

SHANGHAI Canyon Clapier Subdivision

A part of the Northwest 1/4 of Section 16, T6N, R1E, SLB&M, U.S. Survey

Weber County, Utah

June 2014

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 38, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 12-23-17 and that I have verified all measurements shown herein this plat of Clapier Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2014

6242920
License No. Andy Hubbard

BOUNDARY DESCRIPTION

A Part of the Northwest Quarter of Section 16, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County Utah

Beginning at the East Quarter Corner of said Section 16, and running thence due West 1031.30 feet, thence North 47°00'00" East 208.70 feet, thence North 43°00'00" West 80.00 feet, thence North 54°32'00" West 55.50 feet, thence South 67°11'00" West 57.35 feet, thence due North 449.20 feet, thence due East 577.50 feet, thence South 39°55'00" West 377.83 feet, thence South 42°59'39" East 9.98 feet, thence North 38°32'00" East 215.00 feet, thence South 55°39'00" East 20.00 feet, thence North 34°21'00" East 109.50 feet to a point of curvature, thence Northeastly along the arc of a 528.30 foot Radius curve to the right a distance of 411.50 feet (Delta Angle equals 44°37'42", Center bears South 55°39'00" East, Long Chord bears North 56°39'51" East 401.18 feet) to a point of non-tangency, thence North 10°56'00" West 28.00 feet, thence South 89°27'30" East 157.74 feet to the Section line, thence South 0°48'30" West 855.22 feet along the Section line to the point of beginning.

Contains 16.525 acres

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into Lots and Streets as shown on this plat, and name said tract Clapier Subdivision and hereby dedicate a Foot Access and Public Utility Easement the same to be used for the purpose of installation, maintenance, and operation of such improvements as necessary to facilitate unobstructed access to said Lots 2 and 3 as well as public utility service lines, as may be authorized by Weber County, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, and also to dedicate, grant and convey to Weber County, Utah, those certain strips or easements for public utility and drainage purposes as shown herein, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County.

Signed this _____ day of _____, 2014

David M. Clapier ETAL Ogden River Water Users Association

David M. Clapier

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2014 by _____

Residing At _____ A Notary Public commissioned in Utah
Commission Number _____
Commission Expires _____
Print Name _____

NARRATIVE

This survey and subdivision plat was requested by David Clapier for the purpose of Clarifying and establishing the boundaries of the herein described property. Several rebar were recovered which were set by a previous survey of the property by Bingham Engineering dated April 6, 2004 and were honored. The Northeast Corner, East Quarter Corner, and West Quarter Corner were not occupied as part of this survey, but were tied from the found rebars set by Bingham Engineering and recovered by this survey. A line bearing North 41°04'28" East between two recovered Rebar as shown herein, was used as Basis of Bearings for this survey.

DEVELOPER INFORMATION

David Clapier
5310 S. 950 W.
Willard, UT 843470
(801) 510 3568

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 _____, 2014

Chairman, Weber County Planning Commission

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 _____, 2014.

Weber County Attorney

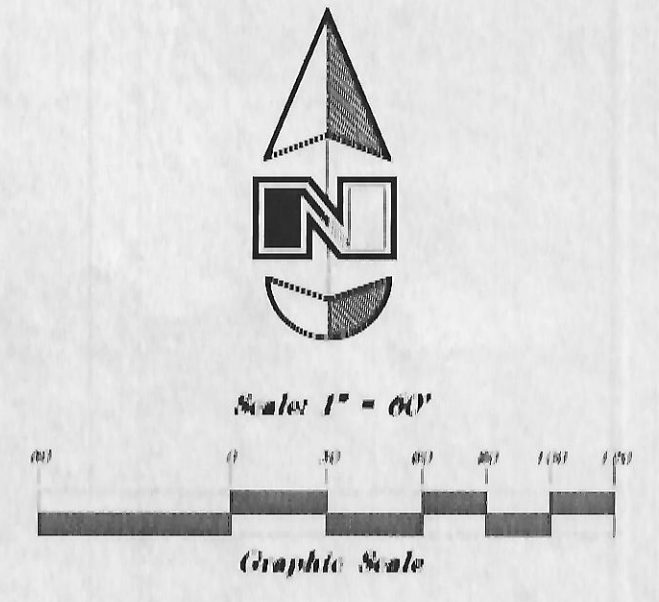
WEBER-MORGAN HEALTH DEPARTMENT

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 _____, 2014.

Weber County Surveyor

Legend

- ⊕ Monument to be set
- (N/R) Radial Line
- (N/R) Non-Radial Line
- PUH Public Utility Easement
- PUSDH Public Utility & Drainage Easement
- Easement
- ⊗ Set Hub & Lock
- ⊙ Set Nail & Washer
- ⊕ Set 5/8" x 24" Long Rebar & Cap w/ Laths



United States of America

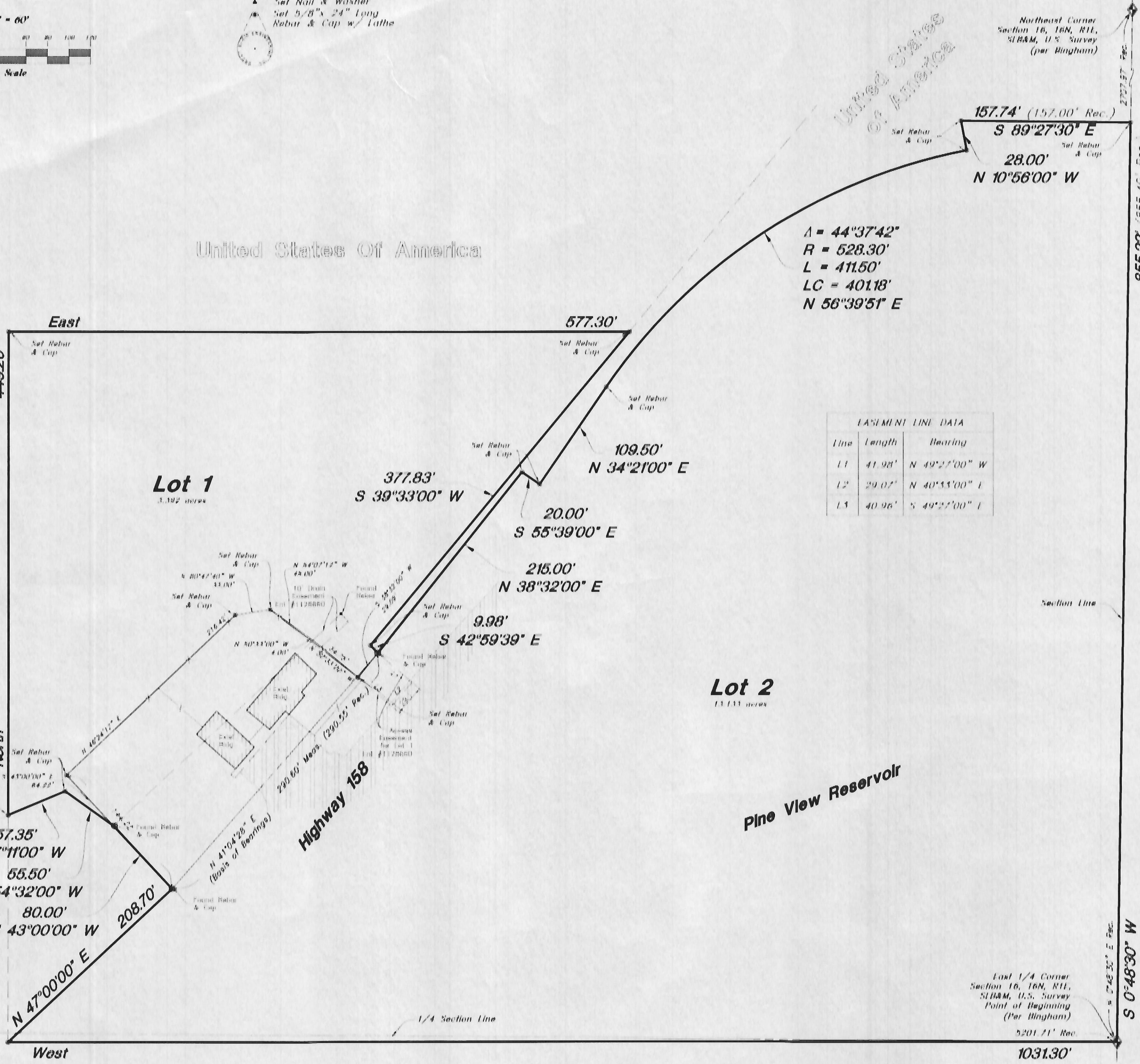
United States of America

United States of America

United States of America

United States of America

United States of America



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.

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, hereon are hereby approved and accepted by the commissioners of Weber County, Utah.
Signed this _____ day of _____, 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 laws and monuments on record in County Offices. 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 _____, 2014.

Weber County Surveyor

WEBER COUNTY RECORDER	
ENTRY NO.	FEE PAID
RECORDED	FILED FOR RECORD AND
IN BOOK	OF OFFICIAL
RECORDS, PAGE	RECORDED FOR
WEBER COUNTY RECORDER	
BY:	DEPUTY