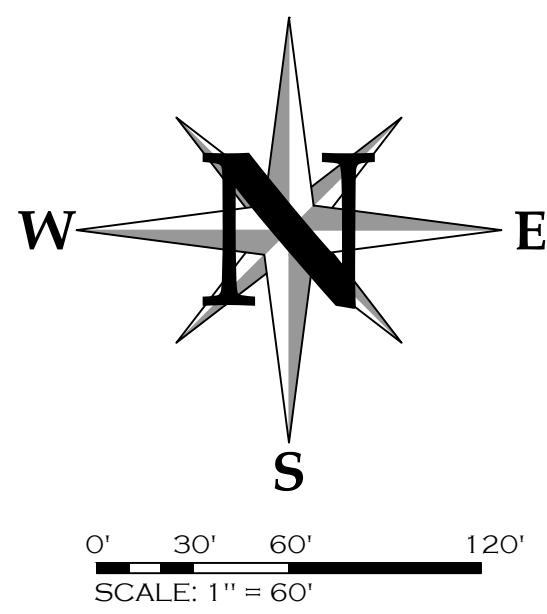


NORTH FORK RANCH SUBDIVISION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
TOWN OF LIBERTY, WEBER COUNTY, UTAH

FEBRUARY 2014



3. SEE NOTE #3 LAST REVIEW. ALL PROPERTY CORNERS MUST BE SET PRIOR TO APPROVAL, INCLUDING INTERIOR LOT LINE.
4. SEE NOTE #4 LAST REVIEW. ROTATE ALL TIES TO POB, ROAD ALIGNMENT, AND ALL LOT LINES TO STATE PLANE BEARINGS.
5. INCORPORATE STATE PLANE BEARINGS WITHIN THE LEGAL DESCRIPTION. IF RECORD BEARINGS ARE SHOWN AS SUPPLEMENTAL, THEN THEY SHOULD FOLLOW SP BEARING AND SHOWN IN PARENTHESIS.
6. SEE NOTE #6 LAST REVIEW. SINCE THE ENTIRE 33' HALF-WIDTH OF ROAD IS TO BE DEDICATED HEREON, THE ACTUAL LEGAL DESCRIPTION (AND PLATTED BOUNDARY) SHOULD ALSO DESCRIBE THE SAID BOUNDARY TO EXTEND TO THE CL OF STREET AND THENCE SHOW THE 33' ROAD DEDICATION AREA. SAID DEDICATION AREA IS THEN DEDUCTED FROM PARCEL AREA.
7. PRIOR NOTE 7. SHOW PUBLIC UTILITY EASEMENTS IF REQUIRED.
8. THE BOUNDARY DESCRIPTION PRESENTLY STATES AS "BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE...
REVISE BEARING AND DISTANCE TIE TO THE WEST RIGHT OF WAY LINE AS I HAVE PROVIDED HEREON, RESULTING FROM THE NEWLY DESCRIBED ROAD COORDINATE. THE DISTANCES ALONG THE EAST-WEST PROPERTY LINES WILL CHANGE FROM THAT AS PRESENTLY SHOWN SINCE THEY ARE NOW EITHER BEING EXTENDED TO THE WEST R/W LINE OR REDUCED TO THE SAID R/W LINE.
9. THE BASIS OF BEARING ALONG THE SECTION LINE SHOULD BE SHOWN BETWEEN 2 EXISTING MONUMENTS, THIS BEING FROM THE PRESENT POSITION OF THE SE COR SEC 7. THE RELATIONSHIP BETWEEN THIS SAID LINE AND THE RETRACED (PRIOR PLAT) LINE SHOULD STILL BE SHOWN WITH SP GRID BEARING FIRST AND THEN RECORD IN PARENTHESIS AS SUPPLEMENTAL. SEE SUGGESTIONS.
10. SHOW THE ALIGNMENT OF THE RIVER AND THE 100' SETBACK LINE FOR AREA OF NON-DISTURBANCE IF NECESSARY. CONSULT PLANNING AND/OR ENGINEERING FOR INFO. ON THIS.
11. IT WILL BE NECESSARY TO PLACE AN ADDITIONAL ACKNOWLEDGEMENT FOR THE WEBER/MORGAN HEALTH DEPARTMENT UPON THE PLAT FOR THEIR SIGNATURE AS WELL. SEVERAL NOTARY BLOCKS COULD BE REMOVED TO ACCOMMODATE NEEDED SPACE.

