

**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

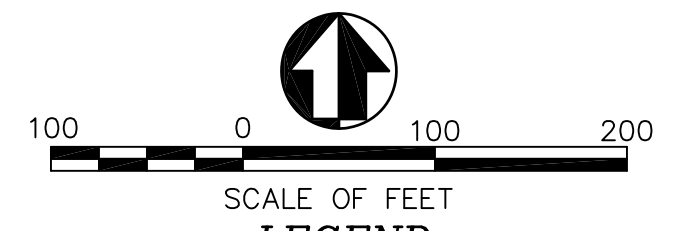
PLEASE NOTE:
THERE MAY BE ADDITIONAL
COMMENTS ON FUTURE
SUBMITTALS.

North Quarter Corner Section 20,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County Brass Cap 3"
below surface of asphalt.

Northeast Corner
Section 20, Township 6 North,
Range 3 West, Salt Lake
Base and Meridian.
Fnd. as per WCS tie sheet.

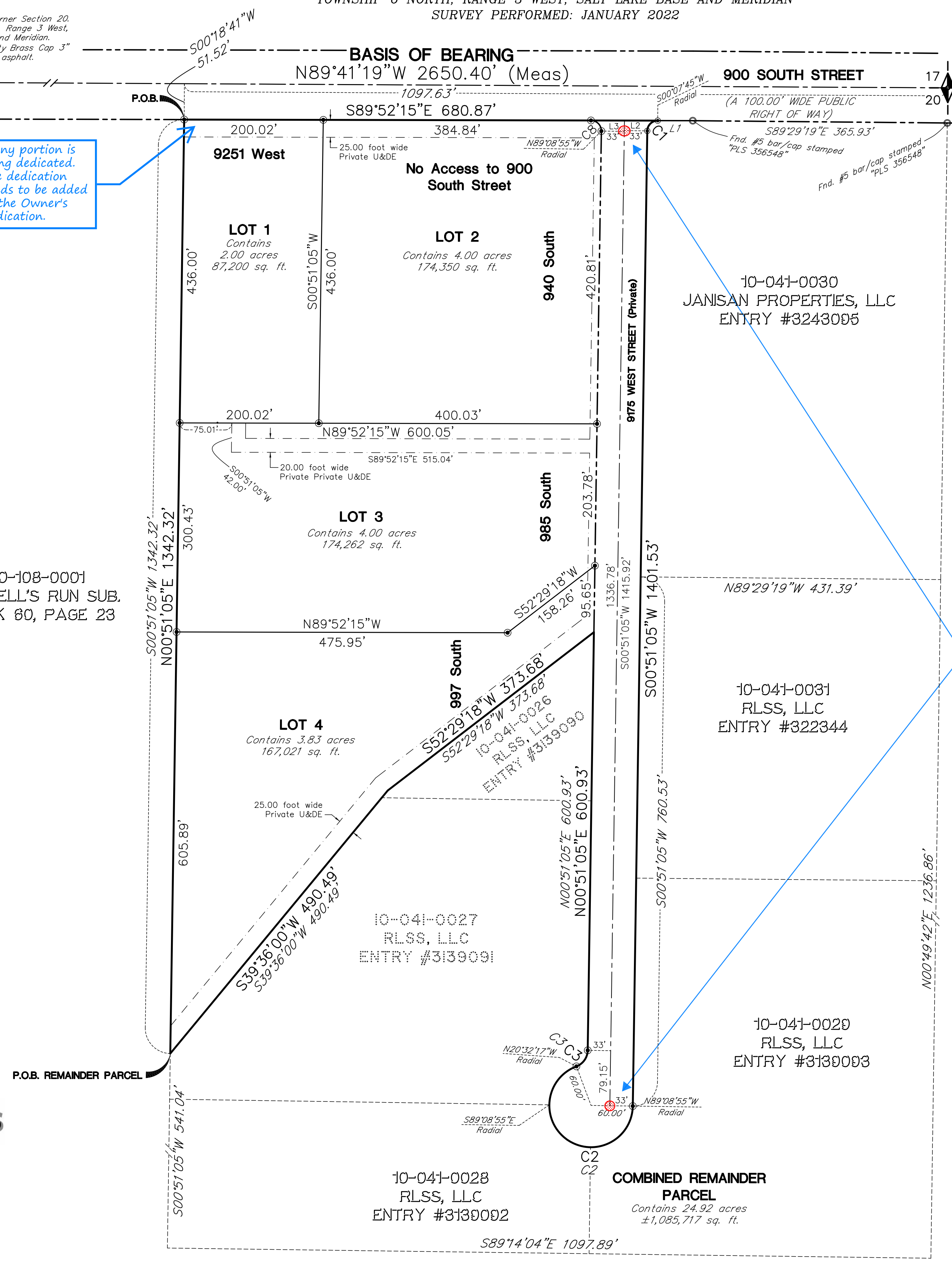
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.73'	15.00'	89°16'40"
C2	260.34'	60.00'	248°36'38"
C3	29.94'	25.00'	68°36'38"
C8	23.75'	15.00'	90°43'20"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.39'	S89°52'15"E
L2	47.82'	N89°52'15"W
L3	48.19'	N89°52'15"W



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY, SET #5 REBAR & CAP STAMPED "PLS 356548"
 - - - = EXTANT RIGHT OF WAY LINES
 - - - = 10.00 FOOT PRIVATE UTILITY & DRAINAGE EASEMENT
 - - - = RECORD PARCEL LINE
 - - - = ADJOINING PARCEL LINES
 - - - = DIMENSION LINES
 - ROS # = RECORD OF SURVEY FILE NUMBER
 - BLA = BOUNDARY LINE AGREEMENT
 - POB = POINT OF BEGINNING
 - WCS = WEBER COUNTY SURVEYOR
 - MEAS. = MEASURED
 - CALC. = CALCULATED
 - U&DE = UTILITY & DRAINAGE EASEMENT

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



If any portion is
being dedicated.
The dedication
needs to be added
to the Owner's
Dedication.

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; Thence North 00°51'05" East 1342.32 feet to the point of beginning.

Contains 16.17 acres, ±704,569 sq. ft. and 4 Lots

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 106-4-27 & 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

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:

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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, and hereby dedicate all Private Utility and Drainage Easements to the owners / purchasers of the hereon lots as designated through deeds, agreements or covenants.

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 _____

Commission Number _____

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 affect.

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: _____