

Spencer Ferrin Subdivision

Weber County, Utah

A Part of the Northwest Quarter of Section 28,
Township 7 North, Range 1 East, S.L.B.&M.
January 2014

North Quarter Corner of Sec. 28,
T. 7 N., R. 1 E., S18&M Plat
Weber Co. Brass Cap Mon.
1976 Good Condition.

Northwest Corner of Sec. 28,
T. 7 N., R. 1 E., S18&M Plat
Weber Co. Brass Cap Mon.
1976 Good Condition.

5 89°19'40" E

Basis of Bearing - State Plane Grid Bearing per Weber Co.

2626.05 Meter 2626.15' Weber Co.

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 Spencer Ferrin Subdivision in Weber County, Utah, and have been carefully drawn by the designated scale and its 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 26th day of February, 2014.

K Greg Hansen Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point located South 89°19'40" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.35 Feet from the Northwest Corner of said Northwest Quarter, bearing thence South 73°56'54" East 467.80 Feet to the West Boundary Line of Lot 3, Nipika Estates; thence along the boundary line of said Nipika Estates the following two (2) courses: (1) South 05°17'10" East 222.82 Feet, and (2) South 89°19'50" East 176.52 Feet to the West boundary line of the Lance Quinn Property; thence along the north boundary line of said Quinn Property South 89°19'50" East 44.74 Feet; thence South 18°50'14" West 57.35 Feet to the West Boundary Line of said Quinn Property; thence South 27°02'00" East 447.87 Feet (South 27°40'26" West by record) along said West Boundary Line; thence South 14°46'46" West 83.00 Feet to the Northernly Boundary line of the Brent Story Property, Entry No. 2044875 as recorded in the files of the Weber County Recorder's Office; thence South 45°37'00" West (South 45° West by record) 233.61 Feet along the West Boundary Line of said Story Property; thence North 49°45'45" West 932.45 Feet to the East Boundary line of the Kathleen Webb Property, Entry No. 2625101 as recorded in the files of the Weber County Recorder's Office, being an existing fence line, thence North 02°44'05" East (North 01°31' East by record) 449.54 Feet along said East Boundary Line to the Point of Beginning, Containing 11.007 Acres and One (1) Lot.

Easement "A" Description

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point located South 89°19'40" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.35 Feet from the Northwest Corner of said Northwest Quarter, bearing thence South 73°56'54" East 467.80 Feet to the West Boundary Line of Lot 3, Nipika Estates; thence along the boundary line of said Nipika Estates the following two (2) courses: (1) South 05°17'10" East 222.82 Feet, and (2) South 89°19'50" East 176.52 Feet to the West boundary line of the Lance Quinn Property; thence along the north boundary line of said Quinn Property South 89°19'50" East 44.74 Feet; thence South 18°50'14" West 57.35 Feet to the West Boundary Line of said Quinn Property; thence South 27°02'00" East 447.87 Feet (South 27°40'26" West by record) along said West Boundary Line; thence South 14°46'46" West 83.00 Feet to the Northernly Boundary line of the Brent Story Property, Entry No. 2044875 as recorded in the files of the Weber County Recorder's Office; thence South 45°37'00" West (South 45° West by record) 233.61 Feet along the West Boundary Line of said Story Property; thence North 49°45'45" West 932.45 Feet to the East Boundary line of the Kathleen Webb Property, Entry No. 2625101 as recorded in the files of the Weber County Recorder's Office, being an existing fence line, thence North 02°44'05" East (North 01°31' East by record) 449.54 Feet along said East Boundary Line to the Point of Beginning, Containing 11.007 Acres and One (1) Lot.

OWNER'S DEDICATION AND CERTIFICATION

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 tract Spencer Ferrin Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-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 these certain strips or 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. Also dedicates to the governing authority a Sanalliva Lands Streams Corridor Easement as shown hereon in compliance with Weber County Zoning Ordinance #43-2, wherein no structure, necessary structures, road, or parking area shall be built within the setback from the river (stream) as measured from the high water mark of the river (stream).
In witness whereunto we have hereunto set our signatures this 26th day of February, 2014.

William C. Story
Dixie R. Story

ACKNOWLEDGMENT

State of Utah
County of Box Elvev
On this 26th day of February, 2014, William C. Story and Dixie R. Story, husband and wife in joint tenancy, personally appeared before me, the undersigned Notary Public in and for said County of Box Elvev, in the State of Utah, the Signers of the Attached Owners Dedication, Two in Number, who duly Acknowledged to me they signed it freely and voluntarily and for the Purpose therein mentioned.

