

Spencer Ferrin Subdivision

Weber County, Utah

A Part of the Northwest Quarter of Section 28,
Township 7 North, Range 1 East, S.L.B.&M.
January 2014

Northwest Corner of Sec. 28,
T. 7 N., R. 1 E., SLB&M Fnd
Weber Co. Brass Cap Mon.
1981 Good Condition.

North Quarter Corner of Sec. 28,
T. 7 N., R. 1 E., SLB&M Fnd
Weber Co. Brass Cap Mon.
1976 Good Condition.

S 89°19'49" E

Basis of Bearing - State Plane Grid Bearing per Weber Co.

2626.05 Meas. 2626.15' Weber Co.

Easement "B" Description Ingress, Egress Easement

A part of the North Half of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at the Southeast Corner of Lot 3, Nipko Estates, Weber County, Utah Survey, being Entry No. 1059991 as Recorded in the files of the Weber County Recorders Office, said point being on the West Right-of-Way Line of River Drive; Running Thence North 89°19'50" West 621.91 Feet to the Southwest Corner of said Lot 3; Thence North 05°17'19" West 30.16 Feet along the West Boundary Line of said Lot 3; Thence South 89°19'50" East 606.73 Feet to the East Boundary Line of said Lot 3 being on the West Right-of-Way Line of said River Drive; Thence South 30°43'56" East 35.15 Feet along said East Boundary Line to the point of beginning.

Parcel "C" Description From Lance Quinn To Chuck Story

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point on the North Boundary Line of the Lance Quinn Property Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet and South 73°56'54" East 469.94 Feet to the West Boundary Line of Lot 3, Nipko Estates and along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 89°19'50" East 44.74 Feet along said North Boundary Line; Thence South 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; Thence North 27°02'00" West 62.27 Feet along said West Boundary Line to the Point of Beginning. Containing 1233 Square Feet.

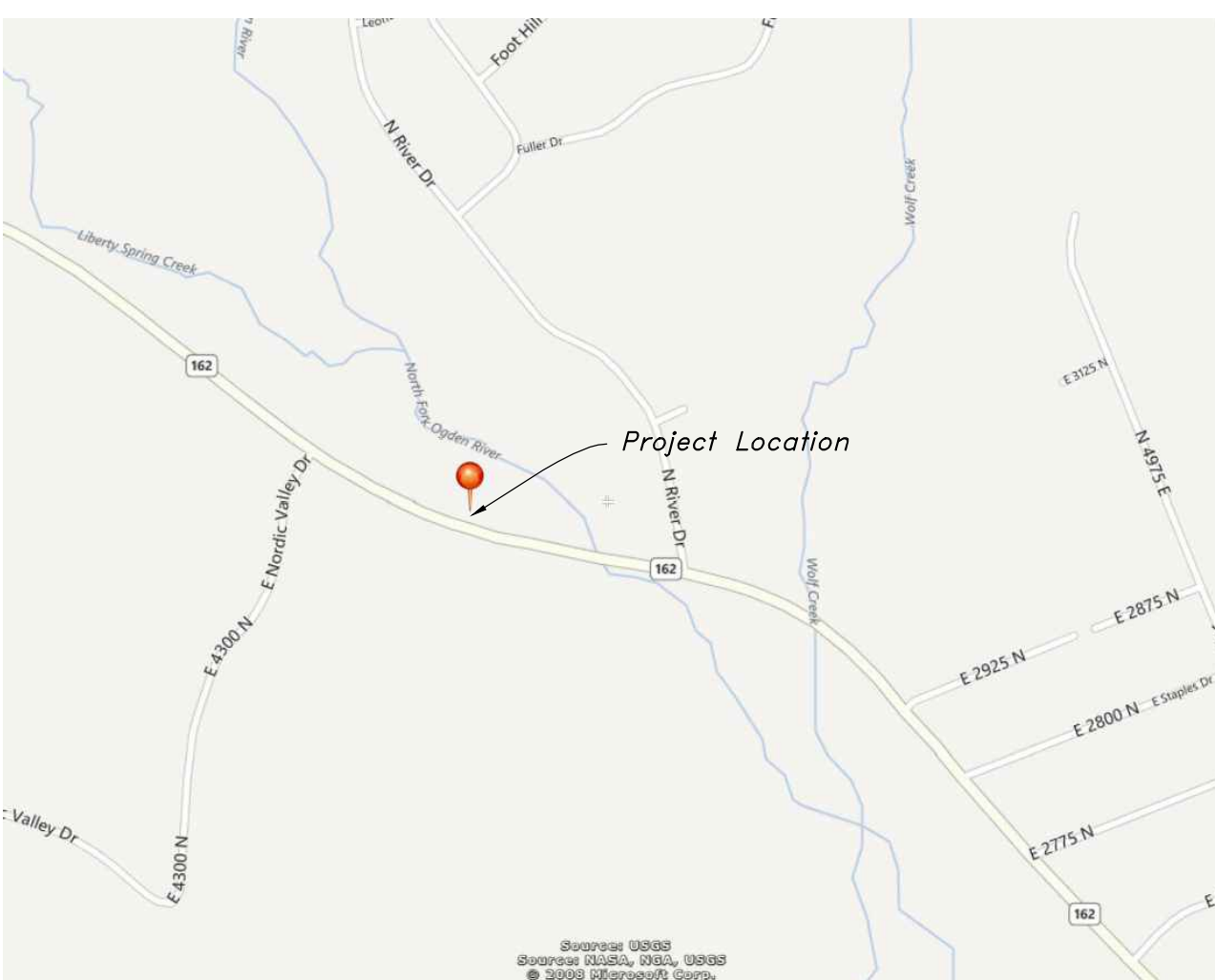
Parcel "D" Description From Chuck Story to Lance Quinn

