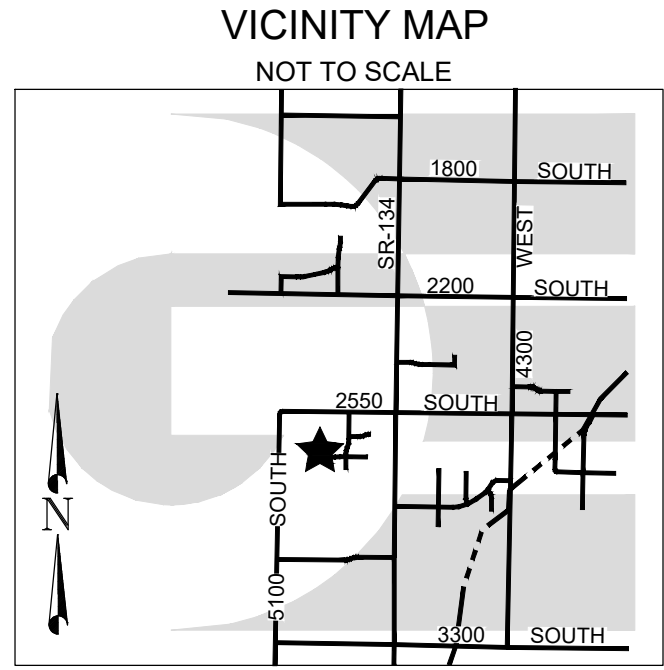


SUNCREST MEADOWS SUBDIVISION - PHASE 4

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2020



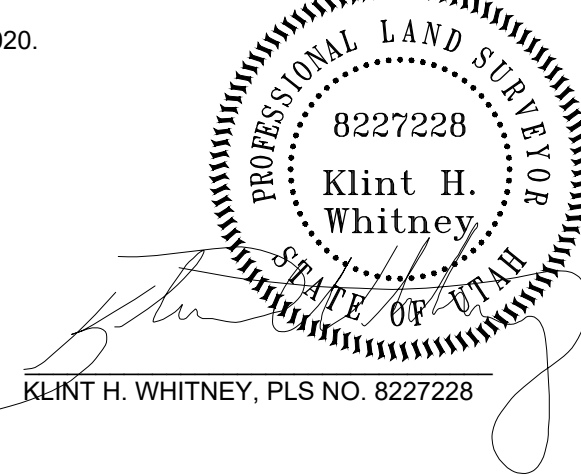
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHWEST CORNER OF THE SUNCREST MEADOWS SUBDIVISION PHASE 1 BEING LOCATED NORTH 89°06'33" WEST 1362.96 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°00'00" EAST 27.96 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; RUNNING THENCE ALONG THE WEST LINE OF SAID SUNCREST MEADOWS SUBDIVISION PHASE 1 SOUTH 00°41'06" WEST 495.06 FEET; TO THE NORTH LINE OF THE SUNCREST MEADOWS SUBDIVISION PHASE 3; THENCE ALONG THE NORTH LINE OF SAID SUNCREST MEADOWS SUBDIVISION PHASE 3 THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°06'44" WEST 279.01 FEET; (2) NORTH 71°53'53" WEST 62.31 FEET; (3) NORTH 89°06'44" WEST 282.77 FEET; THENCE NORTH 00°43'56" EAST 471.75 FEET; THENCE SOUTH 89°33'42" EAST 620.84 FEET TO THE POINT OF BEGINNING. CONTAINING 6.891 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS SUNCREST MEADOWS SUBDIVISION PHASE 4 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF ____, 2020.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

SUNCREST MEADOWS SUBDIVISION PHASE 4

AND HEREBY DEDICATE, GRANT AND CONVEY 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF ____, 2020.

SUNCREST MEADOWS - WEBER, LLC BY:

BLACKBURN JONES REAL ESTATE INCORPORATED, MANAGER OF SUNCREST MEADOWS - WEBER, LLC

CARSON E. JONES, DIRECTOR OF BLACKBURN JONES REAL ESTATE INCORPORATED

NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER MAP NO. 49057C0401E WITH EFFECTIVE DATE OF DECEMBER 16, 2005.
- ZONE RE-20 YARD SETBACKS: 30' FRONT // 30' REAR // 10' SIDE WITH 24' COMBINED SIDEYARD
- HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY PREPARED FOR THE SUNCREST MEADOWS SUBDIVISION BY CMT ENGINEERING LABORATORIES DATED MARCH 27, 2018 CMT PROJECT NO. 10830. SUBDIVISION IMPROVEMENTS AND HOMEOWNERS ARE REQUIRED TO COMPLY WITH SAID STUDY. ACCORDING TO THE GEOTECHNICAL REPORT, ANY NON-ENGINEERED FILL NEEDS TO BE REMOVED UNDERNEATH ANY BUILDING STRUCTURE. IT IS RECOMMENDED THAT THE GEOTECHNICAL ENGINEER OBSERVE THE EXCAVATION FOR THE HOMES IN ORDER TO VERIFY THAT THE NON-ENGINEERED FILL HAS BEEN REMOVED.
- 10.0' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES UNLESS NOTED OTHERWISE.
- 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.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SIX LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BLACKBURN JONES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 2550 SOUTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE SUNCREST MEADOWS PHASE 1 SUBDIVISION. WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 2936519, 2936521 AND DEEDS A DOJOINGN PROPERTIES. THE DEDICATED PLATS OF SUNCREST MEADOWS SUBDIVISION PHASE 1 AND 2 WERE ALSO USED TO DETERMINE THE BOUNDARY.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 2020, personally appeared before me CARSON E. JONES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the DIRECTOR OF BLACKBURN JONES REAL ESTATE INCORPORATED, MANAGER OF SUNCREST MEADOWS - WEBER, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CARSON E. JONES acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

DEVELOPER: BLACKBURN JONES CARSON JONES 905 24TH STREET OGDEN UTAH 48804 801-778-0088	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

NORTHEAST COR SECTION 32,
T6N, R2W, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MONUMENT)

NORTH QUARTER COR SECTION 32,
T6N, R2W, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MONUMENT)

TOBY BRIGHT
150860028

JUSTIN MORRIS
156760007

JUSTIN CHENEY
156760008

BRACKIN FLITTON
156760009

LYLE FRANCOM
156760010

FARR BUILT HOMES INC
156760011

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 LINES 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 ____, 2020.

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 ____ DAY OF ____, 2020.

COUNTY ATTORNEY

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 ____, 2020.

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 ____, 2020.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF ____, 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION