UTAH LAND SURVEYING, LLC A PROFESSIONAL LICENSED LAND SURVEYING COMPANY 1359 FAIRWAY CIR FARMINGTON, UT 84025 PHONE 801.725.8395 mikew@utahlandsurveying.com www.utahlandsurveying.com

Property Corner to be set Rebar & Cap Stamped

"UTAH LAND SURVEYING"

DOUGLAS & CAROLYN HANSEN

TAX ID NO. 15-025-0010

-FOUND WEBER COUNTY SURVEYOR

GOOD CONDITION MARKED 2020

SALT LAKE BASE AND MERIDIAN

(EAST 1980.00)

SOUTHWEST CORNER, SECTION 7,

TOWNSHIP 6 NORTH, RANGE 2 WEST,

BRASS CAP MONUMENT IN

POINT OF BEGINNING

SET REBAR & CAP STAMPED

"UTAH LAND SURVEYING"

ANGIE'S ACRES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

CONTAINS 22,089 SQ/FT OR 0.51 ACRES

N89°29'13"W 223.12

5575 WEST

LOT 4

65,150.69 SQ/FT

1.50 ACRES

223.12

(WEST 660.00) N89°29'13"W 702.32

JANUARY 2022

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

223.20

5607 WEST

LOT 5

65,290.58 SQ/FT

1.50 ACRES

224.10

20' FIRE TRUCK√

TURN AROUND

(EAST 390.00) S89°29'13"E 390.00

KAREN & BILL EWELL

390.11

TAX ID NO. 15-025-0009

400 NORTH STREET PORTION TO BE DEDICATED FOR PUBLIC RIGHT-OF-WAY

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

223.11

5545 WEST

LOT 3

65,148.12 SQ/FT

1.50 ACRES

20' PRIVATE DRIVE AND ACCESS EASEMENT

& PUBLIC UTILITY EASEMENT

-350 NORTH-STREET

N89°29'13"W 223.11

10' IRRIGATION EASEMENT-

N89°29'13"W 280.33

LOT 2

47,003.66 SQ/FT

1.08 ACRES

N89°27'35"W 280.91

LOT 1

47,101.11 SQ/FT

1.08 ACRES

281.49

(EAST 270.00 "TO THE EAST LINE OF SAID SOUTHWEST QUARTER")

S89°29'13"E 314.49

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 89°29'13" EAST ALONG THE SECTION LINE 1980.00 FEET AND NORTH 00°30'47" EAST 368.00 RUNNING THENCE SOUTH 89°29'13" EAST 390.00 FEET: THENCE LINE OF 300 NORTH STREET; THENCE SOUTH 89°29'13" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 314.49 FEET TO THE SAID QUARTER SECTION LINE 627.00 FEET; THENCE NORTH FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED 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

AGRICULTURAL STATEMENT

ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED A 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)

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY

LINES OF THE MARRIOTT PROPERTY AT THE REQUEST OF LARRY

Michael L. Wangemann, PLS

FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND SOUTH 00°30'47" WEST 335.00 FEET TO THE NORTH RIGHT-OF-WAY QUARTER SECTION LINE; THENCE NORTH 00°18'53" EAST ALONG 89°29'13" WEST 702.32 FEET; THENCE SOUTH 00°30'47" WEST 292.00

CONTAINS 310,344.53 SQ/FT OR 7.12 ACRES AND 5 LOTS

SURVEY PLAT.

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL

NARRATIVE

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 2,640 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 ALONG THE WEST THREE (2) SIDES 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. THE EXISTING FENCE LINE ALONG THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET AND ALONG THE NORTH BOUNDARY LINE OF THE SUBJECT PROPERTY WAS FOUND TO BE CONSISTENT WITH LOCATION OF THE RIGHT-OF-WAY AND DEED LINES FOR THOSE TWO LOCATIONS.

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

, 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 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 ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS

OWNER'S DEDICATION

Date of Plat or Map: February 2, 2022

PLS# 6431156-2201

STATE OF

COUNTY OF _____

SURVEYOR'S CERTIFICATE

ANGIE'S ACRES SUBDIVISION

WANGEMANN

No. 6431156

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 ERECTED WITHIN SUCH EASEMENTS

SIGNED THIS DAY OF, 20	022.		
LARRY JOHNSON	_		_
	_		_
ANGIE JOHNSON			

ACKNOWLEDGEMENT

	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
(
	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

		TY PLANNING N APPROVAL
		BDIVISION PLAT WAS DU TY PLANNING COMMISSI
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

(N89°29'13"W 2684.54) 2684.60

300 NORTH STREET

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 O	F 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.

IGNED THIS	DAY OF	, 2022

WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY 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.

IGNED THIS	DAY OF	, 2022.

D THIS _	DAY OF	, 2022.	SIGNED THIS

NED THIS _	DAY OF	 , 2022.
_		

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
BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS	DAY OF	, 2022.

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WEBER-	MORGAN	HEALT	H DEPA	RTME

NOTARY PUBLIC

WEBER COUNT	Y RECORDER		
ENTRY NO.	FEE PAID		
FILED FOR RECORD AND			
RECORDED,	AT		
IN BOOK	OF OFFICIAL		
RECORDS, PAGE	·		
RECORDED FOR:			
WEBER COUNTY F	RECORDER		