

ROGERS SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B.&M.
WEST WARREN, WEBER COUNTY, UTAH

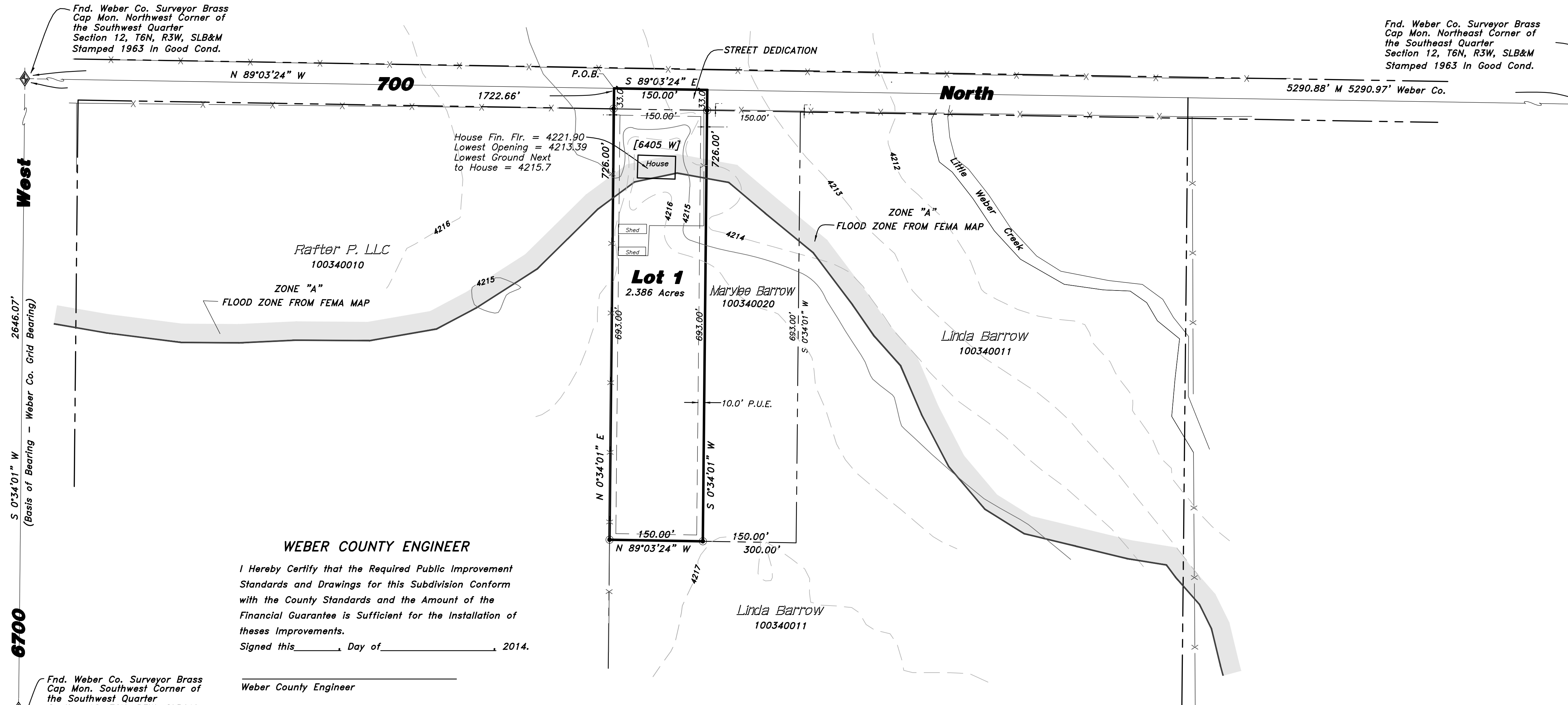
- Show distance from west property line to sheds
- Add bounding calls in legal description to adjoining properties (Marylee Barrow, Linda Barrow, and Rafter P. LLC)

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby 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 Hereby Subdivided said Tract into One (1) Lot, know Hereafter as Rogers 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 Hereby 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 SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED 1722.66 FEET SOUTH 89°03'24" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED 917.37 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 89°03'24" EAST 150.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°34'01" WEST 726.00 FEET; THENCE NORTH 89°03'24" WEST 150.00 FEET; THENCE NORTH 00°34'01" EAST 726.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES AND ONE LOT. THE BASIS OF BEARING IS THE WEST LINE OF SAID SOUTHWEST QUARTER WHICH BEARS SOUTH 00°34'01" WEST AS CURRENTLY MONUMENTED.

OWNER'S DEDICATION

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 Rogers Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-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. In witness we have here unto set our signature this _____ day of _____, 2014.

Ryan Rogers _____ Misty Rogers _____

ACKNOWLEDGMENT

State of Utah }
County of _____ } SS
On this _____ day of _____, 2014, Ryan Rogers and Misty, 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.

Commission Expires _____ Notary Public _____

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the One Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Ryan Rogers to bring the current parcel of ground into compliance with the Weber Co. Subdivision Ordinances. The right-of-way of 700 North was established using the north line of the southwest quarter as the centerline of the roadway, with the right-of-way being 33' left and right of the centerline. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 12, Township 6 North, Range 3 West, S.L.B.&M. The basis of bearing is the West line of the Southwest Quarter of said Section which bears South 00°34'01" West, Weber County, Utah North, State Plane, Calculated N.A.D.83 Bearing.

WEBER COUNTY ENGINEER

I Hereby 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

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

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

Chairman, Weber County Commission

WEBER COUNTY SURVEYOR

I Hereby 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 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 Wastewater Disposal Systems.
Signed this _____ Day of _____, 2014.

Weber-Morgan Health Department

- Notes:
1- The Vertical Datum is NGVD29.
2- The Sewer System is an existing septic system.
3- All Public Utility Easements (P.U.E.) are 10.0 feet wide.
4- There is a Building Moratorium on all property at or below the 4215 elevation.
5- A deferral agreement for the curb & gutter and sidewalk is required.
6- Due to the topography and the location of the subdivision all owners will accept responsibility for any storm water runoff from the adjacent to this property until the curb and gutter is installed.

Developer:
Ryan Rogers
6405 W 700 N
WEST WARREN, UTAH 84404
(801) 430-7155

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Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY