

STAGECOACH ESTATES SUBDIVISION

CLUSTER SUBDIVISION

WEST WEBER, UTAH

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

KAPP, INVESTMENT COMPANY LLC 16-067-0046

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act...

NARRATIVE

See Record of Survey #6443 filed with the Weber County Surveyor.

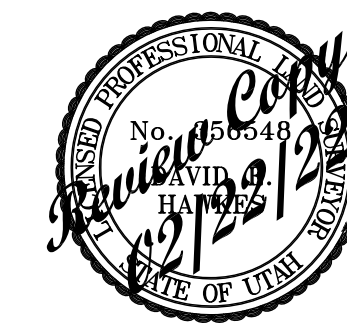
BOUNDARY DESCRIPTION

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 #277943 of the Weber County Records...

Beginning at the Weber County brass cap monument marking the South Quarter Corner of said Section 21, thence North 00°19'53" East 1317.84 feet coincident with the Center Quarter Section line to the number five rebar and cap stamped "Gardner Eng."...



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...

Signed this ____ day of ____ 2022.

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER } S.S.

On the ____ day of ____ 2022, 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, ____ in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public My Commission Expires

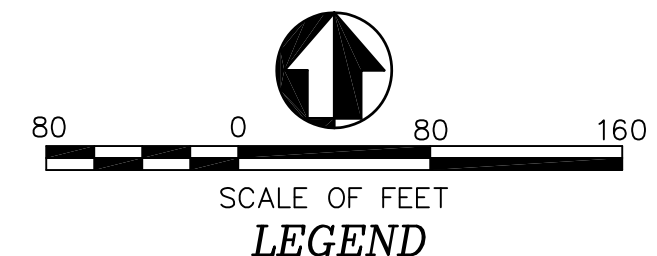
WEBER COUNTY RECORDER

ENTRY NUMBER

FEE PAID FILED FOR RECORD AND RECORDED THIS

DAY OF ____ 2022, IN BOOK ____ AT PAGE ____ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER



17= SECTION CORNER & SECTION LINE 18= SET 5/8" x 24" BAR & CAP LS 356548 & PROPERTY LINE ROAD RIGHT-OF-WAY LINES 30.00' STORM DRAIN EASEMENT 10.00' (OR AS NOTED) PUBLIC UTILITY EASEMENT (P.U.E.) ADJOINING PROPERTY LINES DIMENSION LINES EXTANT FENCE LINE (M) or (MEAS) = MEASURED (R) or (REC.) = RECORD ROS = RECORD OF SURVEY

Table with 3 columns: LINE, LENGTH, BEARING. Contains lines L1 through L10 with their respective measurements.

Table with 3 columns: LINE, LENGTH, BEARING. Contains radial lines R1 through R21 with their respective measurements.

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Contains curves C1 through C18 with their respective measurements.

Table with 2 columns: LINE, BEARING. Contains radial lines R12 through R17 with their respective bearings.

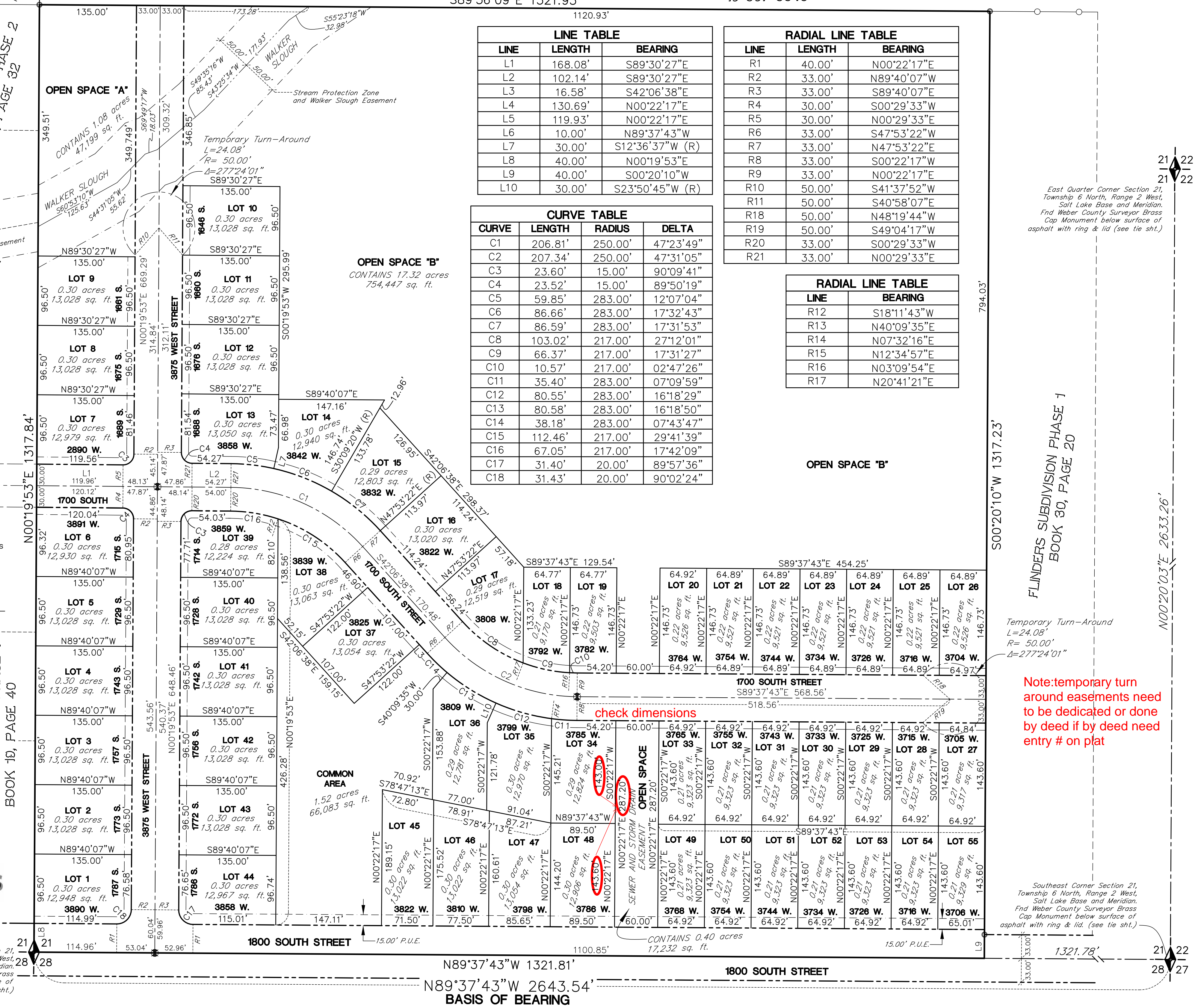
WEBER-MORGAN HEALTH DEPARTMENT I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site waste water disposal systems.

Signed this ____ day of ____ 2021. Director, Weber-Morgan Health Department

- PLAT NOTES: 1. "Agriculture is the preferred use in the agriculture zones. Agricultural operations 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).

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

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)



Note: temporary turn around easements need to be dedicated or done by deed if by deed need entry # on plat

Temporary Turn-Around L=24.08' R=50.00' Δ=277°24'01"

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. Signature

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. Signed this ____ day of ____ 2022. Signature

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 ____ 2022. Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of ____ 2022. 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 guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of ____ 2022. Chairman, Weber County Commission