement, or is it being created by this plat? If SUBDIVISION THENCE SOUTH 00°27'10" EAST 337.13 FEET; it's being created by this plat, then it should not PROPERTY LINE **APPROXIMATE** be shown outside the plat boundary. THENCE NORTH 81°01'33" WEST 888.94 FEET TO AN OLD WIRE FENCE LINE; SOUTH BANK - - - - ADJOINING PROPERTY LINES THENCE NORTH 01°06'18" WEST 1128.73 FEET ALONG SAID -5008 OF RIVER lso, the protection zone needs to be OLD WIRE FENCE LINE TO AN ANGLE POINT; (SEE GENERAL _ — — — — EASEMENTS ensioned. I'd imagine the easiest way to do THENCE NORTH 00°45'40" EAST 190.04 FEET CONTINUING POINT OF BEGINNING would be to have it be an offset of the FOUND BAR ALONG SAID OLD WIRE FENCE LINE AND LINE EXTENDED, TO THE CENTERLINE ப_ 용 0°27'10" E 615.70' AND CAP rline that you've defined. OF 500 SOUTH STREET; -100' PRESERVATION SETBACK SEE NOTE 6 THENCE SOUTH 86°47'50" EAST 606.99 FEET ALONG THE CENTERLINE PERCOLATION TEST HOLE LOCATION (AREA OF NON DISTURBANCE) OF 500 SOUTH STREET TO THE POINT OF BEGINNING. SEE NOTE 6 SEE GENERAL NOTE 4. CONTAINS 915,936 SQUARE FEET OR 21.027 ACRES. FEMA ZONE - AE FLOOD PLAIN BOUNDARY LOWE PROPERTIES, LC AND EGRESS EASEMENT 21-023-0034 ENTRY #2526615 WELL HEAD — (APPROXIMATE **GENERAL NOTES:** ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' UNLESS OTHERWISE NOTED OWNER'S DEDICATION APPROXIMATE -HEREON. NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR 10' WATERLINE EASEMENT -CENTERLINE We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same in to lots and streets as shown EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC (10' EACH SIDE) OF RIVER on the plat and name said tract HALE KINDERFARM , and do hereby dedicate to the public use all those parts or portions of said (SEE GENERAL 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 PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE NOTE 4) over, upon and under the lands designated hereon as public utility, storm water detention ponds drainage easements and canal maintenance 9200 EAST STREET RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation INCLUDING STRUCTURES. TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.& D.E. THE ─20' DITCH EASEMENT FEMA ZONE - AE canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.& D.E. AT THE SEPTIC DRAIN FIELD-764,023 sq.ft. FLOODPLAIN (10' EACH SIDE) authority, with no buildings or structures being erected within such easements also dedicates to the governing authority a sensitive lands LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.& D.E. OR ANY streams corridor easement as shown hereon in compliance with Weber County zoning ordinance #43-2, wherein no structure, accessor LOCATION) (HATCHED AREA structures, road, or parking areas shall be built within the setback from the river (stream) as measured from the high-water mark of the river OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.& D.E. WITHOUT THE PRIOR SEE GENERAL WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.& D.E. NOTE 7) S 0°27'10" E 517.76'/ APPROXIMATE-PERIMETER DESCRIPTION OF SUBDIVISION IS TAKEN FROM THE RECORD WARRANTY DEEDS: 1) ENTRY NORTH BANK #1516003, BOOK 1902, PAGE 1054. 2) ENTRY #1945230, BOOK 2381, PAGE 526 AND 3) ENTRY #1945229, REBAR AND ─SET 5/8" X 24" OF RIVER BOOK 2381, PAGE 524, THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 ALONG THE FRONTAGE OF 500 REBAR AND CAP -PERCOLATION . (SEE GENERAL NOTE 4) SOUTH STREET. LOT 2 IS A REMAINDER PARCEL OF THE WARRANTY DEED REFERENCED ABOVE AND IS EXPLORATION A REPRESENTATION OF THE BOUNDARY ACCORDING TO THE WARRANTY DEEDS REFERENCED ABOVE. 10.0 P.U. & D.E. 100' PRESERVATION SETBACK — NO FIELD SURVEY OF THE EAST AND SOUTH LINES OF LOT 2 HAS BEEN PERFORMED. (AREA OF NON DISTURBANCE) By: PHILLIP N. HALE REVOCABLE TRUST By: BARBARA B. HALE REVOCABLE TRUST SEE GENERAL NOTE 4. THE WEST LINE OF THE SUBDIVISION WAS DETERMINED TO BE ALONG AN OLD WIRE FENCE WHO'S ITS: TRUSTEE ITS: TRUSTEE 131,871 sq.ft. LOCATION IS SHOWN HEREON. IT APPEARS THAT A GAP EXISTS BETWEEN THE WEST PROPERTY LINE 5006 3.027 acres OF THE SUBDIVISION AND THE EAST LINE OF PARCEL 21-024-0015. A REBAR AND CAP STAMPED 5003 ELEV "LANDMARK PLS 167594" WAS FOUND AND ACCEPTED AS BEING ON THE WEST PROPERTY LINE. SAID SET 5/8" X 24" BAR -BAR AND CAP ALSO WAS FOUND TO BE CONSISTENT WITH THE CALCULATED SOUTH RIGHT OF WAY LINE AND CAP ON THE TRUST ACKNOWLEDGMENT -FOUND BAR AND CAP OF 500 SOUTH STREET. PROPERTY LINE STAMPED "LANDMARK 100.00' FROM REAR -OLD WIRE FENCE LINE SET 5/8" X 24" STATE OF UTAH 33.0' LOCATION OF THE NORTH BRANCH OF THE SOUTH FORK OF THE OGDEN RIVER REPRESENTED HEREON PLS 167594" (SEE (SEE GENERAL NOTE 3) REBAR AND WAS APPROXIMATED FROM AERIAL PHOTOGRAMMETRY OBTAINED FROM THE UTAH AGRC COLLECTED County of WEBER GENERAL NOTE 3) IN 2012. NO FIELD SURVEY WAS PERFORMED OF THE RIVER AND THE LINES SHOWN HEREON ARE ONLY f + = f - + - - = 376.75' + - - - - - - + - = - = +CORNER NOT A REPRESENTATION OF THE RIVER'S LOCATION. A.D., 20 N 1°06'18" W 1128.73' SET DUE TO 10.0' P.U. & D.E. personally appeared before me, the undersigned Notary Public, in and for said County of <u>WEBER</u> in the State of Utah, who after being dul OLD WIRE FENCE LINE -N 0°45'40" E 190.04' RIVER BOTTOMS sworn, acknowledged to me that He is the TRUSTEE , of PHILLIP N. HALE REVOCABLE TRUST and that He signed the Owner's DISTANCES IN PARENTHESIS ARE EASEMENT TIES. THOMAS S & MARTHA P (SEE GENERAL NOTE 3) Dedication freely and voluntarily for and in behalf of said TRUST for the purposes therein mentioned and acknowledged to me that said TRUST CROCKER FOUND CORNERS IN GOOD CONDITION SET BY REEVE AND ASSOCIATES NOTED ON GOLDEN MEADOWS executed the same. 21-024-0015 AREA WITHIN FLOOD ZONE AE IS NON BUILDABLE. FLOODPLAIN BOUNDARY SHOWN WAS BASED ON MY COMMISSION EXPIRES: -----**LINE TABLE** LINE TABLE LINE TABLE **CURVE TABLE** FEMA FIRMETTE MAP NO. 490057C0263F, EFFECTIVE DATE: 6/2/2015. RESIDING IN NOTARY PUBLIC DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT LINE BEARING LENGTH CURVE RADIUS LENGTH DELTA BEARING CHORD LINE | BEARING | LENGTH BEARING LENGTH RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED. N0°27'17"W 20.27' S87°41'05"W 29.85' 21 S58°07'44"E 87.75' C1 | 95.00' | 81.82' | 49°20'55" | S56°23'18"E | 79.32' TRUST ACKNOWLEDGMENT N85°23'46"W 242.84' _22 S18°58'48"E 113.11' S81°03'57"E 7.91' C2 75.00' 17.82' | 13°36'58" | N7°03'38"E | 17.78' STATE OF UTAH NARRATIVE County of WEBER L3 S31°42'51"E 25.12' L23 S58°56'33"E 137.50' N87°53'29"W 254.27' C3 95.00' 22.58' 13°36'58" N7°03'38"E 22.52' THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION. THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST L4 | S13°52'02"W | 68.88' .14 | S87°12'49"W | 83.97' LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, _____ 64.60' 49°20'55" U.S. SURVEY SHOWN HEREON AS SOUTH 0°03'57" WEST. personally appeared before me, the undersigned Notary Public, in and for said County of WEBER in the State of Utah, who after being duly N48°24'23"W 307.67' S0°15'09"W | 116.68' sworn, acknowledged to me that She is the TRUSTEE, of BARBARA B. HALE REVOCABLE TRUST and that She signed the Owner's THE EAST BOUNDARY LINE WAS DETERMINED BY THE SONGER PROPERTY AND GOLDEN MOUNTAIN ESTATES SUBDIVISION. THE NORTH BOUNDARY LINE WAS DETERMINED BY THE 500 SOUTH STREET RIGHT-OF-WAY. THE 500 SOUTH Dedication freely and voluntarily for and in behalf of said TRUST for the purposes therein mentioned and acknowledged to me that said TRUST N89°44'51"W 20.00' N72°52'34"E | 108.51' STREET RIGHT-OF-WAY WAS DETERMINED BY LOCATING EXISTING FENCES AND PROPERTY CORNERS ALONG THE executed the same. WEST QUARTER CORNER FRONTAGE OF 500 SOUTH STREET AND MATCHED THAT AS SHOWN ON THE MELLE SUBDIVISION. THE WEST LINE WAS S0°15'09"W 116.68' N80°35'40"E 143.30' SECTION 16, T.6N., R.2E., DETERMINED TO BE ALONG AN OLD FENCE AS DESCRIBED IN GENERAL NOTE 3. THE SOUTH LINE WAS DETERMINED BY S.L.B.& M. (FOUND BRASS USING DEED CALLS. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" x 24" REBAR AND CAP STAMPED "ENSIGN ENG." MY COMMISSION EXPIRES: L8 S13°52'02"W 60.48' 18 N51°42'56"E 119.72' CAP MONUMENT IN GOOD CONDITION) L19 N30°51'58"E 43.19' L9 | S31°42'51"E | 16.72' RESIDING IN NOTARY PUBLIC The plat shall have a detailed L20 N72°02'04"E 82.98' 0 S81°03'57"E description of all monuments found **SURVEY RECORDING DATA** and each one shall be referenced on **DEVELOPER** the plat including the type, **size**, **KATIE HALE** HALE KINDERFARM condition, and location in reference to 9215 E 500 S the surface of the ground as well as a HUNTSVILLE, UT 84317 description or graphic depiction of the LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 410.900.5152 WEBER COUNTY RECORDER markings, **date**, **agency**, entity, or TOWNSHIP 6 NORTH RANGE 2 EAST surveyor as inscribed on the SALT LAKE BASE & MERIDIAN monument. WCO 45-3-3(b) WEBER COUNTY, UTAH FILED FOR RECORD AND RECORDED THIS DAY OF , 20 , AT IN BOOK OF OFFICIAL RECORDS WEBER COUNTY ENGINEER: WEBER COUNTY COMMISSION ACCEPTANCE: **WEBER COUNTY SURVEYOR:** WEBER COUNTY PLANNING COMMISSION APPROVAL: SHEET 1 OF 1 WEBER-MORGAN HEALTH DEPARTMENT: WEBER COUNTY ATTORNEY: This is to certify that this subdivision plat, the dedication of streets and other I hereby certify that the required public improvements I hereby certify that the Weber County Surveyor's Office has reviewed hereby certify that the soils, percolation rates, and site I have examined the financial guarantee and other public ways and financial guarantee of public improvements associated with standards and drawings for this subdivision conform this plat and all conditions for approval by this office have been satisfied. This is to certify that this subdivision plat was duly approved by conditions for this subdivision have been investigated by documents associated with this subdivision plat and in PROJECT NUMBER: 8078 Phone: 801.255.0529 this subdivision, thereon are herby approved and accepted by the with County Standards and the amount of the The approval of this plat by the Weber County Surveyor does not relieve 1485 W. Hillfield Rd. Ste 204 this office and are approved for on-site wastewater my opinion they conform with the County Ordinance the Weber County Planning Commission on the __ day of Commissioners of Weber County, Utah this __ day of _____, 20__ financial guarantee is sufficient for the installation of the Licensed Land Surveyor who executed this plat from the MANAGER: M.HERBST applicable thereto and now in force and affect. Phone: 435.843.3590 disposal systems. these improvements. responsibilities and/or liabilities associated therewith. Phone: 801.547.1100 Signed this __ day of _____, 20__. Signed this __ day of _____, 20__. DRAWN BY: A.SHELBY Signed this __ day of ___ Signed this __ day of _____, 20__. Fax: 801.593.6315 Phone: 435.865.1453 WEBER COUNTY RECORDER RICHEIFLD CHECKED BY: M.HERBST Phone: 435.896.2983 Chairman, Weber County Commission Chairman, Weber County Planning Commission WWW.ENSIGNENG.COM DATE: 11/12/18 Director, Weber-Morgan Health Department Signature DEPUTY RECORDER Signature Weber County Surveyor