

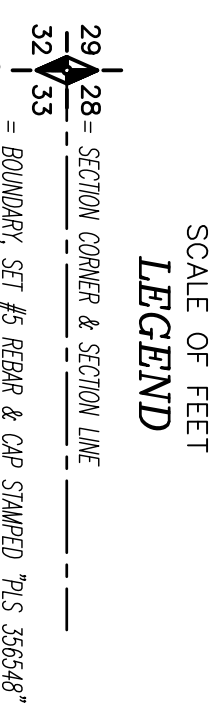
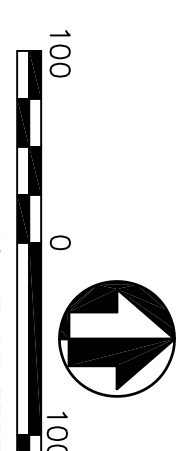
**HOWARD INDUSTRIAL PARK SUBDIVISION
WEST WARREN, WEBER COUNTY, UTAH**
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JANUARY 2022

North Quarter Corner, Section 20,
Township 6 North, Range 3 West,
T17N R03W S20E, Cap 3"
Fid. Weber County Brass Cap 3"
below surface of asphalt.

Northeast Corner,
Section 20, Township 6 North,
Range 3 West, Salt Lake Base
and Meridian, Lake

CURVE	LENGTH	RADIUS	DELTA
C1	23.73'	15.00'	89°16'40"
C2	260.34'	60.00'	248°36'38"
C3	29.94'	25.00'	68°36'38"
C8	23.75'	15.00'	90°43'20"

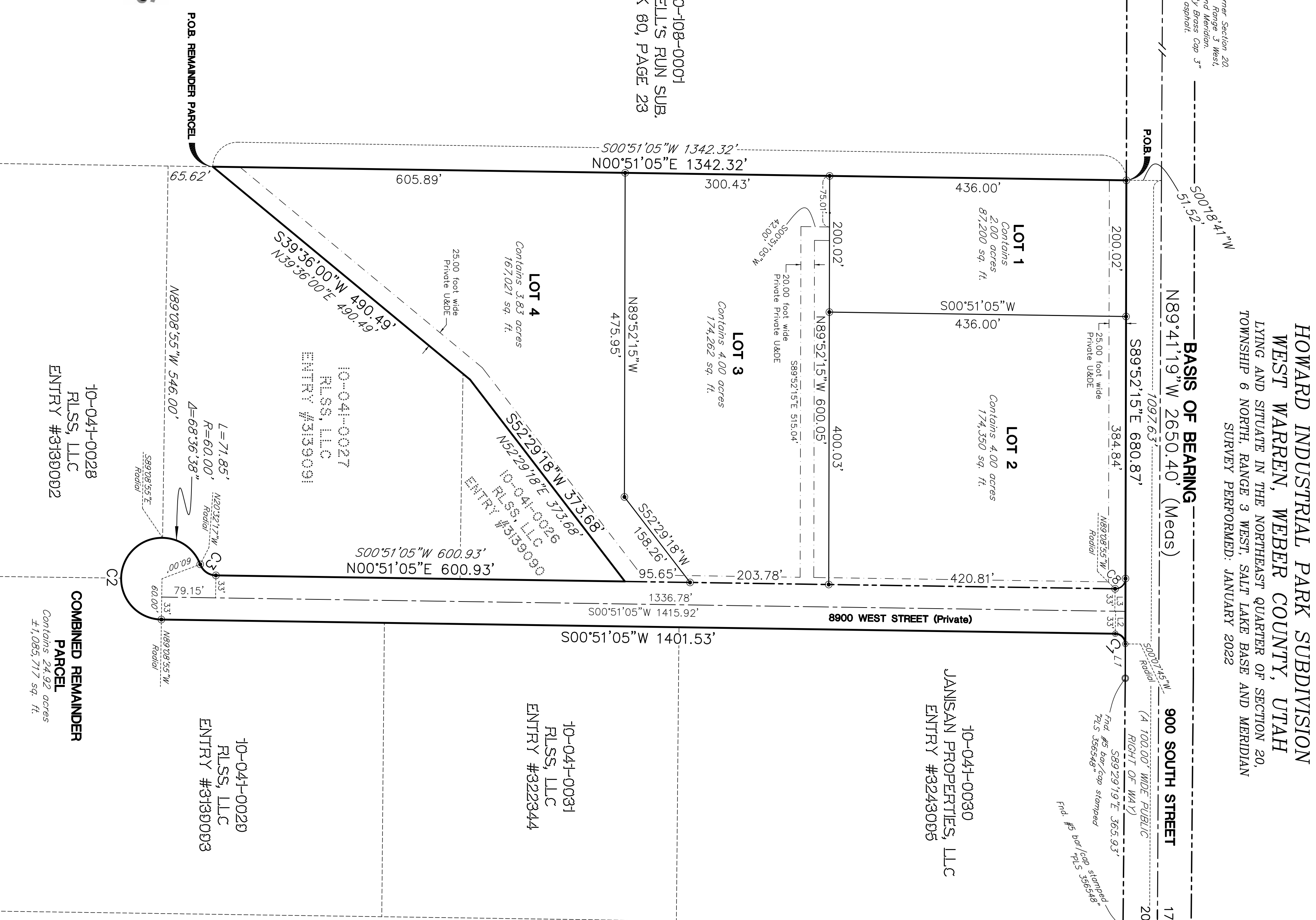
LINE	LENGTH	BEARING
L1	60.39'	S89°52'15"E
L2	47.82'	N89°52'15"W
L3	48.19'	N89°52'15"W



PLAT NOTES:
"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 operations shall be restricted on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(C)(5).
"Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."

PREPARED BY:
Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz
FOR:
R1SS LLC
700 South 6150 West
Ogden, Utah 84404

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 _____, 2023.
Signature _____

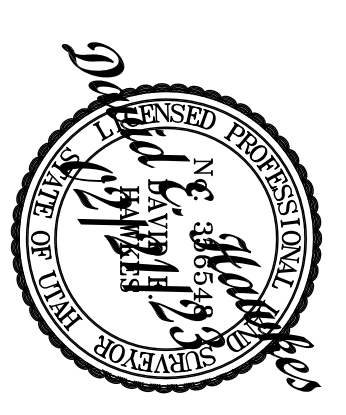


OVERALL REMAINDER PARCEL DESCRIPTION

A parcel of land lying and situate in the East Half of the Northeast Quarter, of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Basis of Bearing for Subject Parcel being North 89°41'19" West 2650.40 feet, measured, between the Weber County brass cap monuments monumenting the north line of the Northeast Quarter of said Section 20. Subject Parcel being more particularly described as follows:
Commencing at the Northeast Corner of said Section 20, thence North 89°41'19" West 1097.63 feet; Thence South 00°18'41" West 51.52 feet to a point on the south right of way of 900 South Street; Thence South 00°51'05" West 1342.32 feet to a number five rebar and cap stamped "THIS 356548" and the True Point of Beginning; Thence continuing South 00°51'05" West 541.04 feet to a point on the north boundary of the Southern Pacific Railroad and a number five rebar and cap stamped "THIS 356548"; Thence South 89°41'04" East 1097.89 feet coincident with said right of way to a number five rebar and cap stamped "INTERMOUNTAIN SURVEY"; Thence North 00°49'42" East 1238.88 feet to a number five rebar and cap stamped "THIS 356548" monumenting the north line of the subject parcel; Thence South 00°51'05" West 431.39 feet coincident with the Weber County Recorder; Thence North 89°29'19" West 431.39 feet coincident with the Weber County Recorder; Thence North 00°51'05" West 760.53 feet to a point of tangency; Thence South 00°51'05" West 760.53 feet to a point of tangency; Thence westerly and northerly North 89°08'55" West) through a central angle of 248°36'38" to a point of reverse curvature; Thence northerly 29.94 feet along the arc of a 25.00 foot radius curve to the left (center bears North 20°32'17" West) through a central angle of 68°36'38" to a point of tangency; Thence North 00°51'05" East 600.93 feet; Thence South 52°29'18" West 373.68 feet to the point of beginning; Thence North 00°51'05" East 600.94 feet; Thence South 52°29'18" West 373.68 feet; Thence South 39°36'00" West 490.49 feet to the point of beginning.
Contains 24.92 acres or ±1,085,717 sq. ft.

SURVEYORS CERTIFICATE
NARRATIVE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 51424 and that I have performed the survey of the above described tract of land has been completed in accordance with Section 17-23-17 and that I have verified all measurements as shown, and have or will set all monuments as described hereon.
See Records of Survey # 9 4675, 6390, & 7161, filed with the Weber County Surveyor.



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 lots as shown on this plat and name said tract **HOWARD INDUSTRIAL PARK SUBDIVISION**.

Signed this _____ day of _____, 2023.

R1SS, LLC
By: Rob Howard, it's manager

ACKNOWLEDGMENT

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

On the _____ day of _____, 2023, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, Rob Howard the signer of the above Owner's Dedication, one (1) in number, who duly acknowledged to me that he is the authorized signatory for R1SS, LLC and that he signed it, freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

LITTLE MOUNTAIN SERVICES DISTRICT
Little Mountain Services District hereby approves this plat.
This _____ day of _____, 2023.
Little Mountain Services District
WEBER COUNTY RECORDER
ENTRY NUMBER _____
FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2023, IN BOOK _____ AT PAGE _____ OF THE OFFICIAL RECORDS.
WEBER COUNTY RECORDER

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 _____, 2023.
Signature _____

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for approval by 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 _____, 2023.
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 _____, 2023.
Chairman, Weber County Planning Commission _____

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and public improvements associated with this subdivision, are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2023.
Chairman, Weber County Commission _____