

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 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, more or less, and placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

NARRATIVE

See Record of Survey #643 filed with the Weber County Surveyor.

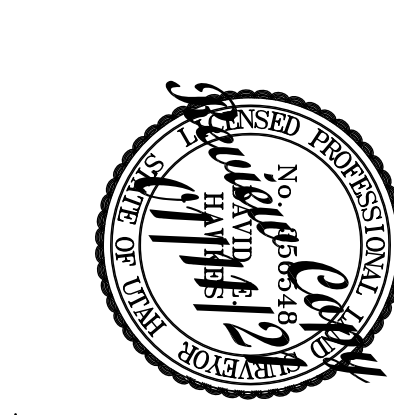
BOUNDARY DESCRIPTION

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 #279,892 and the West 1/2 of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, as shown on Record of Survey #643 filed with the Weber County Surveyor. Subject Parcel being more particularly described as follows:

Beginning at the Weber County cross cap monument marking the South Quarter Corner of said Section 21; thence north 89°37'43" west 1321.93 feet to a point on the East 1/2 of the Southwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, coincident with the Center South Sixteenth Section line to a number five rebar and cap stamped "Wm Eng" monumenting the S-E Sixteenth Section Line to the East Sixteenth Corner, Thence North 89°37'43" West 1321.93 feet to the point of beginning.



OWNERS 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, Stagecoach Estates Subdivision, and do hereby dedicate, for perpetual use of the public all parcels of land, trails and roads intended for public use and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, storm water detention pond, sewer easements, and drainage easements, the same to be used for the purposes of the public utility easements, storm water detention ponds, and storm drainage facilities with no buildings or structures being erected within such easements. And do also grant and convey to the subdivision lot 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 owners association member in common with all others in the subdivision and hereby dedicate to Weber County a perpetual right and easement on and over space parcels to guarantee to Weber County that the open space areas remain open and undeveloped except for approved open space purposes.

Signed this _____ day of _____, 20____.

ACKNOWLEDGMENT

On the _____ day of _____, 20____, 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 Declaration, _____, in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

ENTRY NUMBER _____

WEBER COUNTY RECORDER

DEPUTY COUNTY RECORDER _____

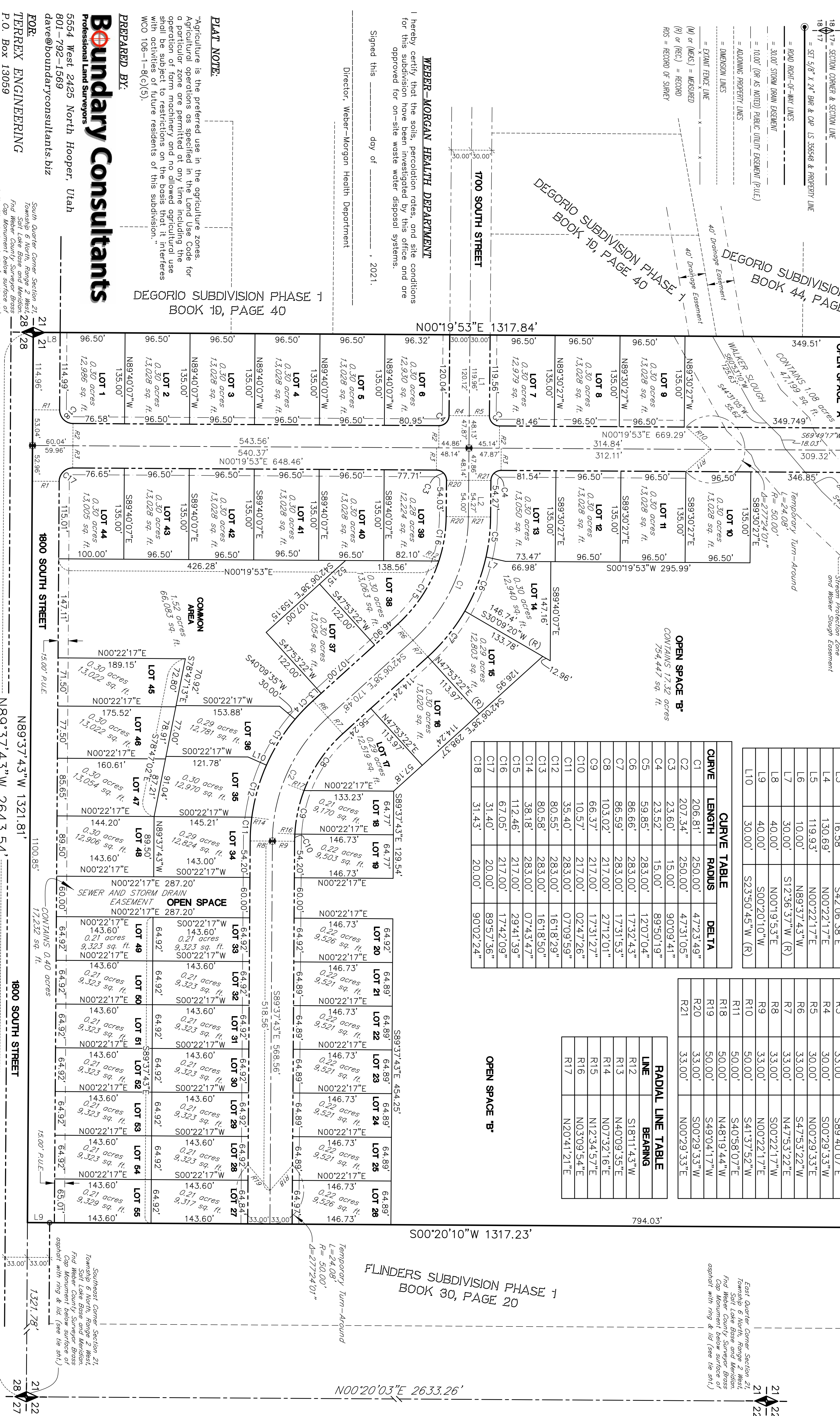
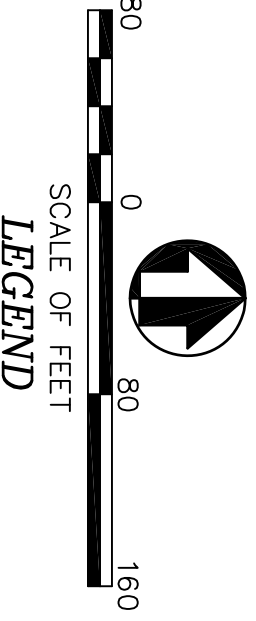
STAGECOACH ESTATES SUBDIVISION

CLUSTER SUBDIVISION

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

KAPP INVESTMENT COMPANY LLC
15-057-0046



LINE	LENGTH	BEARING	RADIAL LINE LENGTH	RADIAL LINE BEARING
L1	168.08'	S89°30'27"W	R1	40.00'
L2	102.14'	S89°30'27"E	R2	33.00'
L3	16.58'	S42°06'38"E	R3	30.00'
L4	130.69'	N00°22'17"E	R4	30.00'
L5	119.93'	N00°22'17"E	R5	30.00'
L6	10.00'	N89°37'43"W	R6	33.00'
L7	30.00'	S12°36'37"W (R)	R7	33.00'
L8	40.00'	N00°19'53"E	R8	33.00'
L9	40.00'	S00°20'10"W	R9	33.00'
L10	30.00'	S23°50'45"W (R)	R10	50.00'
			R11	50.00'
			R12	54°13'52"W
			R13	A40°58'07"E
			R14	S49°04'17"W
			R15	S00°29'33"W
			R16	N00°29'33"E
			R17	N00°29'33"E
			R18	50.00'
			R19	50.00'
			R20	33.00'
			R21	33.00'

CURVE	LENGTH	RADIUS	DELTA
C1	206.81'	250.00'	47°23'49"
C2	207.34'	250.00'	47°23'49"
C3	23.60'	15.00'	90°09'41"
C4	23.82'	15.00'	89°50'19"
C5	59.85'	283.00'	12°07'04"
C6	86.66'	283.00'	17°32'43"
C7	86.59'	283.00'	17°31'53"
C8	103.02'	217.00'	27°12'01"
C9	66.37'	217.00'	17°31'27"
C10	10.57'	217.00'	02°47'26"
C11	35.40'	283.00'	07°09'59"
C12	80.55'	283.00'	16°18'29"
C13	80.58'	283.00'	16°18'50"
C14	38.18'	283.00'	07°43'47"
C15	112.44'	217.00'	29°41'39"
C16	67.05'	217.00'	17°42'09"
C17	31.40'	20.00'	89°57'36"
C18	31.43'	20.00'	90°02'24"

LINE	BEARING
R12	S18°11'43"W
R13	N40°09'55"E
R14	N07°32'16"E
R15	N12°34'57"E
R16	N03°09'54"E
R17	N20°41'21"E

WEBER COUNTY ATTORNEY

I have examined the financial guarantees 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____.

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 _____, 20____.

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____.

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on _____ day of _____, 20____.

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 guarantees of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20____.

Chairman, Weber County Commission

WEBER COUNTY RECORDER

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____, IN BOOK _____, AT PAGE _____ OF THE OFFICIAL RECORDS.

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

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

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Signed this _____ day of _____, 2021.
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