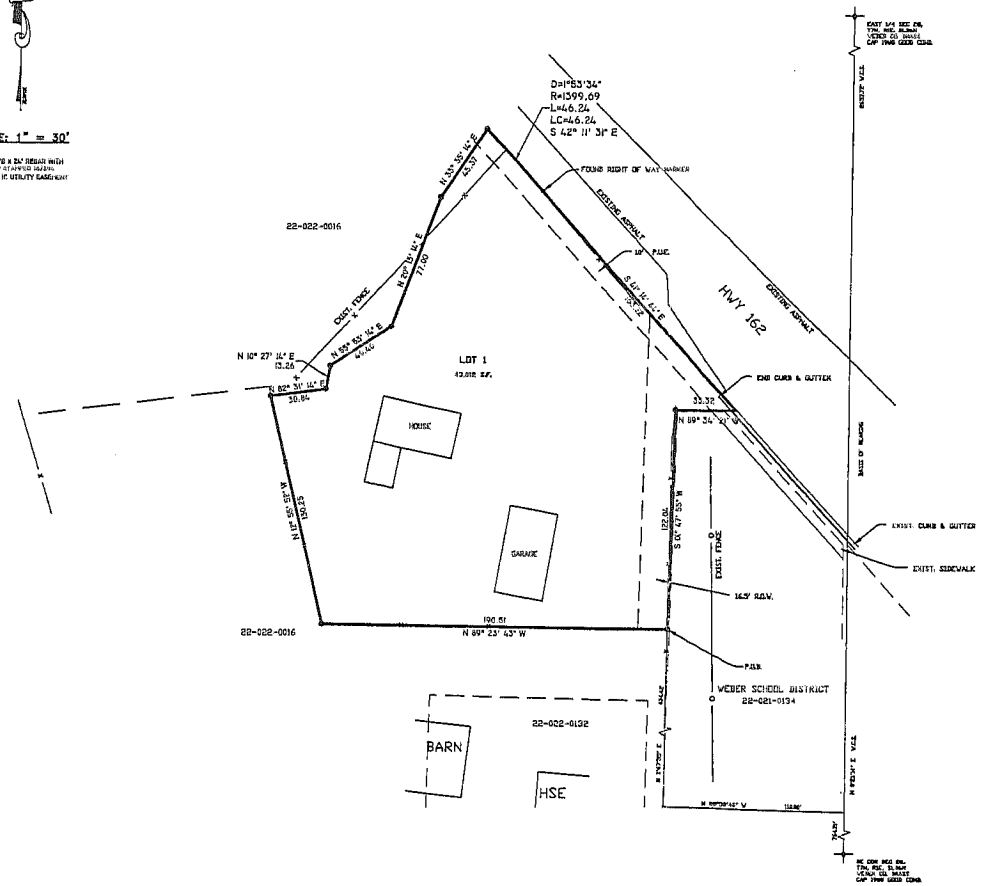
Exhibit A

Brandy ~~DEAN~~ MALAN SUBDIVISION

A PART OF THE S.E. 1/4 OF SEC. 28, T. 7 N., R. 1 E., S.L.B. & M.
WEBER COUNTY, UTAH
JULY 2013



SURVEYORS CERTIFICATE

I DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 163594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF BRANDY MALAN SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE, WEBER COUNTY SURVEYING OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING

SIGNED THIS _____ DAY OF _____, 20__.

P.L.S. # 163594 _____
SIGNATURE

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT BRANDY MALAN SUBDIVISION AND DO 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 THOROUGHFARES FOREVER, AS WELL GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER RETENTION PONDS DRAINAGE EASEMENTS AND THE RIGHT TO USE SAID FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF ALL PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER IN 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 _____, 20__.

_____ _____
_____ _____
_____ _____

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 _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

_____ _____
COMMISSION EXPIRES NOTARY PUBLIC

BOUNDARY DESCRIPTION

PART OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT NORTH 0°28'34" EAST 764.21 FEET ALONG THE SECTION LINE; NORTH 89°34'46" WEST 1320.00 FEET AND NORTH 1°47'35" EAST 451.45 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28 AND RUNNING THENCE NORTH 89°34'21" WEST 190.51 FEET; THENCE NORTH 35°55'16" WEST 139.65 FEET; THENCE NORTH 66°31'44" EAST 30.94 FEET; THENCE NORTH 10°27'14" EAST 13.26 FEET; THENCE NORTH 82°30'14" EAST 20.84 FEET; THENCE NORTH 89°33'14" EAST 77.0 FEET; THENCE NORTH 33°01'14" EAST 43.97 FEET TO THE SOUTH LINE OF STATE ROAD 162 RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: SOUTH 42°11'31" EAST 46.24 FEET TO A 1599.69 FOOT RADIUS CURVE TO THE LEFT 46.24 FEET (DELTA 1°39'34") AND CHORD BEARS SOUTH 42°42'20" EAST 46.24 FEET AND 43°13'14" EAST 163.22 FEET; THENCE SOUTH 89°34'21" WEST 35.39 FEET; THENCE SOUTH 1°47'35" WEST 122.04 FEET TO THE POINT OF BEGINNING SUBJECT TO A PERPETUAL RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PARCEL OF LAND 16.5 FEET WIDE, BEING ADJACENT TO AND EXTENDING 16.5 FEET WEST OF A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND AND RUNS NORTH 1°47'35" EAST FROM SAID POINT 201.89 FEET, MORE OR LESS, TO THE SOUTH LINE OF STATE ROAD.

CONTAINS 0.967 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION AS SHOWN.
THE POINT OF BEGINNING WAS ESTABLISHED BY HOLDING THE BEARINGS & DIMENSIONS TO THE POINT OF BEGINNING FOR THE WALDEN PARCEL, 22-022-0016 AND USING THE WESTERN BOUNDARY LINE OF THE WEBER SCHOOL DISTRICT DEED OBTAINED WHICH RUNS MORE CLOSELY TO THE OLD FENCE LINE. THE NORTHERLY RIGHT OF WAY LINE WAS ESTABLISHED BY HOLDING THE FOUND RIGHT OF WAY MARKER AND REFERENCE TO OTHER SURVEYS IN THE AREA.

BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A REASONABLE TIME ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER-MORGAN HEALTH DEPARTMENT

I 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 _____, 20__.

_____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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__.

_____
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 _____, 20__.

_____
SIGNATURE

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

SIGNED THIS ____ DAY OF _____, 20__.

_____
SIGNATURE

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__.

ATTEST: _____
TITLED CHAIRMAN, WEBER COUNTY COMMISSION

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__.

_____
SIGNATURE

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE: 801-731-4075 FAX: 801-731-4076

CLIENT: JEFF MALAN

LOCATION: SECTION 28, T7 N., R1E., S.L.B.&M.

SURVEYED: 2013

REVISIONS:		DRAWN BY: DB
		CHECKED BY: DB
		DATE: 2013
		FILE: 3048

WEBER COUNTY RECORDER

ENTRY #_____ FEE _____

FILED FOR RECORD & RECORDED

THIS ____ DAY OF _____, 20__.

AT _____ IN BOOK _____ OF ____

PAGE _____

_____
WEBER COUNTY RECORDER

BY _____
DEPUTY