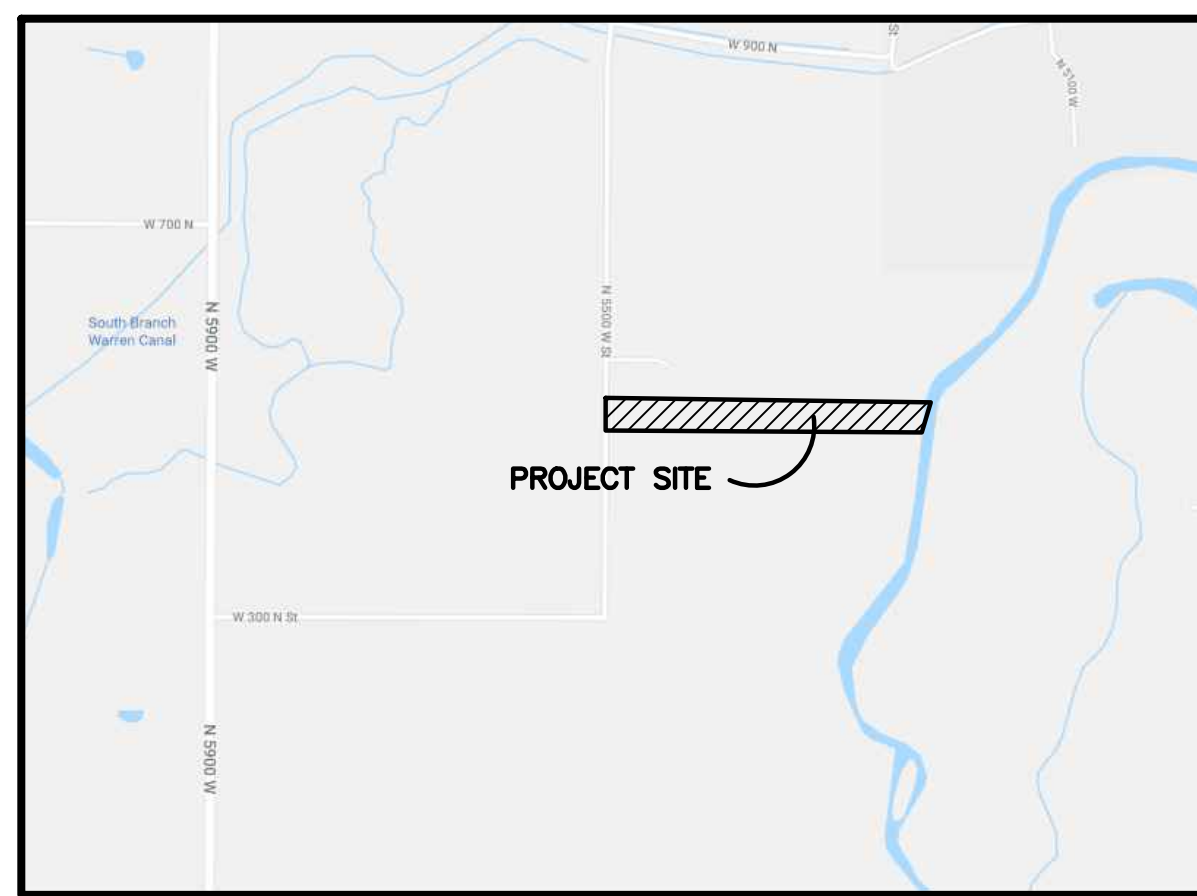


WARREN ESTATES SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY
WEBER COUNTY, UTAH
APRIL, 2023