Notary Public
My Commission Expires
Lines 25-2013
State of Utah

WEBER COUNTY RECORDER

ENTRY NO. 26190472
\$30.00
RECORDED 24 MAR 2014
EXEMPT FROM RECORDING
RECORDS, PAGE (01)
FOR SPENCER FERRIN
EPHRAIM D. FOWLEY
COUNTY RECORDER
BY JEANNE KUTS
(DUP)

Easement "B" Description

Ingress, Egress Easement
A part of the North half of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at the Southeast Corner of Lot 1, Nipika Estates, Weber County, Utah Survey, being Entry No. 22020075 and recorded in the files of the Weber County Recorder 1976 and west along the West Right-of-Way Line of said Nipika Estates, bearing thence North 89°19'40" West 521.01 Feet to the Southwest Corner of said Lot 1, thence North 02°17'10" West 30.16 Feet along the West Boundary Line of said Lot 1, thence South 89°19'50" East 616.73 Feet to the East Boundary Line of said Lot 1, being on the West Right-of-Way Line of said Nipika Estates, thence South 89°19'50" East 35.15 Feet along said East Boundary Line to the point of beginning.

Parcel "C" Description

From Lance Quinn to Chuck Story
A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point on the North Boundary Line of the Lance Quinn Property located South 89°19'40" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.35 Feet from the Northwest Corner of said Northwest Quarter and South 73°56'54" East 467.80 Feet to the West Boundary Line of Lot 3, Nipika Estates; thence along the boundary line of said Nipika Estates the following two (2) courses: (1) South 05°17'10" East 222.82 Feet, and (2) South 89°19'50" East 176.52 Feet from the Northwest Corner of said Northwest Quarter, bearing thence South 89°19'50" East 44.74 Feet along said North Boundary Line, thence South 18°50'14" West 57.35 Feet to the West Boundary Line of said Quinn Property, thence South 27°02'00" East 447.87 Feet along said West Boundary Line to the Point of Beginning, Containing 12.55 Square Feet.

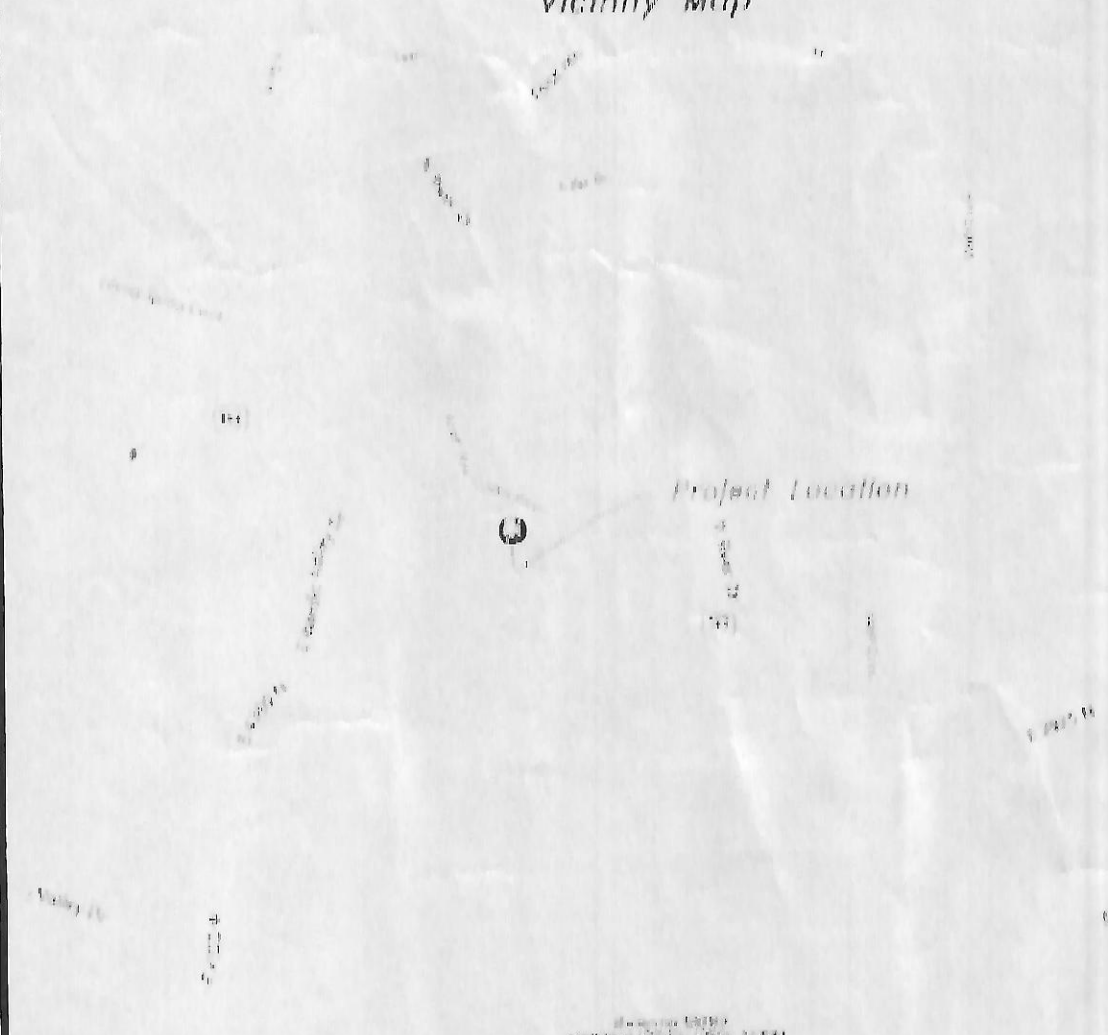
Parcel "D" Description

From Chuck Story to Lance Quinn
A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point on the West Boundary Line of the Lance Quinn Property located South 89°19'40" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.35 Feet from the Northwest Corner of said Northwest Quarter and South 73°56'54" East 467.80 Feet to the West Boundary Line of Lot 3, Nipika Estates; thence along the boundary line of said Nipika Estates the following two (2) courses: (1) South 05°17'10" East 222.82 Feet, and (2) South 89°19'50" East 176.52 Feet from the Northwest Corner of said Northwest Quarter, bearing thence South 89°19'50" East 44.74 Feet along said North Boundary Line, thence South 18°50'14" West 57.35 Feet to the West Boundary Line of said Quinn Property, thence South 27°02'00" East 447.87 Feet along said West Boundary Line to the Point of Beginning, Containing 12.55 Square Feet.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the parcels as shown and described hereon creating a one (1) lot subdivision. The survey was ordered by Mark Ferrin. The intent was to establish the property corners of the existing Weber County Survey Monumental surrounding Section 28, T.7N., R.1E., S18&M. The basis of bearing is the North line of the Northwest Quarter of said section which bears South 89°19'40" East, Utah North, State Plane, Calculated N.A.B.83 Bearing.

Vicinity Map



Lot	Area (Acres)	Area (Sq. Feet)	Area (Sq. Feet) x 100
1	11.007	478,000	47,800
Remainder Parcel	9.25	404,000	40,400

Lot	Area (Acres)	Area (Sq. Feet)	Area (Sq. Feet) x 100
1	11.007	478,000	47,800
Remainder Parcel	9.25	404,000	40,400

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was duly Approved by the Weber County Planning Commission. Signed this 26th day of February, 2014.

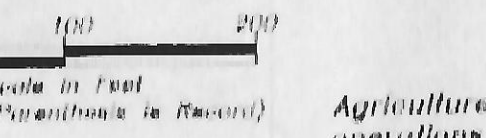
Chairman, Weber County Planning Commission

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.
Signed this 26th day of February, 2014.

Chairman, Weber County Engineer

HAI
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
558 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
Brigham City Ogden Layton
(435) 521-1997 (801) 308-4300 (435) 298-8272



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 26th day of February, 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 Release the Licensed Land Surveyor who Executed this Plat from the Responsibility and Liabilities Associated therewith.
Signed this 26th day of February, 2014.

Chairman, 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 effect. Signed this 26th day of February, 2014.

Chairman, Weber County Attorney

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the Solls, Parcelation Rules, and Site Conditions for this Subdivision have been Investigated by this Office and are Approved for On-Site Wastewater Disposal Systems.
Signed this 26th day of February, 2014.

Chairman, Weber-Morgan Health Department

