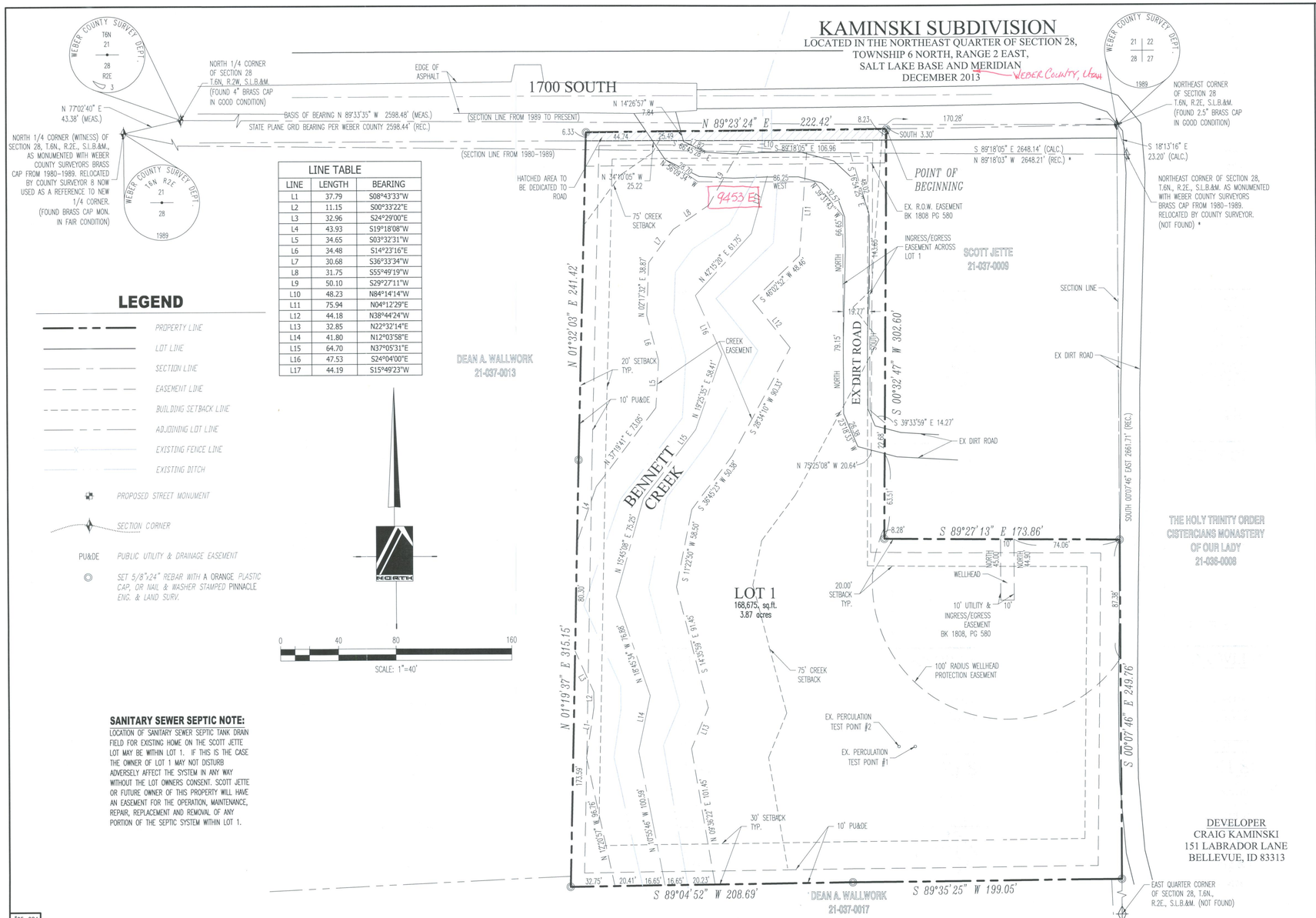
KAMINSKI SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
DECEMBER 2013 WEBER County, Utah



LINE TABLE		
LINE	LENGTH	BEARING
L1	37.79	S08°43'33"W
L2	11.15	S00°33'22"E
L3	32.96	S24°29'00"E
L4	43.93	S19°18'08"W
L5	34.65	S03°32'31"W
L6	34.48	S14°23'16"E
L7	30.68	S36°33'34"W
L8	31.75	S55°49'19"W
L9	50.10	S29°27'11"W
L10	48.23	N84°14'14"W
L11	75.94	N04°12'29"E
L12	44.18	N38°44'24"W
L13	32.85	N22°32'14"E
L14	41.80	N12°03'58"E
L15	64.70	N37°05'31"E
L16	47.53	S24°04'00"E
L17	44.19	S15°49'23"W

LEGEND

- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ADJOINING LOT LINE
- EXISTING FENCE LINE
- EXISTING DITCH
- PROPOSED STREET MONUMENT
- SECTION CORNER
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8"x24" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.

SANITARY SEWER SEPTIC NOTE:
LOCATION OF SANITARY SEWER SEPTIC TANK DRAIN FIELD FOR EXISTING HOME ON THE SCOTT JETTE LOT MAY BE WITHIN LOT 1. IF THIS IS THE CASE THE OWNER OF LOT 1 MAY NOT DISTURB ADVERSELY AFFECT THE SYSTEM IN ANY WAY WITHOUT THE LOT OWNERS CONSENT. SCOTT JETTE OR FUTURE OWNER OF THIS PROPERTY WILL HAVE AN EASEMENT FOR THE OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF ANY PORTION OF THE SEPTIC SYSTEM WITHIN LOT 1.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate No. 191517 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 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as: KAMINSKI 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 Recorder's office and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

STEPHEN J. FACKRELL DATE:
CERTIFICATE NO. 191517

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°33'35" WEST (BASIS OF BEARING) ALONG SECTION LINE 170.28 FEET AND SOUTH 3.30 FEET FROM THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°32'47" WEST 302.60 FEET; THENCE SOUTH 89°27'13" EAST 173.86 TO SECTION LINE; THENCE ALONG SECTION LINE SOUTH 00°07'46" EAST 249.76 FEET TO THE EXTENSION OF AN EXISTING FENCE; THENCE TO AND ALONG SAID EXISTING FENCE THE FOLLOWING 2 CALLS: SOUTH 89°35'25" WEST 199.05 FEET, SOUTH 89°04'52" WEST 208.69 FEET TO AN EXISTING FENCE TEE; THENCE ALONG AN EXISTING FENCE THE FOLLOWING 2 CALLS: NORTH 01°19'37" EAST 315.15 FEET, NORTH 01°32'03" EAST 241.42 FEET TO AN EXISTING FENCE TEE; THENCE NORTH 89°23'24" EAST ALONG AN EXISTING FENCE 222.42 FEET TO THE POINT OF BEGINNING.

CONTAINS: 170,111 SQ. FT. 3.91 ACRES 1 LOT

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL PRIOR TO DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°33'35" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND ORANGE PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING EXCAVATION OR CONSTRUCTION IS INTENDED.

INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF AN OWNERSHIP PLAT, LEGAL DESCRIPTIONS, A BEARING SHEET, AND TIE SHEETS PROVIDED BY WEBER COUNTY RECORDERS OFFICE. NO OTHER DOCUMENTS OF RECORD OR NOT, WAS USED IN THE BOUNDARY DETERMINATION.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS HEREON AND NAME SAID TRACT KAMINSKI SUBDIVISION, DO HEREBY GRANT AND DEDICATE 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 LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE 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. AND ALSO DEDICATE THE EASEMENT ALONG THE EXISTING DIRT ROAD TO SCOTT JETTE OR FUTURE OWNER OF HIS PROPERTY AND ALSO DEDICATE A PERPETUAL EASEMENT FOR THE OPERATION, MAINTENANCE, AND PUMP REPLACEMENT OF SAID WATER WELL AND DEDICATE A PERPETUAL EASEMENT FOR THE REMOVAL OF ANY PORTION OF THE SEPTIC SYSTEM FOR THE SCOTT JETTE PROPERTY THAT MAY BE FOUND ON LOT 1, AND ALSO DEDICATE THAT PORTION OF THE PROPERTY WITHIN THE 1700 SOUTH RIGHT OF WAY TO WEBER COUNTY.

SIGNED THIS THE _____ DAY OF _____, 20__. SIGNED THIS THE _____ DAY OF _____, 20__.

CRAIG & HEIDI KAMINSKI FAMILY TRUST – CRAIG KAMINSKI HEIDI KAMINSKI

ACKNOWLEDGMENT

STATE OF UTAH)
County of Weber)

On the____day of _____A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of Weber in said State of Utah, the signer ( ) of the above Owner's dedication, ____in number, who duly acknowledged to me that_____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

KAMINSKI SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
DECEMBER 2013 WEBER County, Utah

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

DEVELOPER
CRAIG KAMINSKI
151 LABRADOR LANE
BELLEVUE, ID 83313

#05-084

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

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 _____, 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 PLANNING COMMISION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ___ DAY OF _____, 20__.

_____
CHAIRMAN, PLANNING COMMISSION

WEBER COUNTY COMMSSION 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:_____

_____
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER-MORGAN COUNTY 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 _____ 20__.

_____
DIRECTOR, WEBER-MORGAN COUNTY HEALTH DEPARTMENT

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID_____FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

_____
COUNTY RECORDER

BY _____
DEPUTY RECORDER