LEGEND

SECTION MONUMENT	STREET MONUMENT	REFERENCE/WITNESS MONUMENT
BREAK LINE	SET PROPERTY CORNER WITH 24"x5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING"	CENTER LINE
PROPERTY LINE	SECTION LINE	EASEMENT LINE
GAS LINE	WATER LINE	

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING STATE PLANE NORTH BEARING BETWEEN FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED 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 17-23-47 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF NORTH FORK RANCH 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 RECORDERS 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 FULLY COMPLIED WITH.

MICHAEL L. WANGEMANN, PLS #6431156 DATE _____

LEGAL DESCRIPTION

PART OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: ROTATE ALL BEARINGS TO STATE PLANE GRID. ALTER DISTANCES AS NECESSARY.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH FORK ROAD WHICH IS SOUTH 85°43' WEST 1260.60 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 34°23'00" EAST 281.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7, RUNNING THENCE SOUTH 34°23'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 602.02 FEET TO THE NORTHEAST CORNER OF LOT 1, NORTH FORK RIVER PROPERTIES SUBDIVISION; THENCE SOUTH 85°44'00" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 785.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 15°05'00" WEST ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 530.17 FEET TO THE SOUTHWEST CORNER OF LOT 2, NORTH FORK RIVER PROPERTIES SUBDIVISION; THENCE NORTH 85°44'00" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 583.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 356,485 SQ.FT OR 8.183 ACRES AND 2 LOTS

OWNER'S DEDICATION

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 HEREON AND NAME SAID TRACT ~~OF THE~~ NORTH FORK RANCH SUBDIVISION AND 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 THROUGHWAYS.

AND WE DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____, 2014.

SIGNATURE: NORTH FORK PROPERTIES, LLC

PRINT NAME AND TITLE: _____

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE PROPERTY LINES OF THE SUBJECT PROPERTY AND THEN TO DIVIDE SAID PROPERTY INTO TWO LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT.

SURVEY PERFORMED FOR: JESSE HAMMOND 2947 S. MIDLAND DR. CROWN LITE 944 LOT 1

SUGGESTED CHANGES

N00-15-18E (RECORD BEARING AS PER 1992 SUBDIV PLAT OF N.F.R.P. IS N-0014-00W)

UTAH LAND SURVEYING, LLC

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

2302 WEST 2100 SOUTH, SYRACUSE, UT 84075

PHONE 801.725.8395 FAX 801.820.7775

WWW.UTAHLANDSURVEYING.COM

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 _____, 2014.

SIGNATURE: _____

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 EFFECT.

SIGNED THIS ___ DAY OF _____, 2014.

SIGNATURE: _____

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 _____, 2014.

SIGNATURE: _____

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ___ DAY OF _____, 2014.

SIGNATURE: _____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES _____
RESIDING IN _____

NORTH FORK RANCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TOWN OF LIBERTY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORDED 2014, AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR: _____

WEBER COUNTY RECORDER DEPUTY: _____

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 _____, 2014.

ATTEST: _____ COUNTY RECORDER

COUNTY COMMISSION CHAIR

POWELL G. & GWEN S. RHODES
TAX ID NO. 22-004-0034
QUIT CLAIM DEED
ENTRY NO. 1984261

LAINIE & SUSAN OAKESON
TAX ID NO. 22-004-0108
WARRANTY DEED
ENTRY NO. 2672996

LOT 1, STARNES ESTATES FIRST AMENDMENT
MICHAEL D. & JULIE M. RHODES
TAX ID NO. 22-266-0001

GENERAL NOTES:

1. THIS SUBDIVISION WILL CONTINUE TO ACCEPT STORM WATER RUNOFF FROM THE ROAD.

FOUND NEW POSITION OF 3" WEBER COUNTY SURVEYOR BRASS CAP MONUMENT (1998) IN GOOD CONDITION SOUTHEAST CORNER, SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (N82°54'03"E 23.25)

CALCULATED POSITION OF OLD SOUTHEAST CORNER, SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

FOUND REBAR & YELLOW CAP STAMPED "REEVE & ASSOCIATES" LYING ON ITS SIDE UNDER THE GRASS ON THE EDGE ON THE RIVER SET REBAR & CAP STAMPED "UTAH LAND SURVEYING"

FOUND REBAR & ORANGE CAP STAMPED "REEVE & ASSOCIATES" 1.30 FEET WEST OF C&D CAP.

FOUND REBAR & YELLOW CAP STAMPED "REEVE & ASSOCIATES" - OGDEN.

EXISTING BUILDING 2.50 FEET SOUTH OF PROPERTY LINE.

EXISTING BARN.

EXISTING HOUSE.

FOUND REBAR & YELLOW CAP STAMPED "REEVE & ASSOCIATES" LYING ON ITS SIDE UNDER THE GRASS ON THE EDGE ON THE RIVER SET REBAR & CAP STAMPED "UTAH LAND SURVEYING"

FOUND REBAR & CAP STAMPED "UTAH LAND SURVEYING"

FOUND REBAR & CAP STAMPED "UTAH LAND SURVEYING"

POINT OF BEGINNING FOUND REBAR & YELLOW CAP STAMPED "REEVE & ASSOCIATES"

THE CLOSEST FIRE HYDRANT IS 571.74 FEET TO THE NORTHWEST ALONG NORTH FORK ROAD FROM THE NORTHEAST PROPERTY CORNER OF THIS PROPERTY.

APPROXIMATE LINE FOR FOOD ZONE A

APPROXIMATE LINE FOR FOOD ZONE X

LOT 1, NORTH FORK RIVER PROPERTIES SUBDIVISION
STACIE L. & RUSSEL B. INGRAM
TAX ID NO. 22-004-0082

LOT 1, CONTAINS 174,247 SQ.FT OR 4.00 ACRES
ADDRESS: 5441 NORTH

LOT 2, CONTAINS 182,236 SQ.FT OR 4.18 ACRES
ADDRESS: 5405 NORTH

LOT 1, STARNES ESTATES FIRST AMENDMENT
MICHAEL D. & JULIE M. RHODES
TAX ID NO. 22-266-0001

WEST R/W LINE FALLS S86-13-18W 1263.26 FROM THE E/4 SECT 7, AND RUNS THENCE S33-47-54E ALONG SAID R/W LINE OF THE 66' WIDE ROAD (33' EACH SIDE). DEDICATE ENTIRE HALF-WIDTH OF ROAD AND CROSS HATCH GIVEN AREA. ALSO PROVIDE CROSS HATCH SYMBOL IN LEGEND.

SINCE A SP BASIS OF BEARING HAS NOW BEEN IDENTIFIED ALONG THE SECTION LINE, THE INCORPORATION OF (RECORD) BEARINGS WITHIN THE LEGAL DESCRIPTION CAUSES THE PARCEL BOUNDARY TO MATHEMATICALLY FALL APPROX. 15' FURTHER SOUTH OF INTENDED POSITIONING AT THE SW COR OF SUBDV (AS WELL AS ALL OTHER PROP. CORNERS).

33' HALF WIDTH PORTION OF GROUND TO BE DEDICATED TO WEBER COUNTY FOR PURPOSE OF PUBLIC RIGHT-OF-WAY CONTAINS 20,287.73 SQ.FT

500°45'13"W 2650.52 WEBER COUNTY 2650.407 MEASURED BASIS OF BEARING

(N00°14'00"W 2647.37 BASIS OF BEARING PER 1992 SUBD OF N.F.R.P.) N00°15'18"E

FOUND 3" WEBER COUNTY SURVEYOR BRASS CAP MONUMENT (1963) IN GOOD CONDITION EAST QUARTER CORNER, SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN