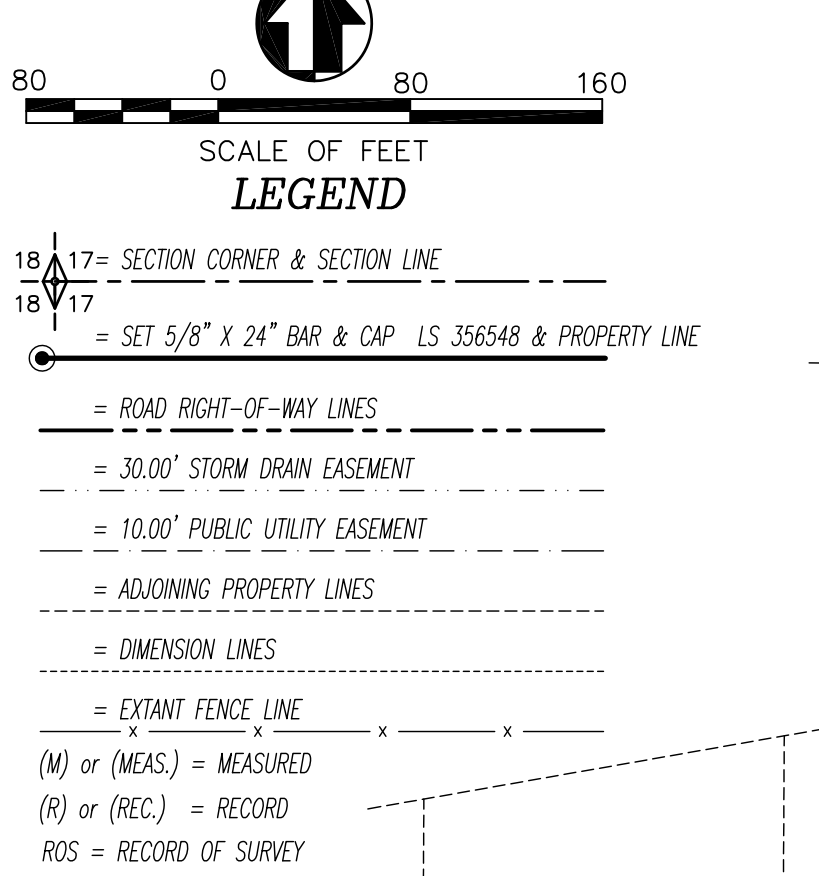


The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)



The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

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 waste water disposal systems.
Signed this _____ day of _____, 2021.
Director, Weber-Morgan Health Department

PLAT NOTE:
"Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code 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."
WCO 106-1-8(c)(5).

PREPARED BY:
Boundary Consultants
Professional Land Surveyors
5554 West 2425 North Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

FOR:
TERREX ENGINEERING
P.O. Box 13059
OGDEN, Utah 84412
801-458-9647

STAGECOACH ESTATES SUBDIVISION
WEST WEBER, UTAH
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JANUARY 2020

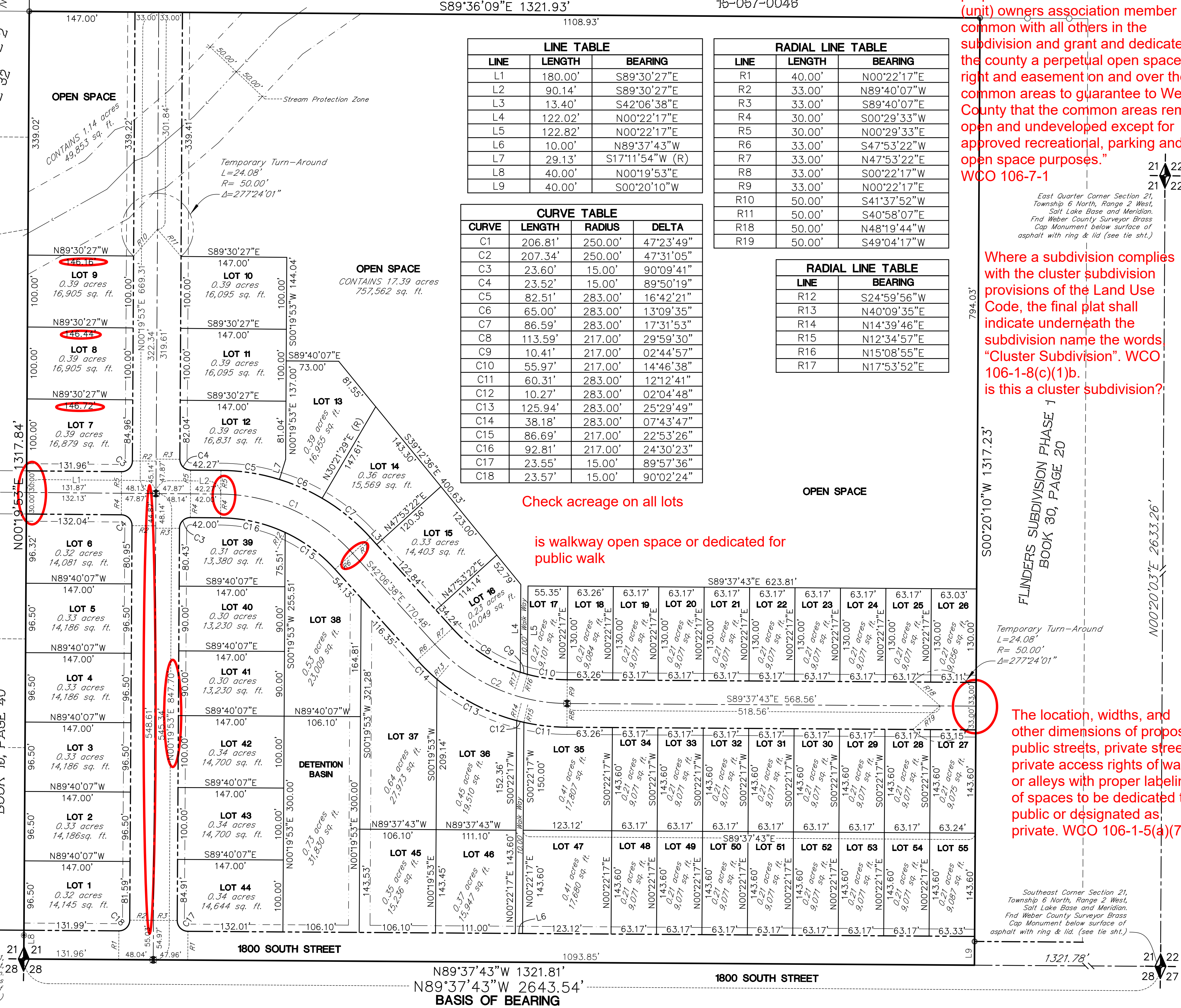
This is a partial review there may be other red-lines and comments once the road and lots are adjusted

KAPP, INVESTMENT COMPANY LLC
15-067-0046

Owner's Dedication Certificate shall include the following Common Open Space dedication as applicable:
"Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each lot (unit) owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes."
WCO 106-7-1

Where a subdivision complies with the cluster subdivision provisions of the Land Use Code, the final plat shall indicate underneath the subdivision name the words "Cluster Subdivision". WCO 106-1-8(c)(1)b. is this a cluster subdivision?

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)



LINE TABLE

LINE	LENGTH	BEARING
L1	180.00'	S89°30'27"E
L2	90.14'	S89°30'27"E
L3	13.40'	S42°06'38"E
L4	122.02'	N00°22'17"E
L5	122.82'	N00°22'17"E
L6	10.00'	N89°37'43"W
L7	29.13'	S17°11'54"W (R)
L8	40.00'	N00°19'53"E
L9	40.00'	S00°20'10"W

RADIAL LINE TABLE

LINE	LENGTH	BEARING
R1	40.00'	N00°22'17"E
R2	33.00'	N89°40'07"W
R3	33.00'	S89°40'07"E
R4	30.00'	S00°29'33"W
R5	30.00'	N00°29'33"E
R6	33.00'	S47°53'22"W
R7	33.00'	N47°53'22"E
R8	33.00'	S00°22'17"W
R9	33.00'	N00°22'17"E
R10	50.00'	S41°37'52"W
R11	50.00'	S40°58'07"E
R18	50.00'	N48°19'44"W
R19	50.00'	S49°04'17"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	206.81'	250.00'	47°23'49"
C2	207.34'	250.00'	47°31'05"
C3	23.60'	15.00'	90°09'41"
C4	23.52'	15.00'	89°50'19"
C5	82.51'	283.00'	16°42'21"
C6	65.00'	283.00'	13°09'35"
C7	86.59'	283.00'	17°31'53"
C8	113.59'	217.00'	29°59'30"
C9	10.41'	217.00'	02°44'57"
C10	55.97'	217.00'	14°46'38"
C11	60.31'	283.00'	12°12'41"
C12	10.27'	283.00'	02°04'48"
C13	125.94'	283.00'	25°29'49"
C14	38.18'	283.00'	07°43'47"
C15	86.69'	217.00'	22°53'26"
C16	92.81'	217.00'	24°30'23"
C17	23.55'	15.00'	89°57'36"
C18	23.57'	15.00'	90°02'24"

RADIAL LINE TABLE

LINE	BEARING
R12	S24°59'56"W
R13	N40°09'35"E
R14	N14°39'46"E
R15	N12°34'57"E
R16	N15°08'55"E
R17	N17°53'52"E

Check acreage on all lots

is walkway open space or dedicated for public walk

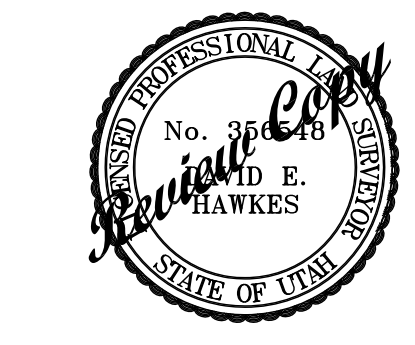
SURVEYORS CERTIFICATE
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

NARRATIVE
See Record of Survey #6443 filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION
The Southwest Quarter of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah. Containing 40 acres, More or Less.

Subject Parcel being more particularly described as follows:
A parcel of land comprising the 39.98 acres contained in Southwest Quarter of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Described in that certain Quit Claim Deed recorded as Entry #277943 of the Weber County Records. Basis of Bearing for subject description being South 89°37'43" East 2643.59 feet coincident with the south line of the Southwest Quarter of said Section 21. Subject Parcel being more particularly described as follows:

Beginning at the Weber County brass cap monument marking the South Quarter Corner of said Section 21, thence North 0°19'53" East 1317.84 feet coincident with the Center Quarter Section line to the number five rebar and cap stamped "Gardner Eng." monumenting the C-S Sixteenth Corner; Thence South 89°36'09" East 1321.93 feet coincident with the Center South Sixteenth Section line to a number five rebar and cap stamped "Mtn Eng." monumenting the S-E Sixteenth Corner; Thence South 00°20'10" West 1317.23 feet coincident with the East Sixteenth Section Line to the East Sixteenth Corner; Thence North 89°37'43" West 1321.81 feet coincident with the south line of said Southwest Quarter of the Southeast Quarter of Section 21 to the point of beginning.



OWNERS DEDICATION
Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and public streets as shown on this plat and name said tract Stagecoach Estates Subdivision, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements, in witness we have hereunto set our signatures.

Signed this _____ day of _____, 2021.
XXXXX
XXXXXX

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF WEBER }
On the _____ day of _____, 2021, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WEBER COUNTY RECORDER

ENTRY NUMBER _____
FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____
DAY OF _____, 2021, IN BOOK _____, AT PAGE _____ OF THE OFFICIAL RECORDS.
DEPUTY COUNTY RECORDER _____

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.
Signature _____

COUNTY SURVEYOR'S CERTIFICATE
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____, 2021.
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 _____, 2021.
Signature _____

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 _____, 2021.
Chairman, Weber County Planning Commission _____

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 _____, 2021.
Chairman, Weber County Commission _____
Attest: _____ Title: _____

N89°37'43"W 1321.81'
N89°37'43"W 2643.54'
BASIS OF BEARING