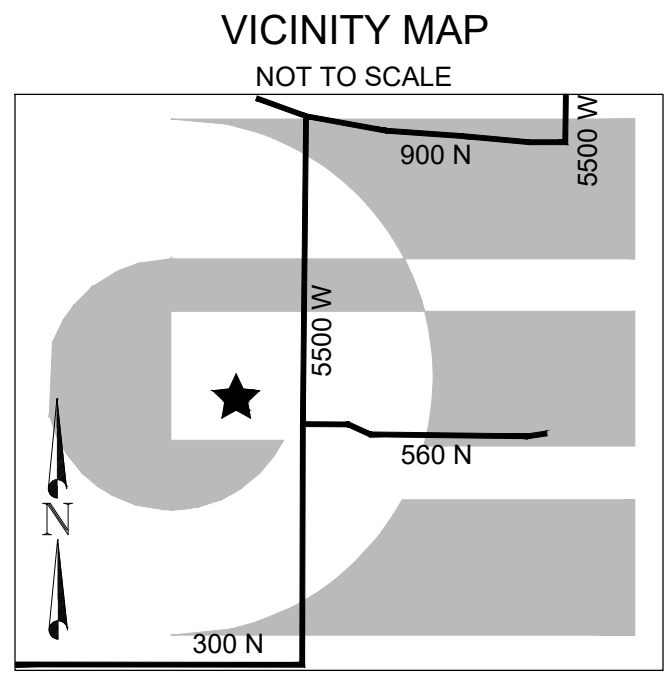


WILLY'S PLACE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
APRIL, 2021



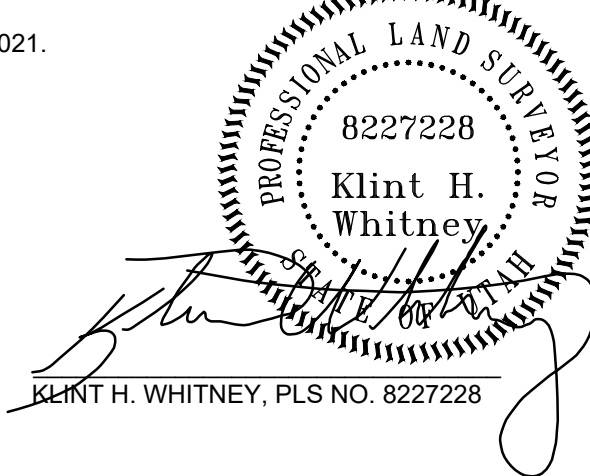
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER BEING LOCATED SOUTH 0°18'53" WEST 503.73 FEET ALONG THE EAST LINE OF SAID QUARTER; RUNNING THENCE ALONG SAID EAST LINE SOUTH 0°18'53" WEST 504.19 FEET; THENCE NORTH 89°55'20" WEST 1689.25 FEET; THENCE NORTH 0°18'50" EAST 493.64 FEET; THENCE NORTH 89°43'11" EAST 1689.34 FEET TO THE POINT OF BEGINNING. CONTAINING 842,787 SQUARE FEET OR 19.34 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS WILLY'S PLACE SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF ____, 2021.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

WILLY'S PLACE SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF ____, 2021.

BY:

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 2021, personally appeared before me PAUL A. HODSON, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE of PAUL A. HODSON AND PAMELA TAYLOR HODSON TRUST AGREEMENT DATED THE 6TH DAY OF MARCH, 2003, and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws, or (Resolution of its Board of Directors), and said PAUL A. HODSON acknowledged to me that said TRUST executed the same.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 2021, personally appeared before me PAMELA TAYLOR HODSON, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE of PAUL A. HODSON AND PAMELA TAYLOR HODSON TRUST AGREEMENT DATED THE 6TH DAY OF MARCH, 2003, and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws, or (Resolution of its Board of Directors), and said PAUL A. HODSON acknowledged to me that said TRUST executed the same.

STAMP

NOTARY PUBLIC

LEGEND

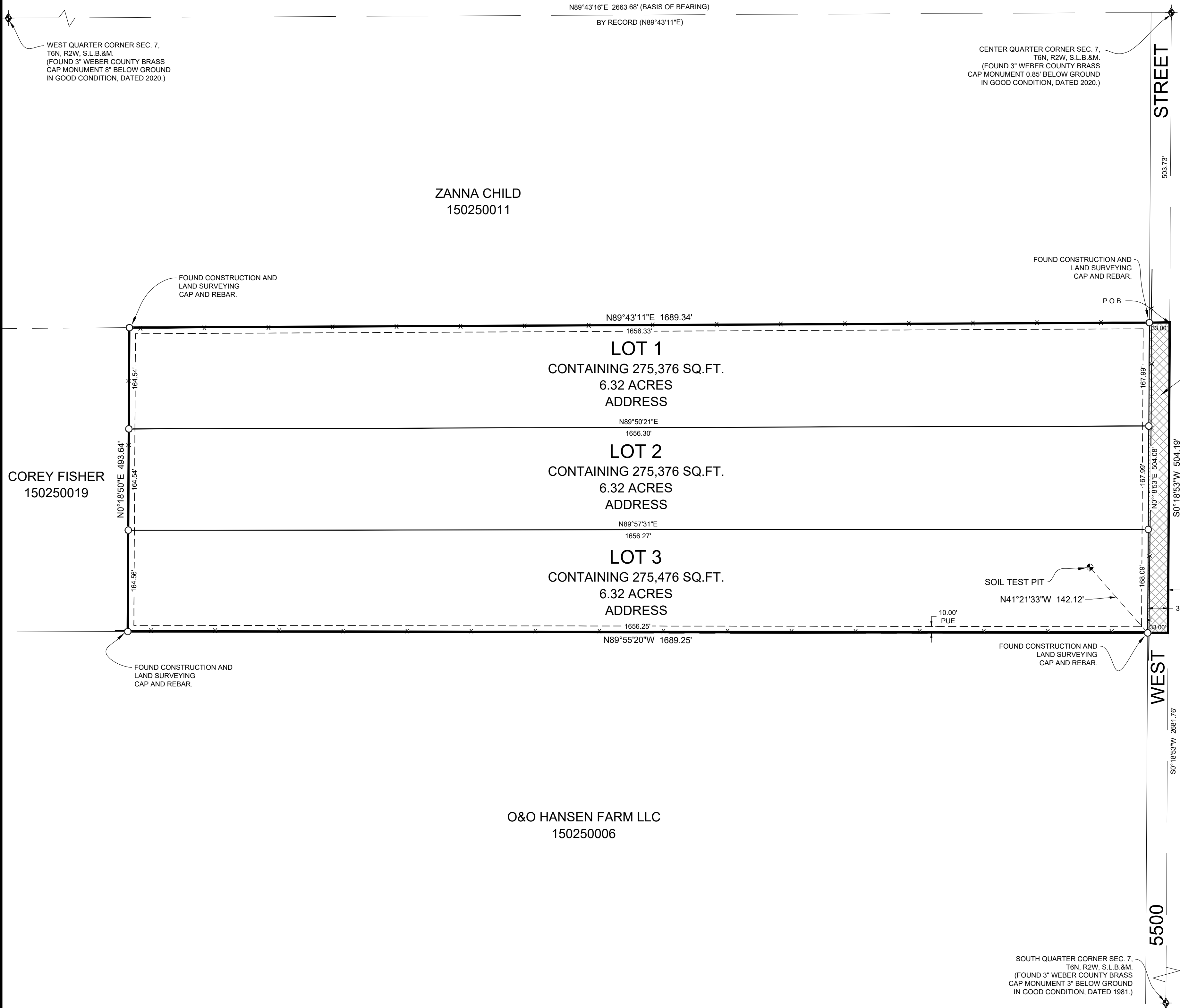
- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- ROADWAY DEDICATION AREA (16,635 SQ. FT.)
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

NOTES

- ZONE (A2) CURRENT YARD SETBACKS: FRONT: 30 FEET; SIDE: 10 FEET WITH BOTH SIDES EQUALING 24 FEET; REAR: 30 FEET.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0180E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- WASTEWATER SITE AND SOILS EVALUATION #15058
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 406737 E 4569242 N)
0-23" SILT LOAM, GRANULAR/PRISMATIC STRUCTURE
23-40" SILTY CLAY, MASSIVE STRUCTURE, MANY GRAY MOTTLES
GROUNDWATER ENCOUNTERED AT @ 40"

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF HALES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°43'16" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.



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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF ____, 2021.

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 EFFECT.

SIGNED THIS ____ DAY OF ____, 2021.

COUNTY ATTORNEY

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 ____, 2021.

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 ____, 2021.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF ____, 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

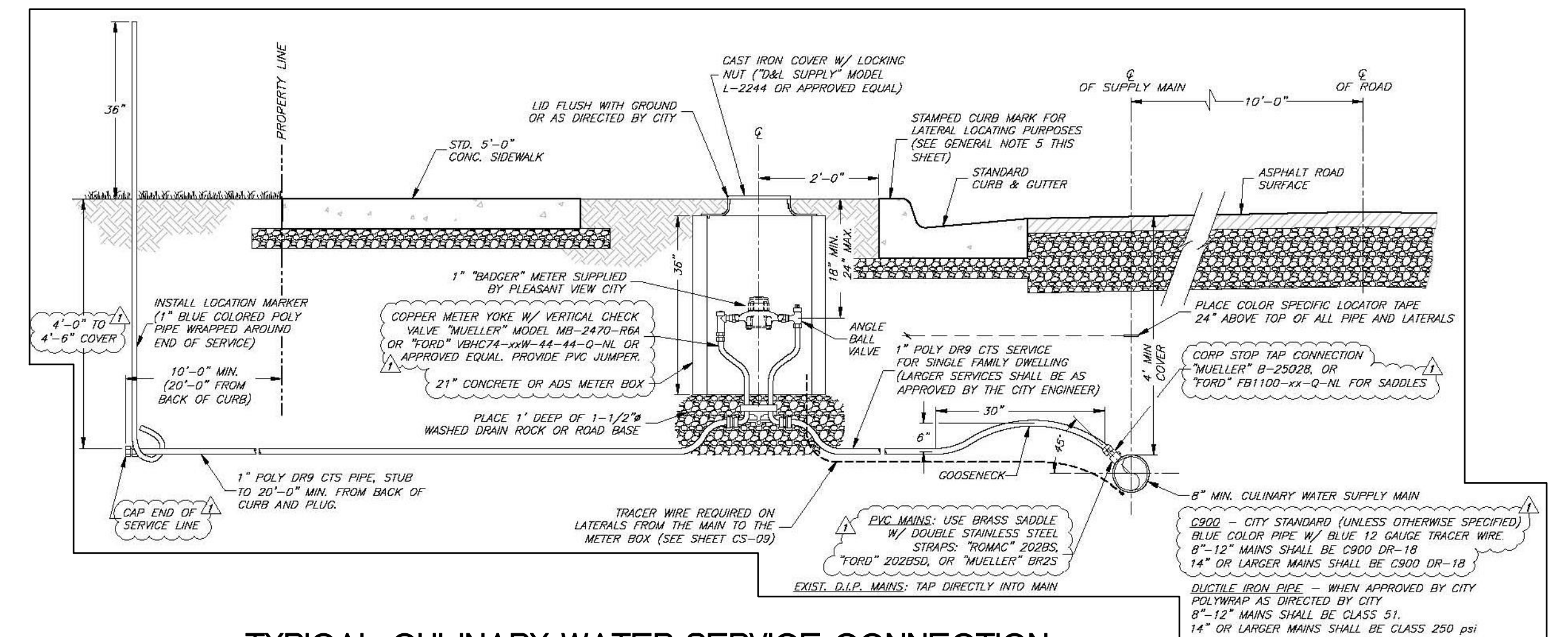
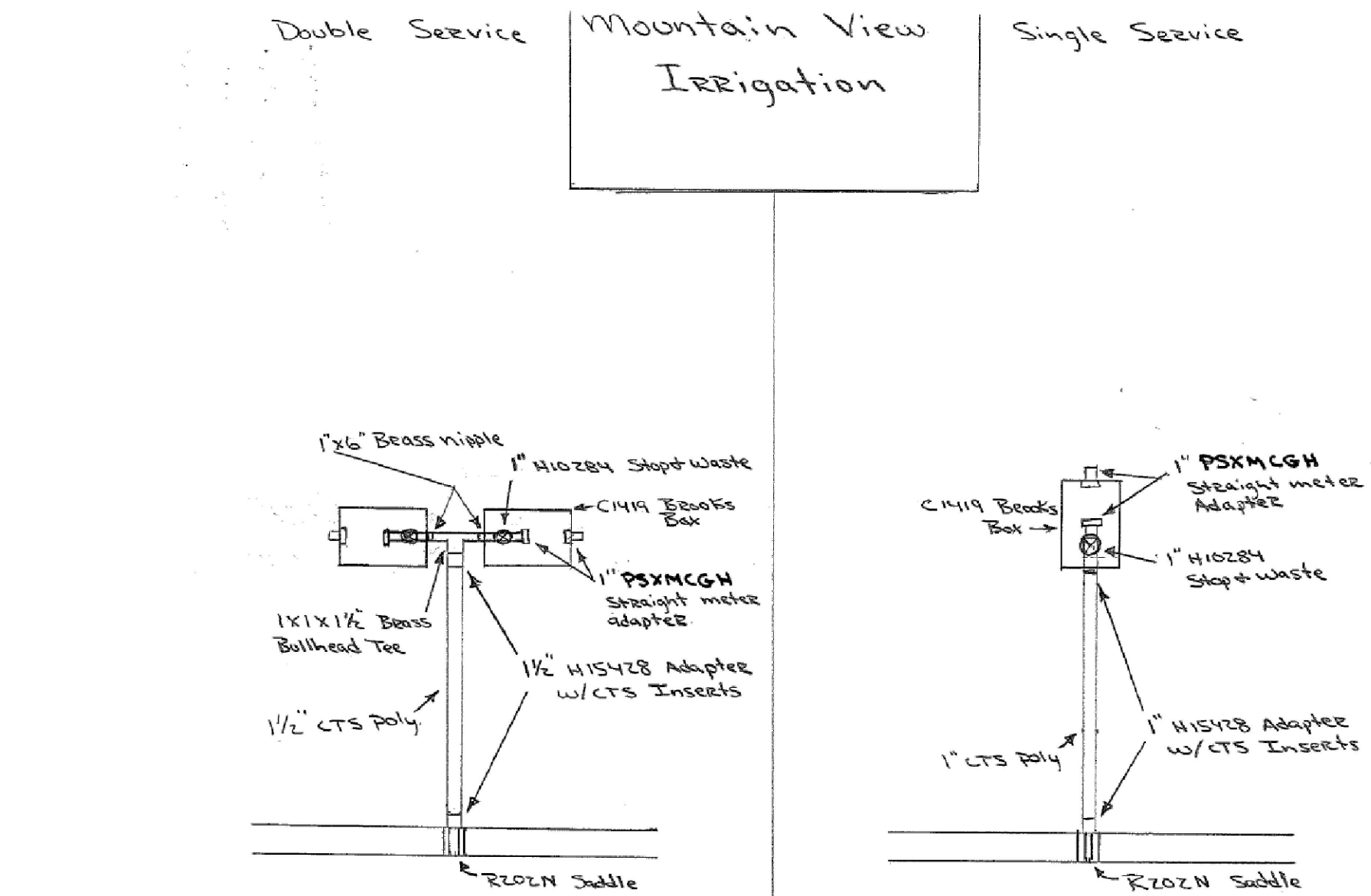
WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF ____, 2021

DIRECTOR WEBER-MORGAN HEALTH DEPT.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
APRIL, 2021



NOT TO SCALE



NOT TO SCALE

- GENERAL NOTES:
1. ALL FITTINGS SHALL BE "MUELLER" COMPRESSION TYPE UNLESS OTHERWISE NOTED.
 2. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
 3. ALL SUPPLIES, LABOR, MACHINERY, ETC. WILL BE SUPPLIED BY THE CONTRACTOR. CLEARANCE OF CITY WILL BE OBTAINED AND SET THE METER ONLY ON "I" CONNECTIONS. THE CONTRACTOR SHALL SUPPLY ALL METERS FOR CONNECTIONS GREATER THAN 1" (SEE SHEET 10-10).
 4. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.
 5. STAMPED CONCRETE CURB MARKS USED FOR LATERAL LOCATING ARE REQUIRED BY THE CITY. STAMPED CURB MARKS SHALL BE USED FOR ALL LOCATING ALL LOCATIONS. THE CONTRACTOR SHALL REPAIR DAMAGED CURB & CUTTER DUE TO ANY DAMAGE TO THE RELATED ACTIVITY. STAMP "X" FOR SANITARY SEWER, "W" FOR CULINARY WATER, AND "L" FOR LAND FILL.

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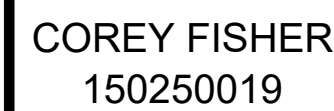
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____,
AT _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

COUNTY RECORDER
BY: _____

**GARDNER
ENGINEERING**

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066



O&O HANSEN FARM LLC
150250006

 WEBER COUNTY MONUMENT AS NOTED
 SET 24" REBAR AND CAP
 MARKED GARDNER ENGINEERING

- | | | | | | |
|---|----------------------|---|---|-----|--------------------------|
|  | SUBDIVISION BOUNDARY |  |  | IRI | EXISTING IRRIGATION LINE |
|  | LOT LINE |  |  | SD | EXISTING STORM DRAIN |
|  | ADJACENT PARCEL |  |  | SS | EXISTING SANITARY SEWER |
|  | SECTION LINE |  |  | OH | EXISTING OVERHEAD POWER |
|  | EASEMENT |  |  | G | EXISTING GAS LINE |
|  | EXISTING FENCE LINE | | | | |

-  EXISTING WATER METER
-  EXISTING WATER MANHOLE
-  EXISTING FIRE HYDRANT
-  EXISTING WATER VALVE
-  EXISTING STORM MANHOLE
-  EXISTING CATCH BASIN
-  EXISTING SEWER MANHOLE