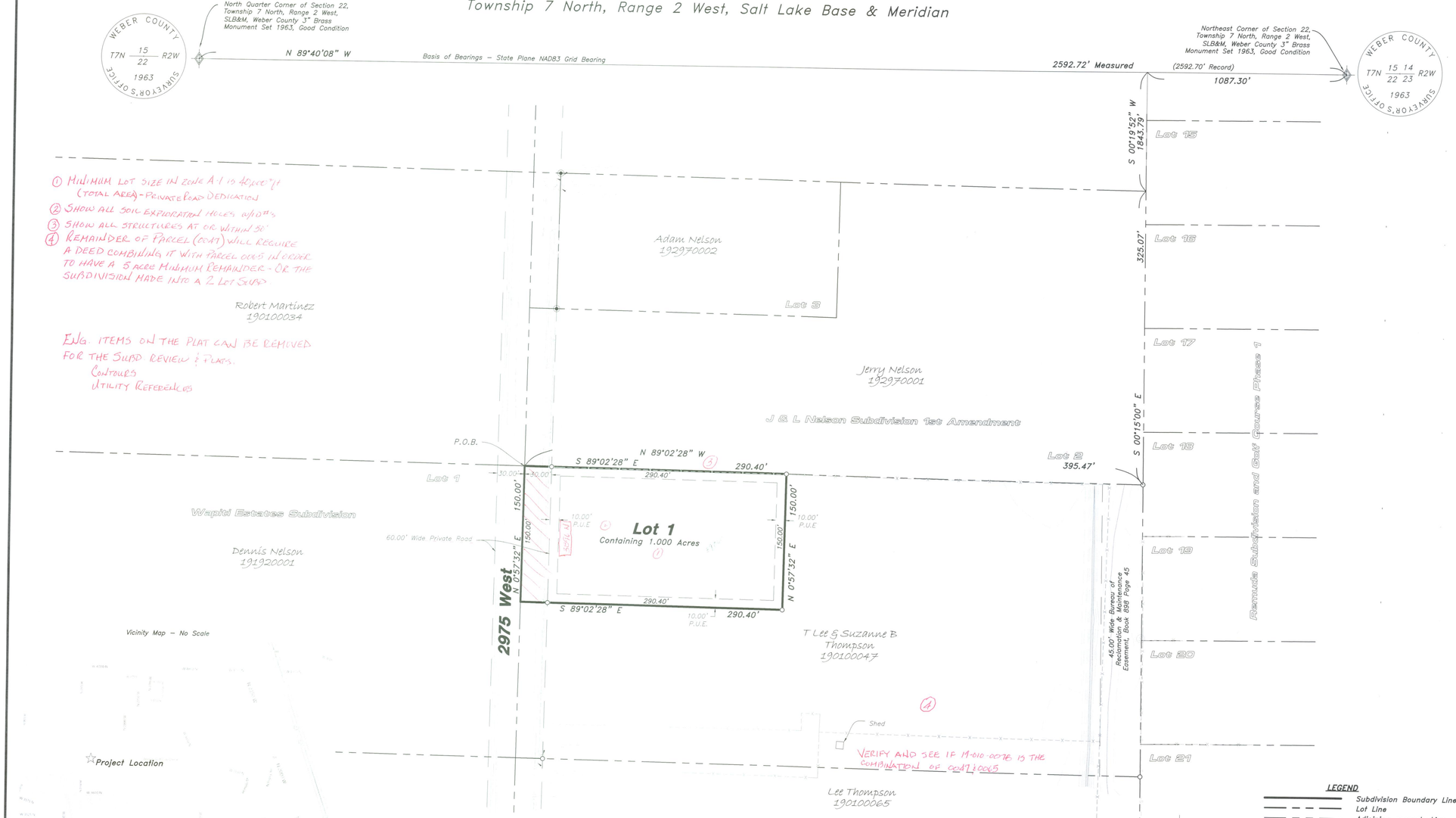
Hideaway Estates Subdivision

Weber County, Utah

A Part of the Northeast Quarter of Section 22,
Township 7 North, Range 2 West, Salt Lake Base & Meridian



① MINIMUM LOT SIZE IN ZONE A-1 IS 40,000 ft² (TOTAL AREA - PRIVATE ROAD DEDICATION)
② SHOW ALL SOIL EXPLORATION HOLES w/ID #'s
③ SHOW ALL STRUCTURES AT OR WITHIN 30'
④ REMAINDER OF PARCEL (00A7) WILL REQUIRE A DEED COMBINING IT WITH PARCEL 00W5 IN ORDER TO HAVE A 5 ACRE MINIMUM REMAINDER - OR THE SUBDIVISION MADE INTO A 2 LOT SUBD.

Robert Martinez 190100034

ENG. ITEMS ON THE PLAT CAN BE REMOVED FOR THE SUBD. REVIEW & PLATS.
CONTOURS
UTILITY REFERENCES

Notes:

1. All US Bureau of Reclamation Easements will Become Weber County Drainage Easements at the Same Time when the U.S. Bureau of Reclamation either Abandons or Shares the Drains with Weber County, and/or Other Governing Authorities.

2. A-1 Zone – Agriculture is the Preferred use in the Agricultural Zones. Agricultural Operations as Specified in the Zoning Ordinance 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 (AMD. ORD. #3-82, January 26, 1982)

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272

Developer:
Nick Weaver
344 East 2600 North
North Ogden 84414
(801) 394-1332

Scale: 1"=60'
0 60 120
Scale in Feet

LEGEND

- Subdivision Boundary Line
- Lot Line
- Adjoining property Line
- Public Utility Easement
- Easement
- Fence Line
- Existing Storm Drain
- Existing Ditch Flowline
- Existing Edge of Gravel
- Existing Sewer Line
- Existing Water Line
- Section Corner
- Found Survey Point
- Set 5/8" x 24" Rebar With Cap HANSEN & ASSOC. 7881387

SURVEYOR'S CERTIFICATE

I, Clinton G. 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 Two (2) Lots, know Hereafter as Hideaway Estates Subdivision 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 have been Complied with.

Signed this _____ day of _____, 20 .

Clinton G. Hansen P.L.S.
Utah Land Surveyor Licence No. 7881387

REGISTERED LAND SURVEYOR 7881387 Clinton G. Hansen STATE OF UTAH

BOUNDARY DESCRIPTION

A Part of the Northeast Quarter of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian

Beginning at the Southwest Corner of the J & L Nelson Subdivision 1st Amendment at a Point Located North 89°40'08" West 1087.30 Feet Along the North Line of said Northeast Quarter and South 00°19'52" West 1843.79 Feet and South 00°15'00" East 325.07 Feet to the South line of said J & L Nelson Subdivision and North 89°02'28" West 685.87 Feet along said South Line to said Southwest Corner from the Northeast Corner of said Northeast Quarter and Running Thence South 89°02'28" East 290.40 Feet Along the South Line of said J & L Nelson Subdivision; Thence South 00°57'32" West 150.00 Feet; Thence North 89°02'28" West 290.40 Feet; Thence North 00°57'32" East 150.00 Feet to the Point of Beginning. Containing 1.00 Acres and One Lot.

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the One Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Nick Weaver with Remodel West. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 22, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of the Northeast Quarter of said Section which bears North 89°40'08" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

OWNER'S DEDICATION AND CERTIFICATION

We the Undersigned Owners of the Herein Described Tract of Land, Do Hereby set Apart and Subdivide the Same into Lots and ~~Streets (Private Streets, Private Right-of-Ways)~~ PRIVATE ROAD as Shown on the Plat and Name said Tract Hideaway Estates Subdivision, and Do Hereby Dedicate and Reserve unto Themselves, their Heirs, their Grantees and Assigns, a ~~Right-of-Way~~ to be used in Common with all Others Within said Subdivision (and those Adjoining Subdivision that may be Subdivided by the Undersigned Owners, their Successors or Assigns) on, Over and Across all those Portions or Parts of said Tract of Land Designated on said Plat as Private Roads ~~(Private Right-of-Ways)~~ PRIVATE ROAD as Access to the Individual Lots, to be Maintained by a Lot (Unit) Owner Association Whose Membership Consists of said Owners, their Grantees, Successor, or Assigns and also to 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 _____ , 2012.

T. Lee Thompson

Suzanne B. Thompson

ACKNOWLEDGMENT

State of Utah

County of Weber

On this ____day of _____, T. Lee Thompson and Suzanne B. Thompson, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public

12-3-65 V12.DWG 12-3-65 CGH 5/4/12

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_____, 2012

Chairman, Weber County Planning Commission

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 theses Improvements.
Signed this_____, Day of_____, 2012

Weber County Engineer

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_____, 2012

Chairman, Weber County Commission

Attest

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_____, 2012

Weber County Surveyor

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_____, 2012

Weber County Attorney

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_____, 2012

Weber-Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____ _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

COUNTY RECORDER

BY:_____
DEPUTY