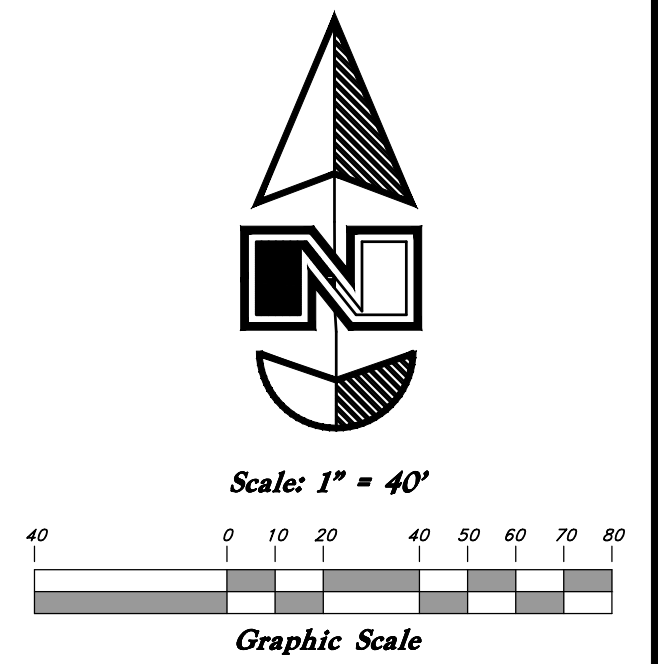
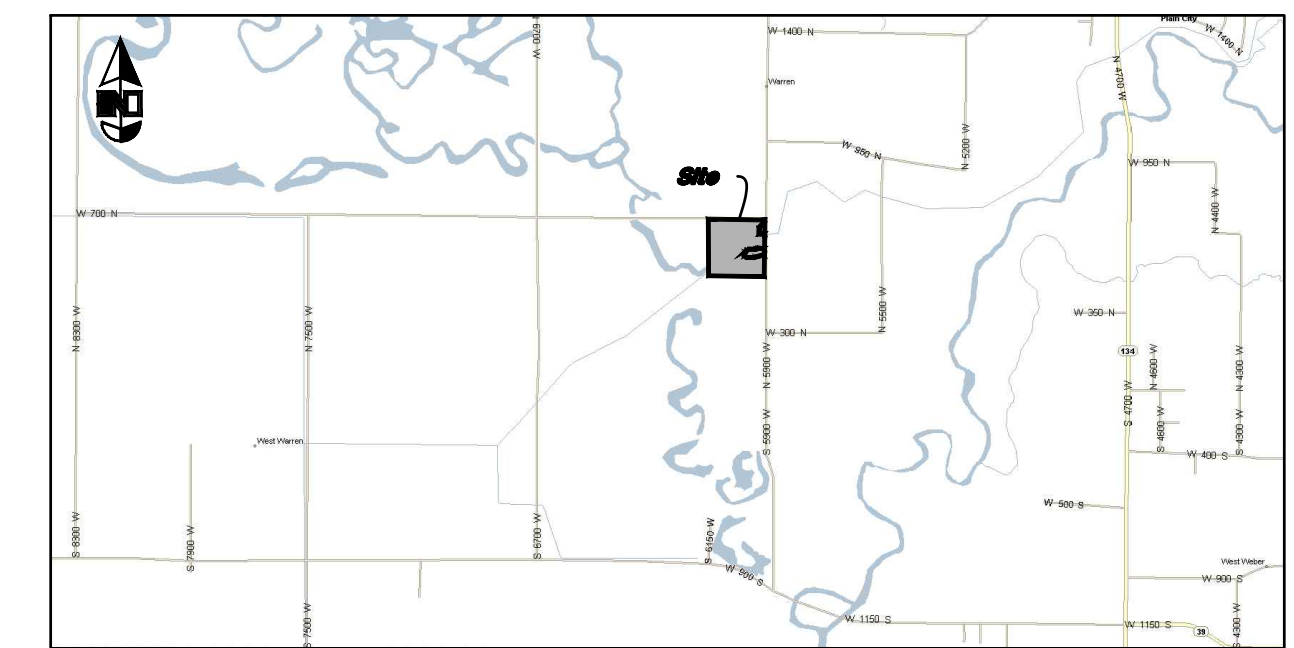


Pegasus Subdivision

A part of the Southeast Quarter of Section 12, T6N, R3W, SLB&M, U.S. Survey
Weber County, Utah
December 2022



NOTES:

- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
- 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.

Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Easement
- Existing Boundary
- Set Hub & Tack
- A Nail will be set in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- Found Section Corner
- Calculated Section Corner

REMAINDER BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, being part of the Parcel 1 as shown in that lot line adjustment survey found at File No. 7120 more particularly described as follows:

Beginning at the Southeast Corner of said Section 12, and running thence North 89°04'15" West 2,592.68 feet along the Section line to the South Quarter corner of said Section 12; thence North 0°22'24" West 2,646.20 feet along the Quarter Section line to the Center of said Section 12; thence South 89°03'32" East 2,645.45 feet along the Quarter Section line to the East Quarter Corner of said Section 12; thence South 0°46'09" West 50.17 feet along the Section line to the Center line of Warren Canal extended; thence South 41°31'27" West 404.40 feet along said Center line of Warren Canal; thence South 0°46'09" West 11.83 feet; thence South 89°13'51" East 264.00 to the East line of said Quarter Section; thence South 0°46'09" West 150.00 feet along the Section line; thence North 89°13'51" West 330.40 feet; thence South 0°46'09" West 150.00 feet; thence South 89°13'51" East 330.40 feet to the East line of said Quarter Section line; thence South 0°46'09" West 667.81 feet along the Section line; thence North 84°38'40" West 333.29 feet to a point of curvature; thence Westerly along the arc of a 112.00 foot Radius curve to the left a distance of 104.24 feet (Delta Angle equals 53°19'28", Long Chord bears South 68°41'36" West 100.52 feet); thence South 42°01'53" West 33.21 feet; thence North 88°36'52" West 344.00 feet to a point of curvature; thence Southwesterly along the arc of a 40.00 foot Radius curve to the left a distance of 38.63 feet (Delta Angle equals 55°20'14", Long Chord bears South 63°43'01" West 37.15 feet); thence South 36°02'54" West 110.87 feet to a point of curvature; thence Southwesterly along the arc of a 235.00 foot Radius curve to the right a distance of 39.32 feet (Delta Angle equals 09°35'09", Long Chord bears South 40°50'28" West 39.27 feet); thence South 45°38'03" West 114.00 feet to a point of curvature; thence Southeasterly along the arc of a 225.00 foot Radius curve to the left a distance of 95.59 feet (Delta Angle equals 24°20'31", Long Chord bears South 41°38'30" East 94.87 feet); thence South 53°48'45" East 46.52 feet to a point of curvature; thence Southerly along the arc of a 20.00 foot Radius curve to the right a distance of 33.89 feet (Delta Angle equals 97°04'42", Long Chord bears South 05°16'24" East 29.98 feet); thence South 43°15'56" West 9.96 feet; thence South 45°23'24" East 37.78 feet to the Northerly line of a canal and a point of curvature; thence six (6) courses along said Northerly line as follows: (1) Easterly along the arc of a 40.00 foot Radius curve to the left a distance of 31.20 feet (Delta Angle equals 44°41'08", Long Chord bears South 67°43'58" East 30.41 feet); (2) North 89°55'28" East 320.30 feet to a point of curvature; (3) Easterly along the arc of a 188.00 foot Radius curve to the left a distance of 45.95 feet (Delta Angle equals 14°00'19", Long Chord bears North 82°55'19" East 45.84 feet); (4) North 75°55'09" East 371.76 feet to a point of curvature; (5) Easterly along the arc of a 190.00 foot Radius curve to the right a distance of 48.86 feet (Delta Angle equals 14°44'01", Long Chord bears North 83°17'09" East 48.72 feet); and (6) South 89°20'50" East 66.86 feet to the Section line; thence South 0°46'09" West 999.45 feet along said Section line to the point of beginning.

CONTAINS 149.159 ACRES.

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, being part of the Parcel 1 as shown in that lot line adjustment survey found at File No. 7120 more particularly described as follows:

Beginning at a point 518.34 feet South 0°46'09" West along the Section line from the East Quarter Corner of said Section 12, and running thence South 0°46'09" West along the Section line 150.00 feet; thence North 89°13'51" West 330.40 feet; thence North 0°46'09" East 150.00 feet; thence South 89°13'51" East 330.40 feet to the Point of Beginning.

Contains 1,000 Acres.

LAND USE AUTHORITY

This is to certify that this plat and the dedication of this plat along with the dedication of all easements were duly approved and accepted by the Land Use Authority of Weber County this _____ day of _____, 2022.

by: _____ Date _____
Chairman

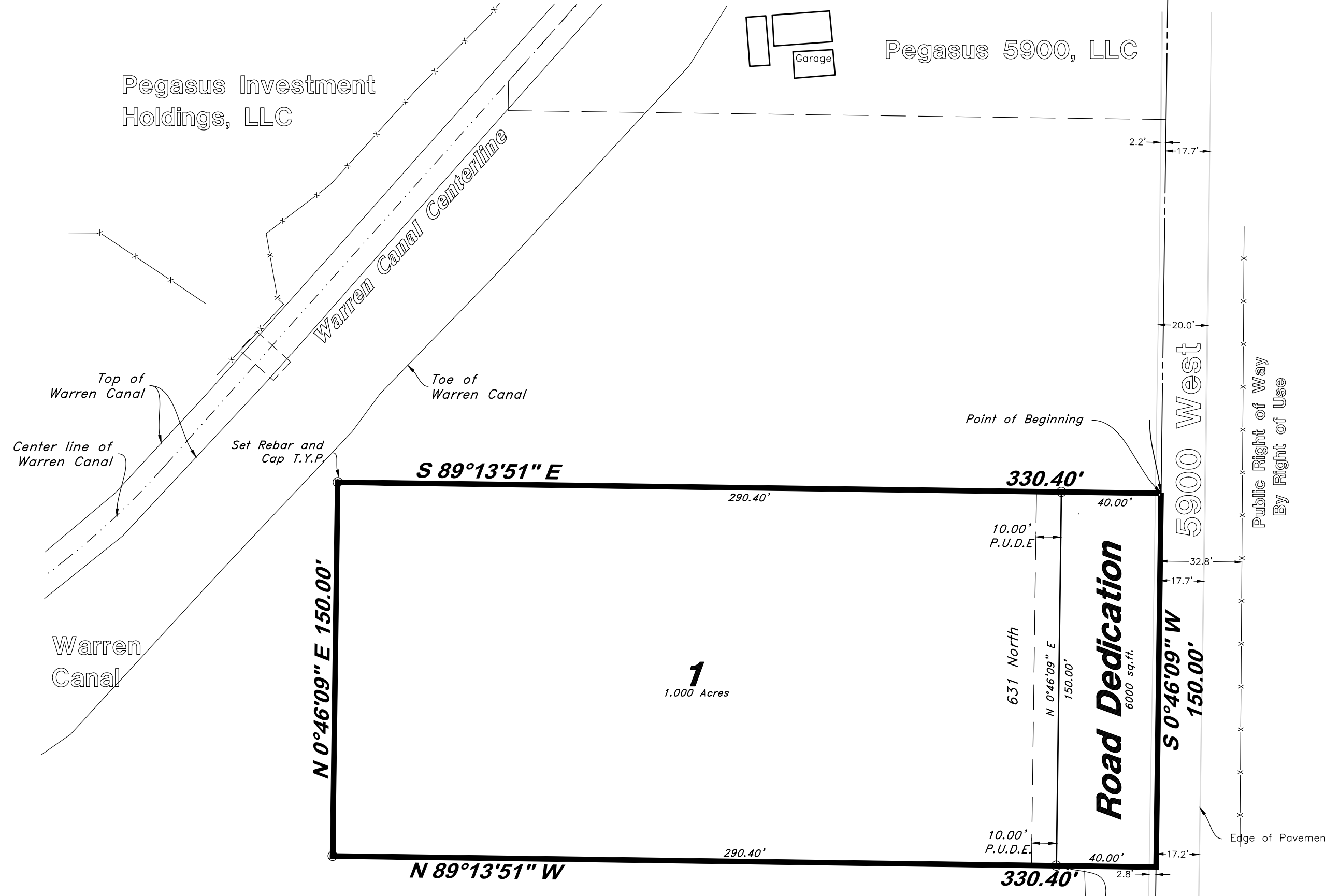
Attest: _____ Date _____
Secretary

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 _____, 2022.

Weber County Surveyor
Record of Survey # 7120
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)



NARRATIVE

This Subdivision was requested by Mr. Gary Nielson for the purpose of creating one buildable lot.

A line bearing South 0°46'09" West between said East Quarter and Southeast Corner of said Section 12 was used as the basis of bearings for this survey.

The West and interior lot lines were established by the intent of the land owner. For more information regarding the boundary of this subdivision or the boundary of the remainder parcel see Lot Line Adjustment survey filed at 7120 in the office of the Weber County Surveyor. Property Corners were monumented as shown here on.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Pegasus Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office.

Signed this _____ day of _____, 2022.

01/24/2022
No. 6242920
ANDY HUBBARD
STATE OF UTAH

6242920
License No.

OWNERS DEDICATION

We, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots, and Streets as shown on this plat, and name said tract Pegasus Subdivision, and hereby dedicate to Weber County, Utah all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, also dedicate and grant an easement across those certain strips of land designated as Public Utility and Drainage Easements (PU&DE) for Public Utility and Drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of Public Utilities, Drainage, and Service lines as may be authorized by Weber County, grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals 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.

We also reserve and grant unto ourselves our successors heirs and assignees all those parts or portions of said tract designated as drainage and irrigating easements, the same to be used for the maintenance and operation of irrigation and drainage ditches as managed irrigation water with no structures being erected within such easements.

Signed this _____ Day of _____, 2022.

Pegasus Investment Holdings LLC

Gary L Nielsen - Registered Agent

ACKNOWLEDGMENT

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by Gary L Nielsen - Agent.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name _____

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.

Weber County Attorney

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 _____, 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

Attest: _____

Title: _____

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.

Weber County Engineer

Sheet 1 of 2

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY: _____ DEPUTY



DEVELOPER:
Gary Nielson
2261 Kiesel Avenue
Ogden, UT 84401

ENGINEER/SURVEYOR:
Great Basin Engineering INC
c/o Andy Hubbard PLS
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

Southeast Corner of Section 12,
T6N, R3W, SLB&M, U.S. Survey
(Found Brass Cap Monument)