

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:

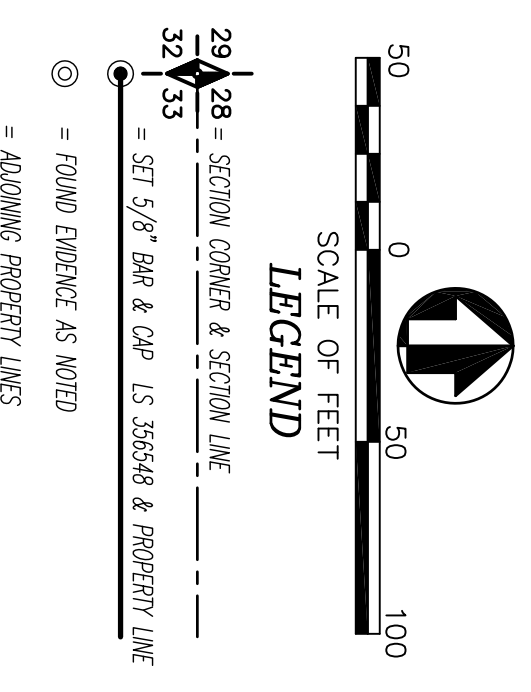
Agriculture is the preferred use in the agriculture zones. Agricultural operators as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision. WCO 106-1-8(c)(5).

THE OLD SCHOOL HOUSE SUBDIVISION
TAYLOR, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1); UCA 17-23-17(3)(b)

The Map shall contain a written narrative, WCO 106-1-8(c)(1)(k); UCA 17-23-17(4)(a) The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i)

East Quarter Corner Section 29, Township 6 North, Range 2 West, Weber County Brass Cap Monument as per County File Sheet



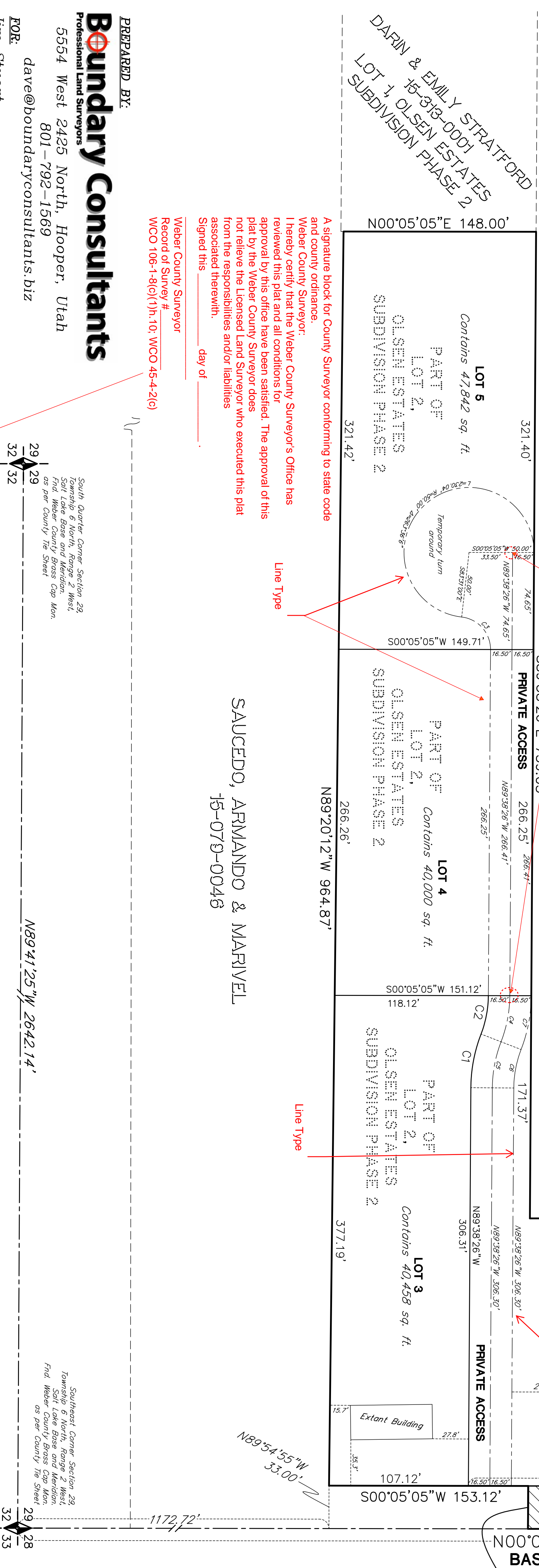
CURVE	LENGTH	RADIUS	DELTA
C1	42.24'	116.50'	20°46'19"
C2	30.27'	83.50'	20°46'19"
C3	36.60'	25.00'	83°52'35"
C4	36.25'	100.00'	20°46'19"
C5	36.25'	100.00'	20°46'19"
C6	30.27'	83.50'	20°46'19"
C7	42.24'	116.50'	20°46'19"

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(6)

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1) When street monuments are required, send Subdivision Monumentation Letter to developer of Subdivision to notify of the MIA and its associated costs.

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1) The house number marked on each lot so as to face the street frontage. WCO 106-1-8(c)(1) Corner lots shall have a house number assigned for frontage. WCO 106-1-8(c)(1) Please show address for each lot and private street provided

All measured bearings or distances or bearings and distances separately indicated from those of record if not in agreement. WCO 106-1-8(c)(1)(d); UCA 17-23-17(3)(e)



South Quarter Corner Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County Brass Cap Monument as per County File Sheet

Southeast Corner Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County Brass Cap Monument as per County File Sheet

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

WEBER COUNTY ATTORNEY
Jim Stuart
801-745-5732
3622 East 4100 North
Liberty, Utah 84310

Signature

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.

COUNTY SURVEYOR'S CERTIFICATE

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.

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.

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Taylor Township Planning Board on _____ day of _____, 2020.

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that the dedication of public 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 _____, 2020.

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 355548 in accordance with Title 58, Chapter 22, Professional Engineers and 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 of the Utah Code filed as Survey Number _____ and that I have verified all measurements and have placed monuments as shown hereon.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, comprising 5.27 acres, 3.33 acres contained in Lot 2, Olsen Estates Subdivision Phase 2, recorded as Entry 1817960, in Book 55, of Page 16 of the Weber County Records and the 1.94 acres of land described in that certain Quit Claim Deed recorded as E0070525-151 of the Weber County Records, together with the 1.06 acre parcel described as Lot 2 (2651.35 feet (measured) between the found Weber County brass cap monuments, monumentizing the East line of the Southeast Quarter of said Section 29. Subject parcel being more particularly described as follows:
Commencing at the Southeast Corner of said Section 29, thence North 00°05'05" East 148.00 feet to the corner of the southeast corner of Lot 2 of said Olsen Estates and the TRUE POINT OF BEGINNING;
Thence North 89°20'12" West 964.87 feet along an ancient fence and acquired boundary line to the occupied southwest corner of said Lot 2; Thence North 00°05'05" East 148.00 feet coincident with the common line between Lots 1 and 2 of said subdivision; Thence South 89°38'26" East 759.03 feet coincident with the north (2) courses along said ancient fence and acquired boundary line (1) North 00°05'05" East 352.34 feet to a fence corner; 2) South 89°44'43" East 240.32 feet to a point on the east line of said Quarter Section; Thence South 00°05'05" East 352.77 feet coincident with said Quarter Section Line; Thence North 89°38'26" East 33.00 feet to a point on the west right of way line of 4300 West Street; Thence South 00°05'05" West 153.12 feet coincident with said right of way line to the point of beginning

Acres is shown and correct for the subdivision boundary, lots, and parcels. Please show acreage with description

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 one lot and parcel, do hereby dedicate and reserve to the public the streets, alleys, easements, and portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County, those certain streets, easements, utility and drainage purposes, as shown hereon the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Weber County in which we have herunto set our signature.

Signed this _____ day of _____, 2020.
Donette Stuart
James M. Stuart
Box Canyon Properties LLC.

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF WEBER }

On the _____ day of _____, 2020, 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, No. (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 _____
Director, Weber-Morgan Health Department
WEBER COUNTY RECORDER

WEBER-MORGAN HEALTH DEPARTMENT APPROVAL
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and approved for on-site waste water disposal systems.
the _____ day of _____, 2020.
WEBER COUNTY RECORDER
ENTRY NUMBER _____
FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2020, AT PAGE _____ OF THE OFFICIAL RECORDS.
DEPUTY COUNTY RECORDER _____