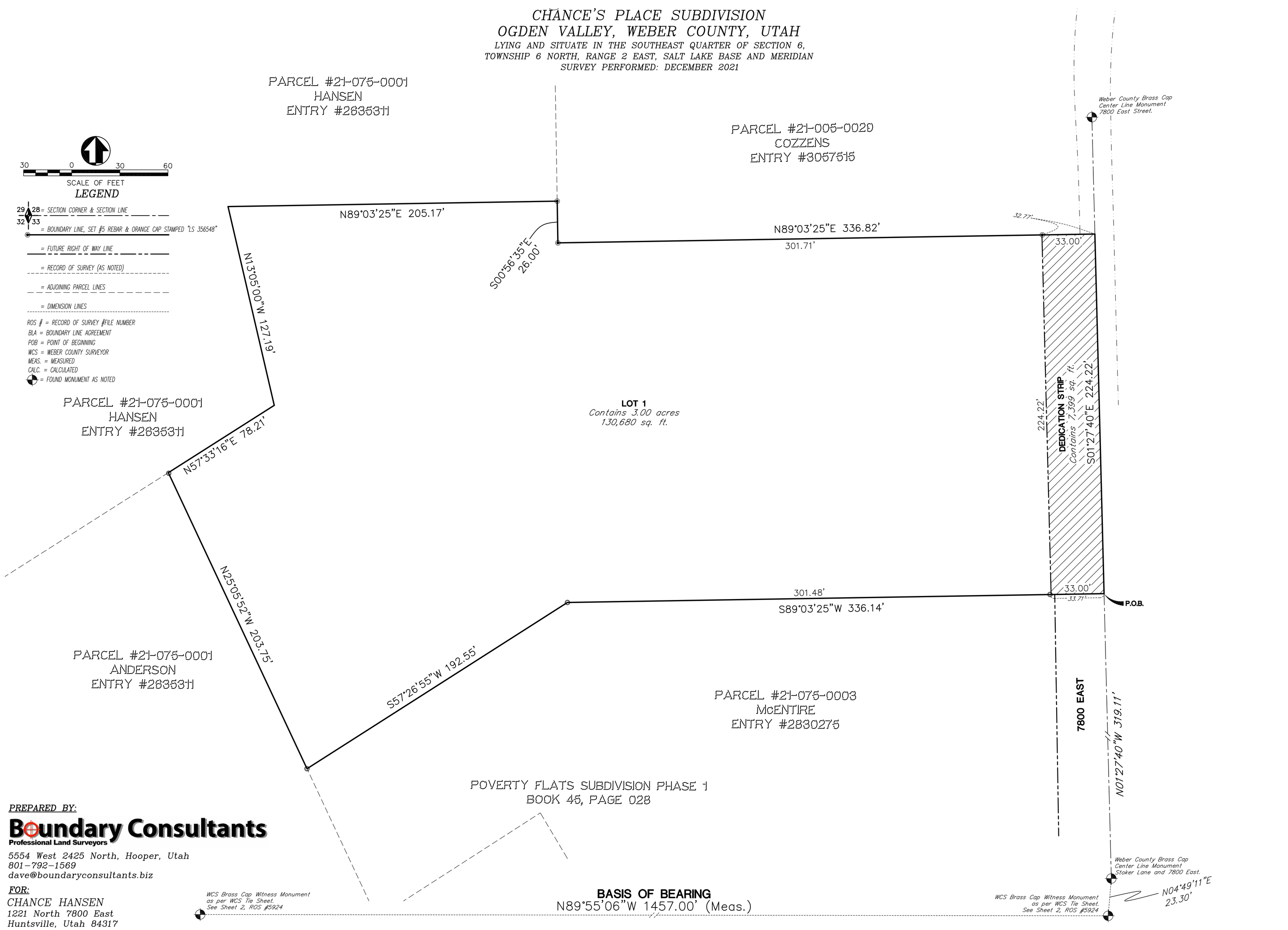
CHANCE'S PLACE SUBDIVISION
OGDEN VALLEY, WEBER COUNTY, UTAH

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: DECEMBER 2021



PREPARED BY:

Boundary Consultants
Professional Land Surveyors

5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

FOR:
CHANCE HANSEN
1221 North 7800 East
Huntsville, Utah 84317

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 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, have placed monuments as shown hereon.

NARRATIVE

See Record of Survey #6690, filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the South Half of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the 3.16 acres of Weber County Tax Parcel 21-005-0006 and a 0.42 acre portion of Weber County Tax Parcel 21-005-0046. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument in the intersection of 7900 East Street and Stoker Lane and the Weber County brass cap monument witnessing the South Quarter Corner of said Section 6. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's brass cap center line monument at the intersection of 7800 East Street and Stoker Lane, thence North 01°27'40" West 319.11 feet coincident with the centerline of said 7800 East Street to the TRUE POINT OF BEGINNING;
Thence the following three (3) courses coincident with the perimeter of Poverty Flats Subdivision (Book 45, Page 028 of Weber County Records), 1) South 89°03'25" West 334.48 feet; 2) South South 57°26'55" West 192.55 feet to a number five rebar and cap stamped "Landmark"; 3) North 25°05'52" West 203.76 feet; Thence North 57°33'16" East 78.21 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 13°05'00" West 127.19 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 205.16 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°56'35" East 26.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 334.71 feet to the centerline of said 7800 East Street; Thence South 01°27'40" East 224.22 feet coincident with said centerline to the point of beginning.

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot, and a public street, as shown on this plat and name said tract **CHANCE'S PLACE SUBDIVISION**, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon in witness we have hereunto set our signature.

Signed this_____day of_____2021.

_____
Chance Hansen

_____
Chelsea Hansen

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } S.S.

On the_____day of_____2020, 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, two (2) 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 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 an on-site waste water system.

This _____ day of _____ , 2020.

_____
Director, Weber Morgan Health Department

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 _____ , 2021.

_____
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. 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 _____ , 2021.

_____
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 _____ , 2021.

_____
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 _____ , 2021.

_____
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 _____ , 2021.

_____
Chairman, Weber County Commission

Attest:_____
Title: _____

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF_____2021, IN BOOK_____, AT PAGE_____OF THE OFFICIAL RECORDS.

_____
DEPUTY COUNTY RECORDER