

UTAH LAND SURVEYING, LLC
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

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ANGIE'S ACRES SUBDIVISION

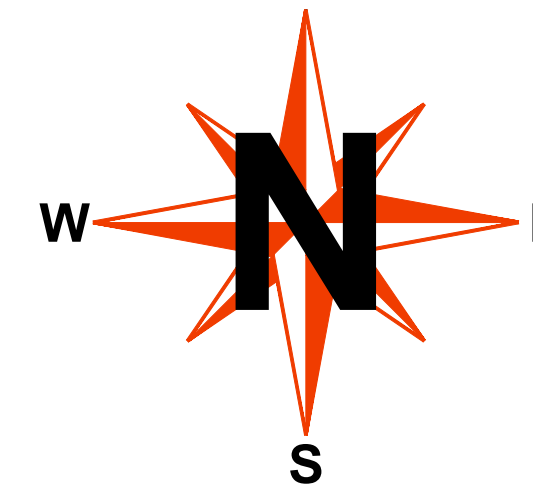
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 WEBER COUNTY, UTAH
 JANUARY 2022

FOUND WEBER COUNTY SURVEYOR
 BRASS CAP MONUMENT IN
 GOOD CONDITION MARKED 2020
 CENTER OF SECTION 7,
 TOWNSHIP 6 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN

The Township, range, and quarter section of the
 Subdivision in bold letters at the top of the sheet. WCO
 106-1-5(a)(1); WCO 106-1-8(c)(1)a.; UCA
 17-23-17(3)(a)

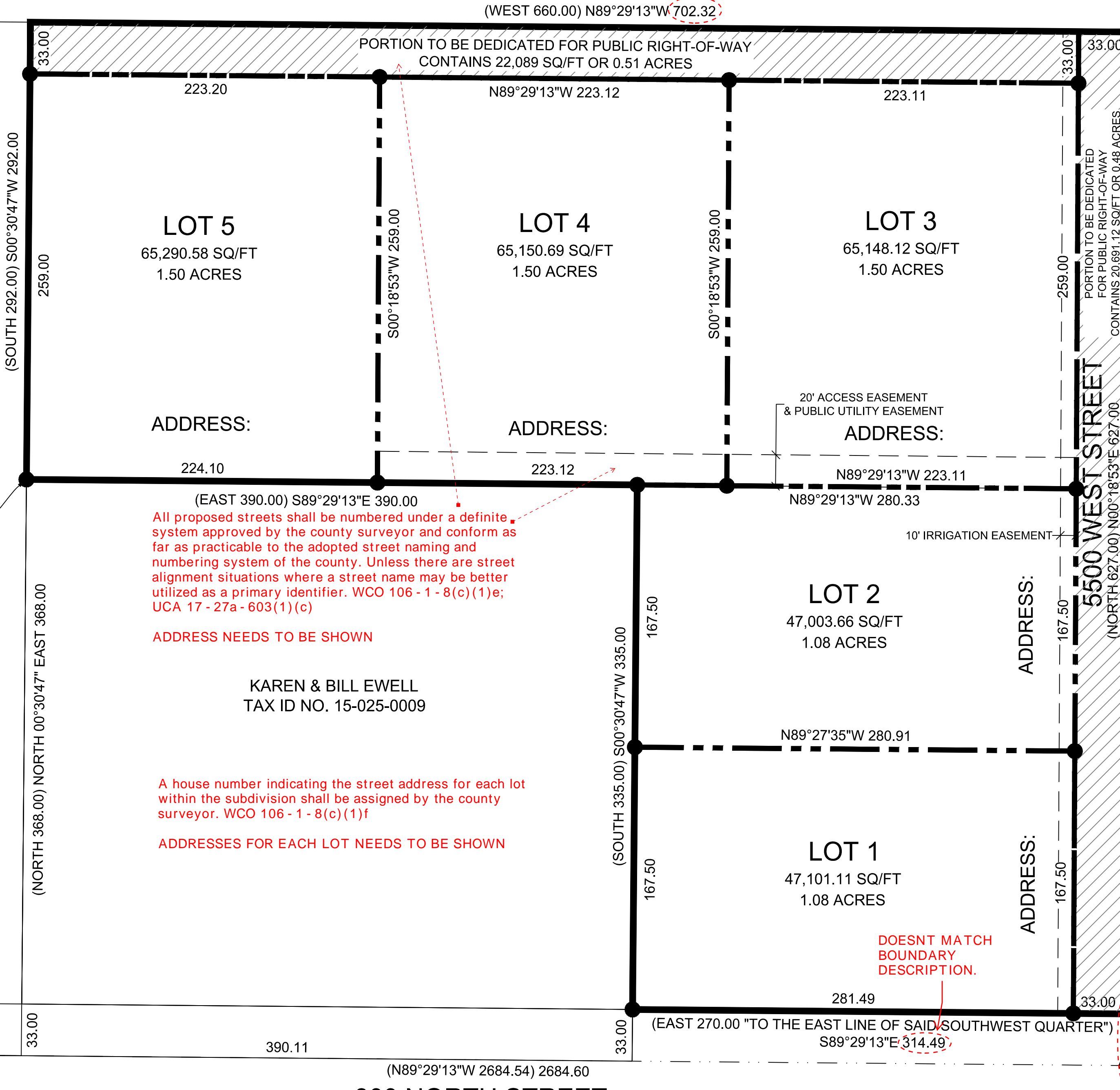
O & O HANSEN FARM LLC
 TAX ID NO. 15-025-0006

DOESNT MATCH
 BOUNDARY
 DESCRIPTION.



LEGEND

- Section Monument
- Reference/Witness Monument
- Property Corner to be set
- Rebar & Cap Stamped
- "UTAH LAND SURVEYING"
- Property Line
- Section Line
- Center Line
- Easement Line
- Right-of-Way Dedication
- Street Monument
- Break Line



BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 89°29'13\"/>

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING
 FOUND WEBER COUNTY BRASS CAP MONUMENTS LOCATED AT THE
 SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER
 SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE
 AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

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)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE
 BOUNDARY LINES OF THE MARRIOTT PROPERTY AT THE REQUEST OF
 LARRY JOHNSON AND THEN SUBDIVIDE THE PARENT PARCEL INTO 5
 RESIDENTIAL LOTS. ALL 4 SECTION/QUARTER CORNERS OF THE
 SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1
 WEST, SALT LAKE BASE AND MERIDIAN WERE FOUND IN GOOD
 CONDITION.
 THE ESTABLISHMENT OF THE SUBJECT PROPERTY WAS DERIVED FROM
 THE LATEST VESTING DEEDS FROM THE WEBER COUNTY RECORDER'S
 OFFICE. ALL OF THE PARCELS WITHIN SAID SOUTHWEST QUARTER
 WERE PLOTTED IN ORDER TO HELP DETERMINE TO PROPERTY LINES.
 IN PLOTTING ALL OF THE DEEDS WITHIN SAID SOUTHWEST QUARTER,
 IT WAS QUICKLY DISCOVERED THAT ALL OF THE DEEDS WERE TIED TO
 THE SOUTHWEST CORNER OF SAID SECTION 7 AND RAN FROM SAID
 CORNER TOWARDS THE EAST. ONCE ALL OF THE DEEDS WERE
 PLOTTED IT WAS FOUND THAT DUE TO A "LONG SECTION" (MEANING
 THAT THE DISTANCE BETWEEN THE SOUTHWEST CORNER AND THE
 SOUTH QUARTER CORNER WERE LONGER THAN 2640 FEET) THAT
 THERE WAS EXCESS (OR A GAP) FROM THE EAST DEED LINES TO THE
 QUARTER SECTION LINE. THIS GAP ONLY EXISTED FOR THE O&O
 HANSEN DEED. THE DEED FOR THE SUBJECT PROPERTY THAT WAS
 SURVEYED CONTAINED LANGUAGE IN THE CALL GOING IN A DIRECTION
 TOWARDS THE EAST ALONG THE RIGHT-OF-WAY LINE OF 300 NORTH
 STREET THAT SAID "... TO THE EAST LINE OF SAID SOUTHWEST
 QUARTER." THEN IT PROCEEDED NORTH "... ALONG THE QUARTER
 SECTION LINE." DUE TO THE BOUNDARY PRINCIPAL OF "PRIORITY OF
 CALLS" THE CALL TO NATURAL/ARTIFICIAL MONUMENTS ARE MORE
 CONTROLLING THEN A CALL TO COORDINATES OR MATHEMATICAL
 CALCULATIONS. IT WAS ALSO NOTED THAT THE EXISTING FENCE LINE
 WAS JUST INSTALLED APPROXIMATELY 1-2 YEARS PRIOR TO THIS
 SURVEY BY VERBAL TESTIMONY FROM MR. HANSEN THAT HAS
 OWNERSHIP IN O&O HANSEN FARM LLC, WHICH IS ADJACENT TO THE
 NORTH OF THIS SUBJECT PROPERTY. THE LOCATION OF THIS FENCE
 LINE WAS NOT SURVEYED IN PRIOR TO BEING INSTALLED AND IS NOT
 LONG STANDING, THEREFORE BOUNDARY BY ACQUIESCENCE DOES
 NOT APPLY.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, 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
ANGIE'S ACRES 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.

Michael L. Wangemann, PLS
 Date of Plat or Map: January 5, 2022
 PLS# 6431156-2201

OWNER'S DEDICATION

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 ANGIE'S
 ACRES 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, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE
 SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE
 LINE, STORM DRAINAGE FACILITIES, IRRIGATION DITCHES 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 _____, 2022.

Ownership Name in Owner's Dedication and
 Acknowledgement match the current deed and
 latest County Ownership record.

NAMES NEED TO BE SHOWN ON THE PLAT

ACKNOWLEDGEMENT

STATE OF _____)
) SS.
 COUNTY OF _____)

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
 NOTARY PUBLIC, _____ AND _____ SIGNER(S) OF THE ABOVE OWNER'S
 DEDICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME
 _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE
 PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS.
 COUNTY OF _____)

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
 NOTARY PUBLIC, _____ AND _____ SIGNER(S) OF THE ABOVE OWNER'S
 DEDICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME
 _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE
 PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC _____

DOUGLAS & CAROLYN HANSEN
 TAX ID NO. 15-025-0010

POINT OF BEGINNING
 SET REBAR & CAP STAMPED
 "UTAH LAND SURVEYING"

Fences along the west boundary of the subdivision are shown
 on record of survey file no. 6931, filed for this subdivision, are
 roughly 42 feet east of the subdivision boundary, which is the
 same difference from the record v. measured distance shown
 on the plat. The following items need to be addressed on the
 plat in addition to all other comments shown hereon:

1 - Fences (lines of occupation) need to be shown on the plat.
 2 - The plat needs to clarify whether or not those fences are
 evidences of established boundaries. This explanation has
 been given for the north boundary of the subdivision, but not
 for the west boundary lines.

All proposed streets shall be numbered under a definite
 system approved by the county surveyor and conform as
 far as practicable to the adopted street naming and
 numbering system of the county. Unless there are street
 alignment situations where a street name may be better
 utilized as a primary identifier. WCO 106-1-8(c)(1)(e);
 UCA 17-27a-603(1)(c)

ADDRESS NEEDS TO BE SHOWN

KAREN & BILL EWELL
 TAX ID NO. 15-025-0009

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)(f)

ADDRESSES FOR EACH LOT NEEDS TO BE SHOWN

DOESNT MATCH
 BOUNDARY
 DESCRIPTION.

WHAT IS THE
 DISTANCE FROM
 THE SECTION
 CORNER TO THE
 CORNER OF
 PROPERTY.

FOUND WEBER COUNTY SURVEYOR
 BRASS CAP MONUMENT IN
 GOOD CONDITION MARKED 1981
 SOUTH QUARTER CORNER, SECTION 7,
 TOWNSHIP 6 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN

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 _____, 2022.

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 _____, 2022.

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 _____, 2022.

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 _____, 2022.

WEBER COUNTY SURVEYOR
 RECORD OF SURVEY # _____

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 _____, 2022.

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 _____, 2022.

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND
 RECORDED, _____ AT
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____.

RECORDED FOR:

 WEBER COUNTY RECORDER
 _____ DEPUTY.