VICINITY MAP
SCALE: NONE

SOIL TEST PIT INFORMATION

EXPLORATION PIT #LOT 1 (UTM ZONE 12 NAD 83 0406831 E 4569091 N)
0-22" LOAM, GRANULAR STRUCTURE, SAND SIZE MEDIUM TO FINE
22-37" CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
37-64" SILT LOAM (NEAR SILTY CLAY LOAM), MASSIVE STRUCTURE, SAND SIZE FINE
GROUNDWATER ENCOUNTERED AT TIME OF SOIL EVALUATION AT 58" BELOW GRADE
LOT1: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #LOT 2 (UTM ZONE 12 NAD 83 0406886 E 4569086 N)
0-15" LOAM, GRANULAR STRUCTURE, SAND SIZE MEDIUM TO FINE
15-23" FINE SANDY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
23-40" SILT LOAM (NEAR SILTY CLAY LOAM), MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON
40-72" CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON
LOT2: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 30 INCHES AND 46 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #LOT 3 (UTM ZONE 12 NAD 83 0406943 E 4569085 N)
0-11" SILT LOAM, GRANULAR STRUCTURE, SAND SIZE FINE
11-26" SILT CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE VERY FINE
26-78" SILT CLAY, MASSIVE STRUCTURE, SAND SIZE VERY FINE
GROUNDWATER ENCOUNTERED AT TIME OF SOIL EVALUATION AT 79" BELOW GRADE
LOT 3: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 18 INCHES AND 36 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #LOT 4 (UTM ZONE 12 NAD 83 0406831 E 4569091 N)
0-15" SILTY CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES FEW BELOW 46 INCHES, PERCY
15-49" FINE SANDY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
49-77" FINE SANDY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON PERCY
LOT 4: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 28 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #LOT 5 (UTM ZONE 12 NAD 83 0407065 E 4569084 N)
0-17" FINE SANDY LOAM (NEAR SANDY CLAY LOAM), GRANULAR STRUCTURE, SAND SIZE FINE, DENSE
17-48" SILT CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON
48-62" CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON
LOT 5: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #LOT 6 (UTM ZONE 12 NAD 83 0407135 E 4569081 N)
0-10" LOAM, GRANULAR STRUCTURE, SAND SIZE MEDIUM TO FINE
10-30" CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
30-52" SILTY LOAM (NEAR SILTY CLAY LOAM), MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON
52-65" FINE SANDY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON
LOT 6: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 24 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #LOT 7 (UTM ZONE 12 NAD 83 0407187 E 4569084 N)
0-13" LOAM, GRANULAR STRUCTURE, SAND SIZE FINE, MOTTLES COMMON
13-42" SILTY CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES COMMON
42-61" CLAY LOAM, MASSIVE STRUCTURE, VERY FINE SANDS AND HIGH SILT CONTENT
LOT7: CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 300'18'53"W 1284.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; THENCE S89°10'55"E ALONG THE SOUTHERLY LINES OF FENSTER FARM PHASE 2 AND 3, 2152.24 FEET; THENCE S16°29'12"W 206.42 FEET; THENCE N89°41'07"W 2094.67 FEET TO THE SECTION LINE; THENCE N00°18'53"E ALONG SAID SECTION LINE, 217.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 441,319 SQUARE FEET OR 10.131 ACRES MORE OR LESS.

NARRATIVE

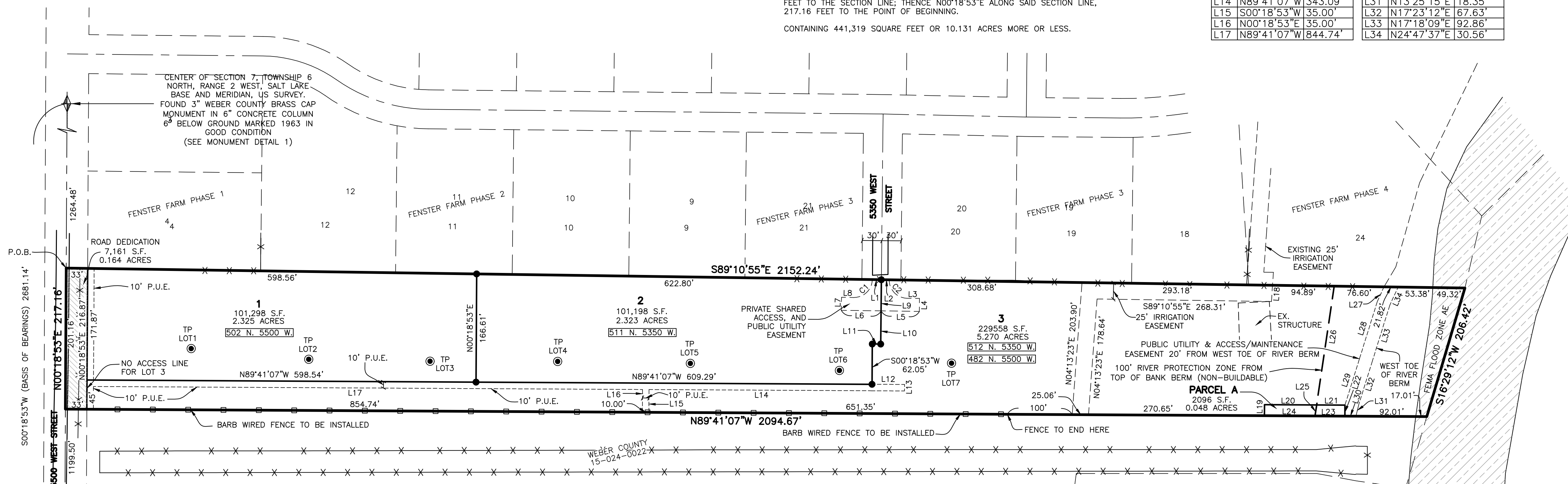
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED ON THE NORTH BY MATCHING THE SOUTHERLY LINE OF FENSTER FARM PHASES 1-3, THE WEST LINE IS THE SECTION LINE WITH RIGHT OF WAY TO BE DEDICATED MATCHING FENSTER FARM PHASE 1.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER OF SECTION 7 AND THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°18'53"W

LINE TABLE

#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S89°10'55"E	13.97'	L18	S03°49'04"W	25.03'
L2	S89°10'55"E	12.03'	L19	N00°18'53"E	16.93'
L3	S89°10'55"E	19.00'	L20	S89°41'07"E	80.27'
L4	S00°49'05"W	20.00'	L21	S89°41'07"E	43.54'
L5	N89°10'55"W	60.00'	L22	S00°18'53"W	16.93'
L6	N89°10'55"W	60.00'	L23	N89°41'07"W	45.94'
L7	N00°49'05"E	20.00'	L24	N89°41'07"W	77.86'
L8	S89°10'55"E	19.00'	L25	N08°23'27"E	17.10'
L9	S00°35'48"W	48.00'	L26	N08°23'27"E	184.93'
L10	S00°35'48"W	51.15'	L27	S24°19'50"W	24.93'
L11	N89°24'12"W	13.00'	L28	S17°18'31"W	92.21'
L12	S89°41'07"E	50.00'	L29	S17°23'12"W	74.75'
L13	S00°18'53"W	10.00'	L30	S89°41'07"E	17.05'
L14	N89°41'07"W	343.09'	L31	N13°25'15"E	18.35'
L15	S00°18'53"W	35.00'	L32	N17°23'12"E	67.63'
L16	N00°18'53"E	35.00'	L33	N17°18'09"E	92.86'
L17	N89°41'07"W	844.74'	L34	N24°47'37"E	30.56'



LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- EXISTING FENCELINE
- PROPOSED BARB WIRED FENCE
- TEST PIT LOCATION
- PUBLIC UTILITY EASEMENT
- ROAD DEDICATION
- FEMA FLOOD ZONE AE

AGRICULTURAL STATEMENT

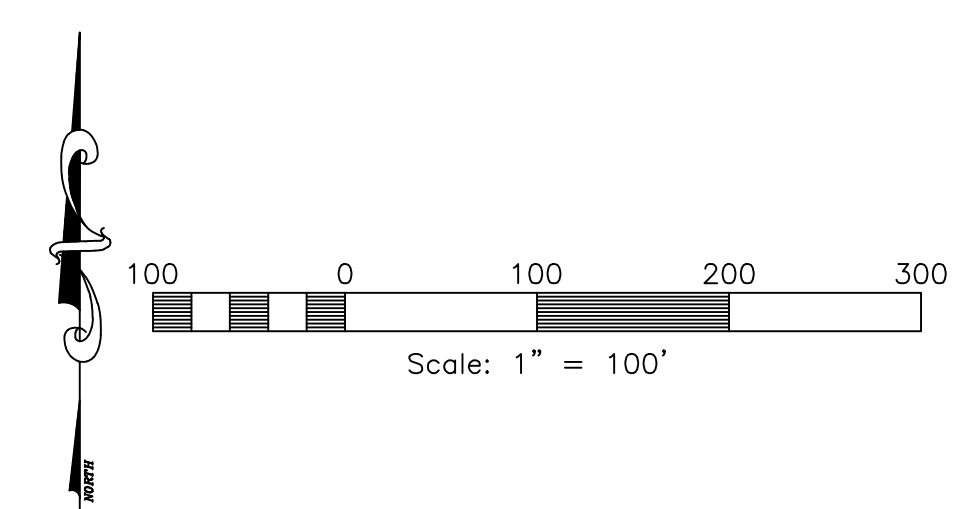
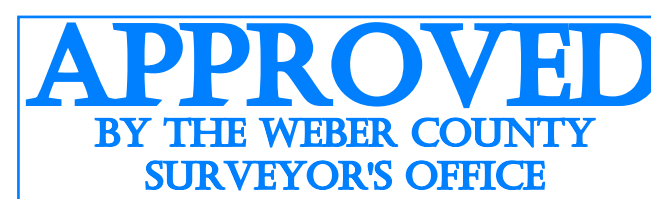
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

NOTE

- ADD 3.18 TO PROJECT ELEVATIONS FOR COMPARISON TO FEMA FIRM PARCELS (LOCATED ON NAVD88)
- NO DRIVEWAY ON LOT 3 OFF OF 5500 WEST STREET.
- ALL LOTS: FINISH FLOOR ELEVATION: 4224.82
BASE FLOOD ELEVATION: 4222.82

CURVE TABLE

CURVE	RADIUS	ARC	LHI	CHD	LHI	CHD	BEARINGS	DELTA
C1	28.00'	43.98'	39.60'	S45°49'05"W	90°			
C2	28.00'	43.98'	39.60'	S44°10'55"E	90°			



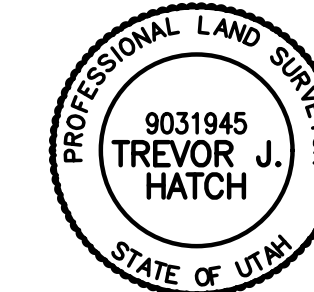
DEVELOPER:

DERRICK OMAN
1990 N. 2000 W.
FARR WEST CITY, UT. 84404

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF **WARREN ESTATES SUBDIVISION** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 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 _____, 20____.



9031945

UTAH LICENSE NUMBER

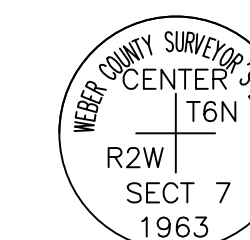
OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **WARREN ESTATES SUBDIVISION**, AND DO HEREBY DEDICATE A PRIVATE SHARED ACCESS AND PUBLIC UTILITY EASEMENT OVER LOTS 2 AND 3 AS SHOWN HEREON FOR THE PURPOSE OF INGRESS, EGRESS AND PUBLIC UTILITY ACCESS TO SAID LOTS 2 AND 3, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, ALL OF PARCEL A, AND DO HEREBY DEDICATE AND GRANT A 20 FOOT PUBLIC UTILITY & ACCESS/MAINTENANCE EASEMENT AS INDICATED HEREON FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF PUBLIC LANDS, AND DO ALSO DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SAID EASEMENTS AND ALSO DO DEDICATE TO OWNERS OF LOTS 2 AND 3 OF WARREN ESTATES SUBDIVISION, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE SHARED ACCESS AND PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR INGRESS AND EGRESS FOR THE BENEFIT OF SAID OWNERS.

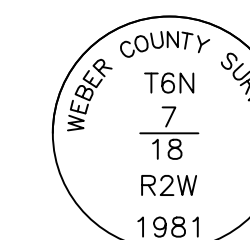
SIGNED THIS _____ DAY OF _____, 20____.

ES 1328442 LLC

DERRICK OMAN, PRESIDENT



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE DERRICK OMAN, PRESIDENT OF ES 1328442 LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF ES 1328442 LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 1-3-23
Name: WARREN ESTATES SUBDIVISION
Number: 6800-03
Revision: 4-26-23, E.R.
Scale: 1"=100'
Checked: _____



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 _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.

WEBER COUNTY ENGINEER

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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

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 _____, 20____.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY # 7505

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 _____, 20____.

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 _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.