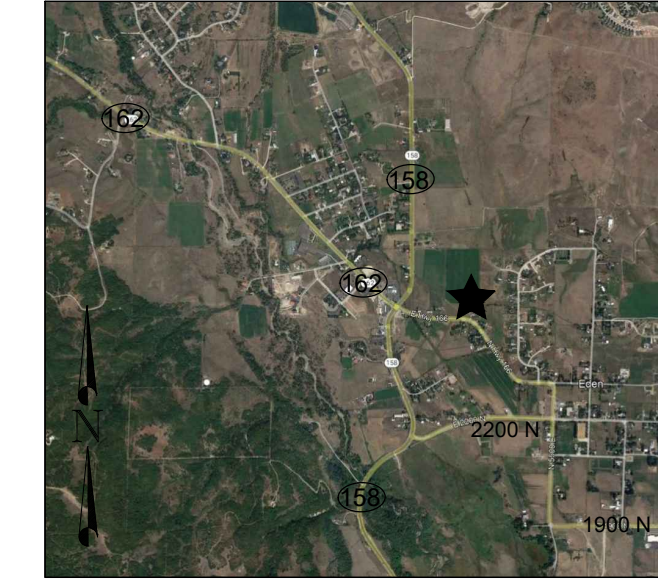


BROWN'S SUBDIVISION 1ST AMENDMENT

LOCATED IN THE EAST HALF OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2022

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF THE LANCE ROYLANCE SUBDIVISION 1ST AMENDMENT BEING LOCATED NORTH 89°50'05" WEST 1324.99 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND ALONG THE WEST LINE OF SAID LANCE ROYLANCE SUBDIVISION 1ST AMENDMENT SOUTH 00°45'23" WEST 669.22 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG SAID WEST LINE SOUTH 0°45'23" WEST 775.54 FEET; THENCE NORTH 67°28'49" WEST 12.60 FEET; THENCE NORTH 45°11'43" WEST 160.73 FEET; THENCE NORTH 68°47'51" WEST 37.69 FEET; THENCE NORTH 83°49'42" WEST 75.38 FEET; THENCE NORTH 0°45'21" EAST 636.38 FEET; THENCE SOUTH 89°50'05" EAST 237.61 FEET TO THE POINT OF BEGINNING. CONTAINING 162,260 SQUARE FEET OR 3.73 ACRES MORE OR LESS.

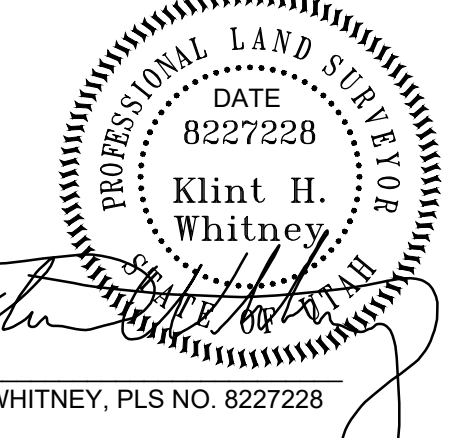
REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF THE LANCE ROYLANCE SUBDIVISION 1ST AMENDMENT BEING LOCATED NORTH 89°50'05" WEST 1324.99 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG THE WEST LINE OF SAID LANCE ROYLANCE SUBDIVISION 1ST AMENDMENT IN PART SOUTH 00°45'23" WEST 669.22 FEET; THENCE NORTH 89°50'05" WEST 237.61 FEET; THENCE SOUTH 0°45'21" WEST 636.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2500 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOLLOWING THREE (3) CURVES: (1) NORTH 88°58'39" WEST 104.75 FEET; (2) ALONG THE ARC OF A 518.34 FOOT RADIUS CURVE TO THE LEFT 104.75 FEET, HAVING A CENTRAL ANGLE OF 11°34'43"; CHORD BEARS NORTH 83°49'03" WEST 104.57 FEET; (3) NORTH 88°58'39" WEST 304.63 FEET; THENCE NORTH 01°36'13" EAST 1290.09 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE OF SAID NORTHEAST QUARTER SOUTH 89°50'05" EAST 647.06 FEET TO THE POINT OF BEGINNING. CONTAINING 16.10 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BROWN'S SUBDIVISION 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

BROWN'S SUBDIVISION 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES; STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO THE OWNERS OF LOT 4, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL 15' ACCESS EASEMENT AS SHOWN HEREON, AND ALSO GRANT, DEDICATE AND CONVEY TO WEBER COUNTY LAND DESIGNATED AS PUBLIC RIGHT-OF-WAY EASEMENT A PUBLIC RIGHT-OF-WAY EASEMENT.

