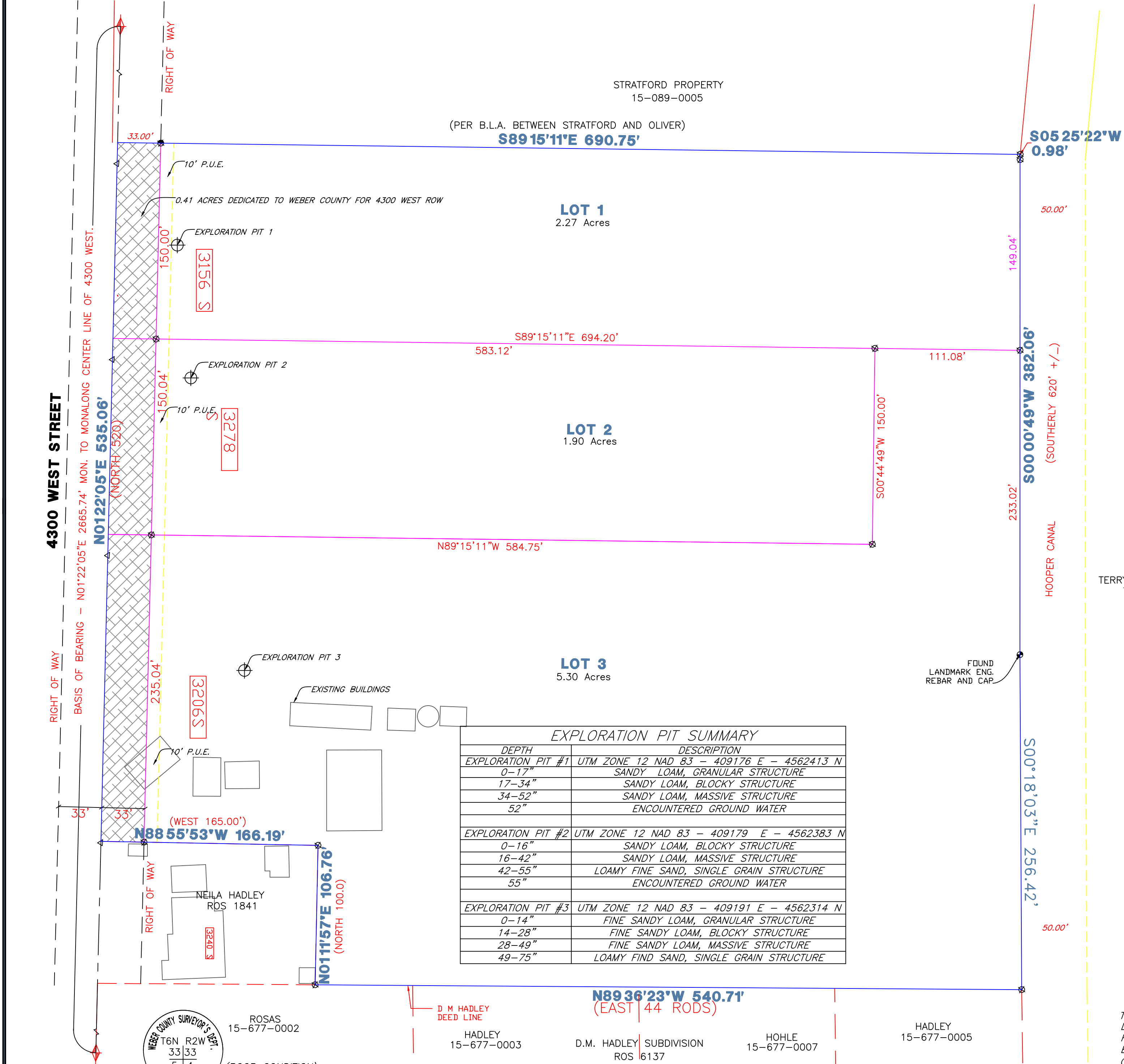


BLAINE A HADLEY FARMS SUBDIVISION

PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
JULY 30, 2021

MONUMENT
DETAIL 2
(NOT TO SCALE)