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point on the West Boundary Line of the Lance Quinn Property Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet and South 73°56'54" East 469.94 Feet to the West Boundary Line of Lot 3, Nipko Estates and along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet and South 27°02'00" East 510.14 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 27°02'00" East 44.58 Feet along said West Boundary Line to the Northwest Corner of the Brent Story Property; Entry No. 2044575 as recorded in the files of the Weber County Recorders office; Thence South 45°37'00" West 57.98 Feet along the Westerly Boundary Line of said Story Property; Thence North 14°46'46" East 83.00 Feet to the Point of Beginning. Containing 1233 Square Feet.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the parcels as shown and described hereon creating a one (1) lot subdivision. The survey was ordered by Mark Ferrin. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 28, 17N, R1E, SLB&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears South 89°19'49" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Vicinity Map



WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission. Signed this _____ Day of _____, 2014

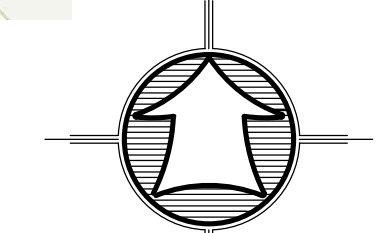
Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

I Herby 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 _____, 2014

Weber County Engineer

Notes:
1- The Vertical Datum is NGVD29
2- The Sewer System will be septic
3- All Public Utility Easements are 10.0 feet wide.



Scale: 1" = 100'
Scale in Feet
(Data in Parenthesis is Record)

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

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 Herby Approved and Accepted by the Commissioners of Weber County Utah Signed this _____ Day of _____, 2014

Chairman, Weber County Commission

Affest

WEBER COUNTY SURVEYOR

I Herby Certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the Lines and Monuments on Record in County Offices. 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 _____, 2014

Weber County Surveyor

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 _____, 2014

Weber County Attorney

WEBER-MORGAN HEALTH DEPARTMENT

I Herby 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 Disposal Systems. Signed this _____ Day of _____, 2014

Weber-Morgan Health Department

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Herby 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 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 have Herby Subdivided said Tract into One (1) Lot, know Hereafter as Spencer Ferrin Subdivision in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is 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 me on the Ground, I Further Herby Certify that the Requirements of all Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this _____ day of _____, 2014.

K Greg Hansen Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 73°56'54" East 469.94 Feet to the West Boundary Line of Lot 3, Nipko Estates; Thence along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet to the West boundary line of the Lance Quinn Property Thence continuing along the north boundary line of said Quinn Property South 89°19'50" East 44.74 Feet; Thence South 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; Thence South 27°02'00" East 447.87 Feet (South 27°40'26" West by record) along said West Boundary Line; Thence South 14°46'46" West 83.00 Feet to the Northerly Boundary line of the Brent Story Property; Entry No. 2044575 as recorded in the files of the Weber County Recorders office; Thence South 45°37'00" West (South 45° West by record) 233.61 Feet along the West Boundary Line of said Story Property; Thence North 49°45'45" West 932.43 Feet to the East Boundary line of the Kathleen Webb Property, Entry No. 2625101 s recorded in the files of the Weber County Recorders office, being an existing fence line; Thence North 02°44'05" East (North 01°31' East by record) 449.54 Feet along said East Boundary Line to the Point of Beginning. Containing 11,017 Acres and One (1) Lot.

Easement "A" Description

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point Located South 89°19'49" East 1628.27 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet and South 02°44'05" W (South 01°31' West by record) 449.55 feet and South 49°45'45" East 191.36 feet from the Northwest Corner of said Northwest Quarter; Running Thence South 49°45'45" East 30.68 Feet; Thence South 52°19'23" West 191.39 Feet; Thence South 01°31' West 213.22 Feet; Thence South 45° West 267.38 Feet more or less to the Northeastly Right-of-Way Line of State Highway 162; Thence North 53°09'11" West 30.31 Feet along said Right-of-Way Line to Grantors Southwest Boundary Corner; Thence along Grantors West Boundary Line the following two (2) courses: (1) North 45° East 259.72 Feet; and (2) North 01°31' East 215.50 Feet; Thence North 52°19'23" East 199.21 Feet to the Point of Beginning.

OWNER'S DEDICATION AND CERTIFICATION

Know 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 lots as shown on this plat and name said tract Spencer Ferrin Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as 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. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority. Also dedicates to the governing authority a Sensitive Lands Streams Corridor Easement as shown hereon in compliance with Weber County Zoning Ordinance #43-2, wherein no structure, accessory structures, road, or parking area shall be built within the setback from the river (stream) as measured from the high-water mark of the river (stream). In witness we have here unto set our signature this _____ day of _____, 2014.

William C. Story

Dixie R. Story

LEGEND

- Subdivision Boundary Line
- Remainder Parcel Boundary Line
- Adjoining property Line
- Public Utility Easement (P.U.E.)
- Easement
- Fence Line
- Existing Water Course
- Existing 5' Contour
- Existing 1' Contour
- Existing River
- FEMA Flood Zone A

Section Corner

Found Survey Point

Set 5/8" by 24" Rebar With Cap

ACKNOWLEDGMENT

State of Utah

County of _____

On this _____ day of _____, 2014, William C. Story and Dixie R. Story, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of _____, in the State of Utah, the signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public

12-3-145 V13 Rev5.DWG 12-3-145 KGH 01/10/14

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND

RECORDED _____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED

FOR _____

BY: _____

DEPUTY



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Developer:
Spencer Ferrin
P.O. Box 150, Eden, Utah 84310
(801) 745-0445