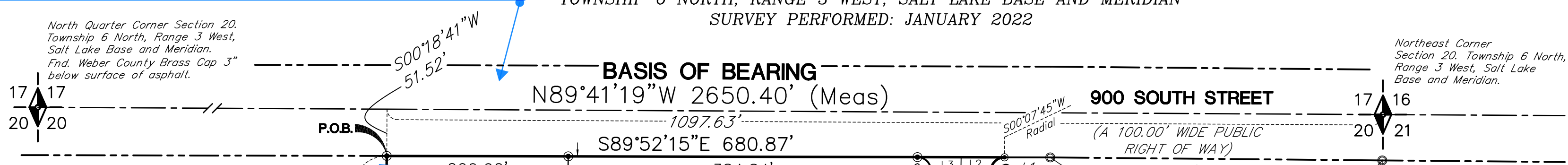


THE EXISTING LOCATION, WIDTHS, AND OTHER DIMENSIONS OF ALL EXISTING OR PLATTED STREETS AND OTHER IMPORTANT FEATURES SUCH AS, BUT NOT LIMITED TO, RAILROAD LINES... WITHIN AND IMMEDIATELY ADJACENT (WITHIN 30') TO THE TRACT OF LAND TO BE SUBDIVIDED. WCO 106-1-5.10(f)

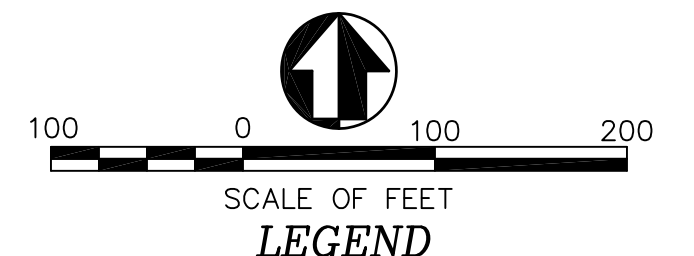
**HOWARD INDUSTRIAL PARK SUBDIVISION**  
**WEST WARREN, WEBER COUNTY, UTAH**  
 LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20,  
 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN  
 SURVEY PERFORMED: JANUARY 2022

THE PLAT SHALL HAVE A DETAILED DESCRIPTION OF ALL MONUMENTS FOUND AND EACH ONE SHALL BE REFERENCED ON THE PLAT INCLUDING THE TYPE, SIZE, CONDITION, AND LOCATION IN REFERENCE TO THE SURFACE OF THE GROUND AS WELL AS A DESCRIPTION OR GRAPHIC DEPICTION OF THE MARKINGS, DATE, AGENCY, ENTITY, OR SURVEYOR AS INSCRIBED ON THE MONUMENT. WCO 45-3-3(B)  
 -WAS THIS SECTION CORNER FOUND/NOT FOUND?

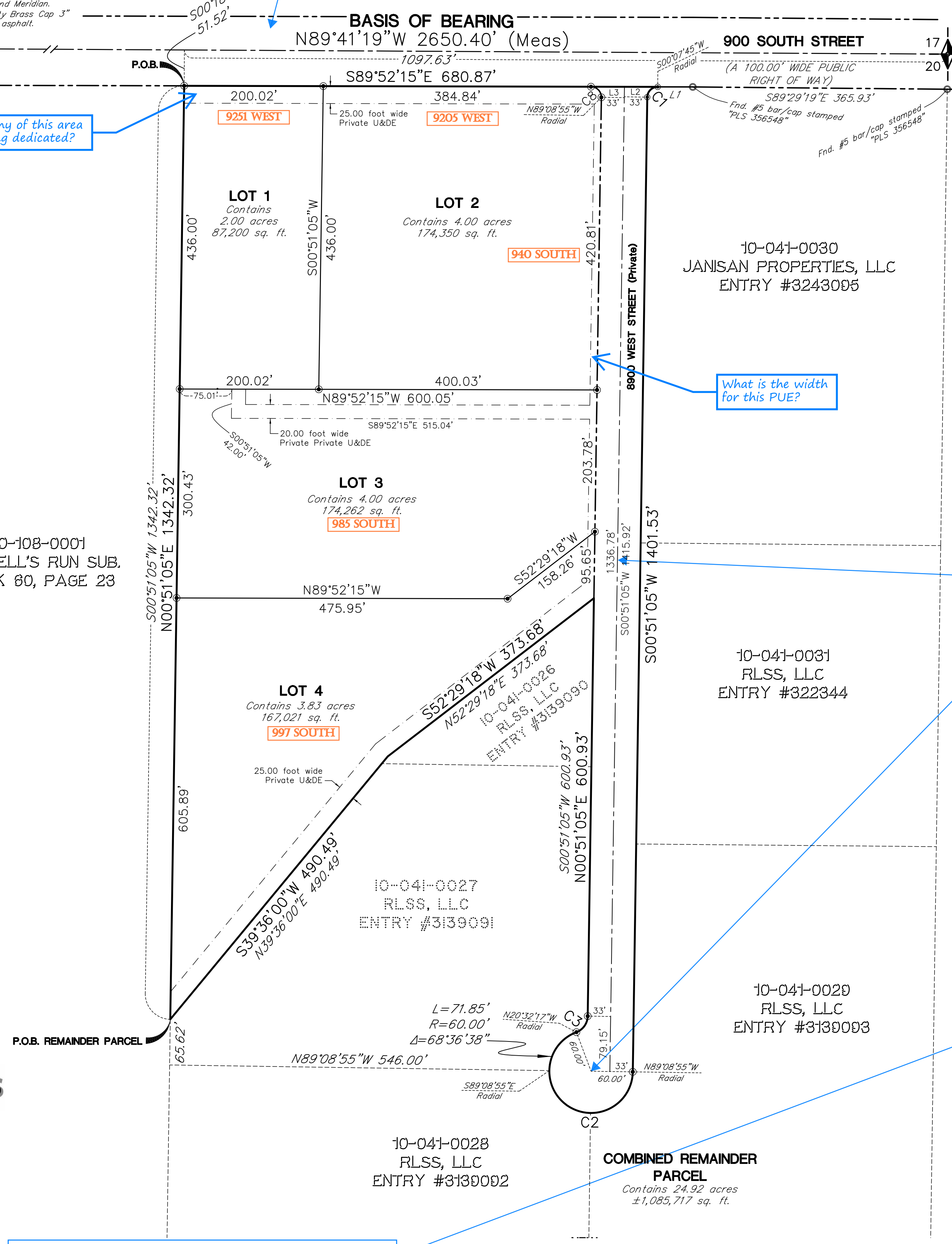


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.73'	15.00'	89°16'40"
C2	260.34'	60.00'	248°36'38"
C3	29.94'	25.00'	68°36'38"
C8	23.75'	15.00'	90°43'20"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.39'	S89°52'15\"/>
L2	47.82'	N89°52'15\"/>
L3	48.19'	N89°52'15\"/>



10-108-0001  
 RUSSELL'S RUN SUB.  
 BOOK 80, PAGE 23



**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 and the True Point of Beginning; Thence South 89°52'15" East 680.87 feet coincident with said south right of way; Thence departing said right of way southerly along the arc of a 15.00 foot radius curve to the left (center bears South 00°07'45" West) through a central angle of 89°16'40" to a point of tangency; Thence South 00°51'05" West 1401.53 feet to a point of curvature; Thence northwesterly 260.34 feet along the arc of a 60.00 foot radius curve to the right (center bears 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; Thence South 39°36'00" West 490.49 feet to the point of beginning.  
 Contains 24.92 acres or ±1,085,717 sq. ft.

PERMANENT STREET MONUMENTS SHALL BE ACCURATELY SET AT POINTS NECESSARY TO ESTABLISH ALL LINES OF THE STREET. CENTERLINE MONUMENTS SHALL BE NOTED ON THE FINAL PLAT. WCO 106-4-2.7 & WCO 106-1-8.20(A)(1)(3)  
 \*WHEN STREET MONUMENTS ARE REQUIRED, SEND "SUBDIVISION MONUMENTATION LETTER" TO DEVELOPER OF SUBDIVISION TO NOTIFY OF THE MIA AND ITS ASSOCIATED COSTS.

**NOT APPROVED**  
 BY THE WEBER COUNTY SURVEYOR'S OFFICE

A SIGNATURE BLOCK FOR COUNTY SURVEYOR CONFORMING TO STATE CODE AND COUNTY ORDINANCE. 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 \_\_\_\_\_, 2023.  
 WEBER COUNTY SURVEYOR  
 RECORD OF SURVEY # 6390,  
 WCO 106-1-8.20(A)(1)(3); WCO 45-4-2(C)

**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 use shall be subject to restrictions 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:**  
 RLSS LLC  
 700 South 6150 West  
 Ogden, Utah 84404

**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 in accordance with Section 17-23-17 and that I have verified all measurements as shown, and have or will set all monuments as depicted hereon.

**NARRATIVE**  
 See Records of Survey #'s 4675, 6390, & 7161, filed with the Weber County Surveyor.

**BOUNDARY 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 and the True Point of Beginning; Thence South 89°52'15" East 680.87 feet coincident with said south right of way; Thence departing said right of way southerly along the arc of a 15.00 foot radius curve to the left (center bears South 00°07'45" West) through a central angle of 89°16'40" to a point of tangency; Thence South 00°51'05" West 1401.53 feet to a point of curvature; Thence northwesterly 260.34 feet along the arc of a 60.00 foot radius curve to the right (center bears 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; Thence South 39°36'00" West 490.49 feet to the point of beginning.  
 Contains 16.17 acres, ±704,569 sq. ft. and 4 Lots



**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.  
 RLSS, 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 RLSS, 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.  
 DEPUTY COUNTY RECORDER \_\_\_\_\_

**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

**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 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 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 \_\_\_\_\_, 2023.  
 \_\_\_\_\_  
 Chairman, Weber County Commission  
 Attest: \_\_\_\_\_  
 Title: \_\_\_\_\_