EXPLORATION PIT SUMMARY	
DEPTH	DESCRIPTION
EXPLORATION PIT #1 UTM ZONE 12 NAD 83 - 409176 E - 4562413 N	
0-17"	SANDY LOAM, GRANULAR STRUCTURE
17-34"	SANDY LOAM, BLOCKY STRUCTURE
34-52"	SANDY LOAM, MASSIVE STRUCTURE
52"	ENCOUNTERED GROUND WATER
EXPLORATION PIT #2 UTM ZONE 12 NAD 83 - 409179 E - 4562383 N	
0-16"	SANDY LOAM, BLOCKY STRUCTURE
16-42"	SANDY LOAM, MASSIVE STRUCTURE
42-55"	LOAMY FINE SAND, SINGLE GRAIN STRUCTURE
55"	ENCOUNTERED GROUND WATER
EXPLORATION PIT #3 UTM ZONE 12 NAD 83 - 409191 E - 4562314 N	
0-14"	FINE SANDY LOAM, GRANULAR STRUCTURE
14-28"	FINE SANDY LOAM, BLOCKY STRUCTURE
28-49"	FINE SANDY LOAM, MASSIVE STRUCTURE
49-75"	LOAMY FINE SAND, SINGLE GRAIN STRUCTURE

MONUMENT
DETAIL 1
(NOT TO SCALE)

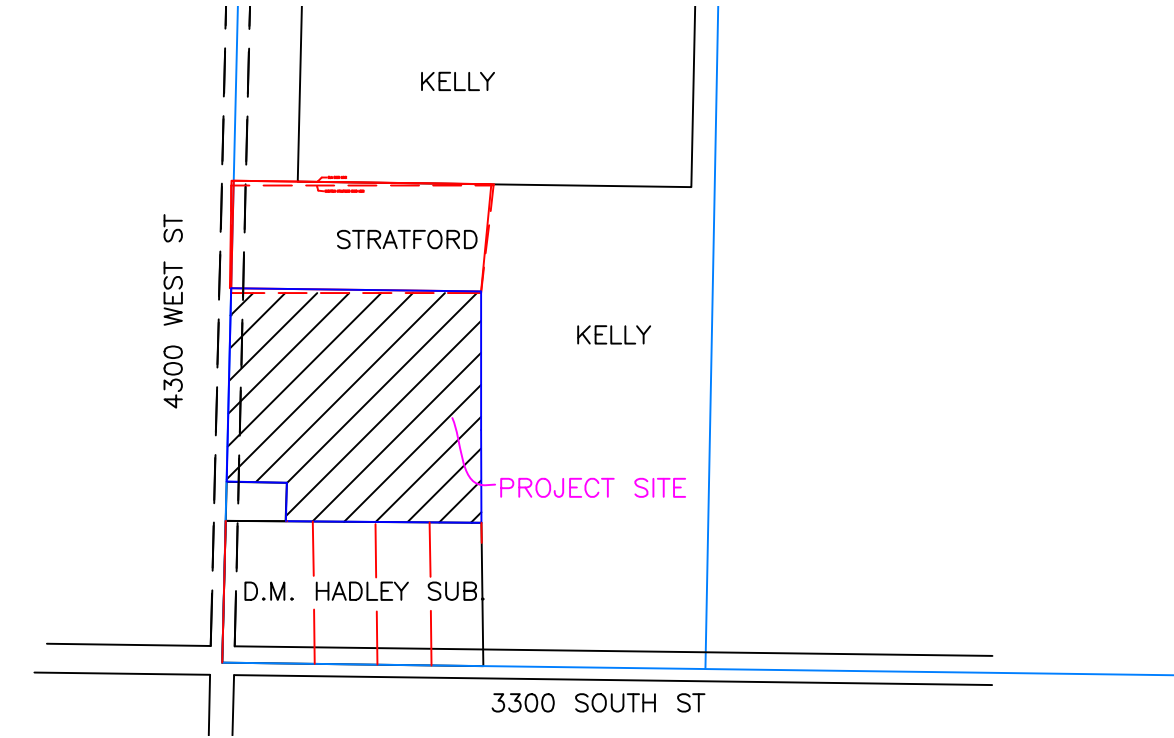
NOTE
DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

NOTES

A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY DATED MAY 17, 2021, SHOWED TWO EASEMENTS FOR UTILITIES. THE FIRST ONE WAS TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH FOR PROVIDED SERVICES AND WAS A BLANKET EASEMENT FOR THE ENTIRE SECTION. THE LINES FOR THIS AREA WERE INSTALLED ON THE WEST SIDE OF 4300 WEST AND DO NOT IMPACT THIS PROPERTY. THE SECOND EASEMENT WAS A BLANKET EASEMENT FOR THE ENTIRE SECTION TO ALLOW WILSON IRRIGATION TO BUILD AND MAINTAIN IRRIGATION LINES. NO FACILITIES WERE OBSERVED ON THE PROPERTY, AND THEREFORE ARE NOT SHOWN.

AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)



LEGEND

- SECTION CORNER
- FOUND REBAR/CAP BY OTHERS
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING"
- BOUNDARY LINE
- PROPOSED LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- EXISTING FENCE LINES
- ROAD DEDICATION 4300 WEST ST
- STREET ADDRESS
- P.U.E.
- MEASURED B-D
- RECORD B-D

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE AS MEASURED BETWEEN FOUND MONUMENTS BETWEEN THE SW CORNER AND THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS N01°22'05"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW THREE LOT SUBDIVISION FOR THE PURPOSE OF BUILDING A NEW HOME. THE ROAD RIGHT OF WAY (33' HALF WIDTH) WILL BE DEDICATED TO WEBER COUNTY. ALL BOUNDARY CORNERS WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS WERE SET AT THE FUTURE RIGHT OF WAY LINE 33' FROM THE CENTER LINE OF 4300 WEST STREET.

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF BLAINE A HADLEY FARMS 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 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 COMPLIED WITH.



SIGNED THIS _____ DAY OF _____, 20____.
150228-2201
UTAH LICENSE NUMBER ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

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 ON THE PLAT AND NAME SAID TRACT BLAINE A HADLEY FARMS 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 _____, 20____.
FOR: THE BLAINE A. HADLEY REVOCABLE TRUST DATED OCT 4, 2001
SHERRY OLIVER, CO-TRUSTEE SIDNEY HADLEY, CO-TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

DESCRIPTION OF SUBDIVISION

PARCEL 15-089-0007 THE BLAINE A. HADLEY REVOCABLE TRUST AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORD ENTRY NUMBER 3096711 DATED 28 OCTOBER 2020.
A PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SECTION 33 AND PROCEEDING N01°22'05"E, 501 FEET TO THE TRUE POINT OF BEGINNING THENCE N01°22'05"E, 535.06 FEET TO THE EXTENSION OF A LONG STANDING FENCE LINE; THENCE ALONG SAID FENCE LINE S89°15'11"E, 690.75 FEET TO THE WESTERLY EMBANKMENT OF THE HOOPER CANAL AND THE WEST LINE OF SURVEY RECORDED AS NO. 3497 IN THE WEBER COUNTY RECORD OF SURVEY BY LANDMARK SURVEYING FOR ROLLO AND KAY/LINE PETERSON; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES (1)S05°24'22"W, 0.98 FEET; (2)S00°00'49"W, 382.06 FEET; AND (3)THENCE S00°18'03"E, 256.42 FEET TO THE NORTH LINE OF D.M. HADLEY SUBDIVISION; THENCE ALONG SAID SUBDIVISION N89°36'23"W, 540.71 FEET TO THE SE CORNER OF NEILA HADLEY BOUNDARY; THENCE ALONG SAID BOUNDARY N01°11'57"E, 106.76 FEET AND N88°55'53"W, 186.19 FEET TO THE TRUE POINT OF BEGINNING.
HAVING AN AREA OF 430605.11SQ FT, 9.88 ACRES

KUNZ ENGINEERING
ENGINEERING SURVEYING LAND PLANNING
280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896
PHONE: (801) 225-8232 eMAIL: ROBERTDKUNZ@GMAIL.COM

DEVELOPER
SHERRY OLIVER AND SIDNEY HADLEY
3859 SOUTH 3500 WEST
ROY, UTAH 84068
801-7236-1464

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____.
WEBER 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 _____, 20____.
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST

WEBER COUNTY SURVEYOR
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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.
WEBER 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 _____, 20____.
WEBER COUNTY ATTORNEY

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 WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.
WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder
Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____ Deputy.