SIGNED THIS _____ DAY OF _____, 2022.

BY: WILLIAM DAVID BROWN

BY: MARIA THERESA BROWN

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, before me _____, A Notary Public, personally appeared WILLIAM DAVID BROWN, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, before me _____, A Notary Public, personally appeared MARIA THERESA BROWN, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

DEVELOPER:
JOHN LEWIS
WOLF CREEK
3718 NORTH BASKIN DRIVE
EDEN, UTAH 84310
801-430-1507

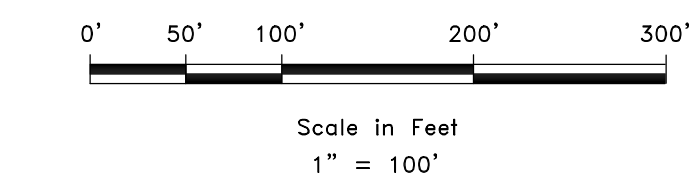
S1
1

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____



BY: _____

NORTHEAST CORNER SEC. 34, T7N, R1E OF THE SLB&M WEBER COUNTY PRECAST 3" BRASS CAP MONUMENT IN CONCRETE IN PVC 2" ABOVE GROUND, IN GOOD CONDITION AND DATED 1980



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT AS NOTED
- x EXISTING FENCE LINE
- ▭ ROAD DEDICATION AREA (5767 SQ. FT.)

SUMMARY OF WEBER-MORGAN HEALTH DEPARTMENT RECOMMENDATIONS & PERCOLATION TESTS AND SOIL EXPLORATION WAS BY ROGER WILDE ON 7/8/98 & 10/21/01. ACTUAL TEST RESULTS ARE ON FILE WITH THE WEBER-MORGAN HEALTH DEPARTMENT. THE LOCATION AND TEST RECOMMENDATIONS WERE FURNISHED BY THE DEVELOPER AND HAVE NOT BEEN VERIFIED BY GARDNER ENGINEERING.

PERC TEST LOCATION	PERC RATE	TYPE WASTEWATER DISPOSAL
TP 1	40 MPI	MAX TRENCH DEPTH 12"
TP 2	40 MPI	MAX TRENCH DEPTH 12"
TP 3	40 MPI	AT-GRADE SYSTEM

NOTES

- ZONE A-3 MAIN BUILDING CURRENT YARD SETBACKS: FRONT 30', SIDE 10' MINIMUM WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24', REAR 30'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 49057C0237 F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEWIS HOMES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°50'05" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 2500 NORTH STREET WAS ESTABLISHED BY HONORING DEDICATED PLAT OF BROWN'S SUBDIVISION RECORDED AT BOOK 55 PAGE 49.

KENT FULLER
220210100

KENT FULLER
220210118

LANCE ROYLANCE
223150001

NAYLOR FAMILY
INVESTMENT
220450016

REMAINDER
PARCEL
(NOT APPROVED FOR
DEVELOPMENT)
696,982 SQ. FT.
16.00 ACRES
5204 EAST

LANCE ROYLANCE
220450061

LOT 4
162,610 SQ. FT.
3.73 ACRES
5242 EAST

JEAN HILL
220450024

TROY BRUNKER
220450030

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 _____, 2019.

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 EFFECT.

SIGNED THIS _____ DAY OF _____, 2022.

COUNTY ATTORNEY

COUNTY ATTORNEY

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.

COUNTY ENGINEER

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: _____ NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2022.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 2022.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

R:\1201 - LEWIS HOMES\2022 - BROWN'S SUBDIVISION AMENDMENT\SURVEY\DWG\BROWN'S SUBDIVISION AMENDMENT - LOT_4152022.DWG