

**ELIAS ESTATES PHASE 2  
PART OF THE NORTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH, MAY 2015**

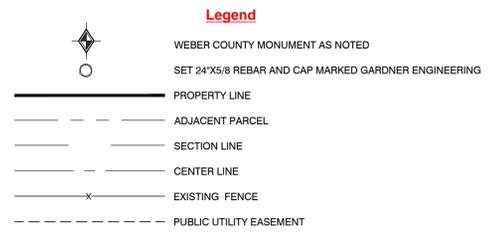
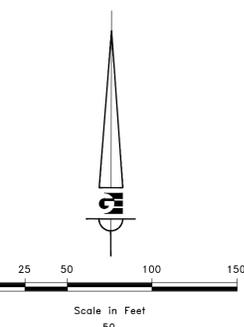
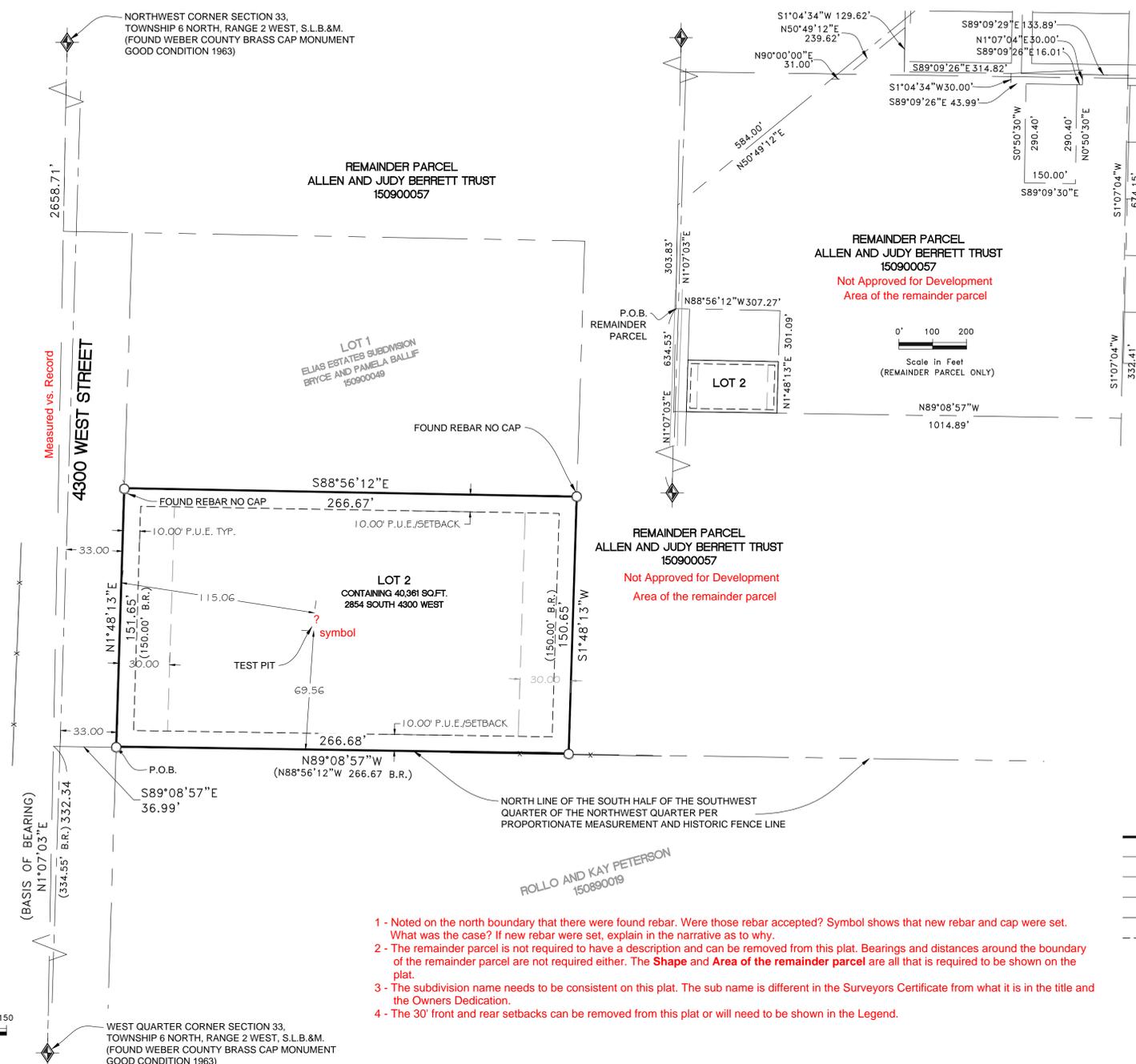
NOTES:  
THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

SEWER IS TO BE WISCONSIN MOUND SEPTIC AS APPROVED BY WEBER MORGAN HEALTH DEPARTMENT.  
WATER SERVICE AND FIRE HYDRANT TO BE INSTALLED PER TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS.

A1 ZONING REQUIREMENTS  
MINIMUM AREA 40,000 SQ. FT.  
LOT WIDTH 150'  
FRONT YARD SETBACK 30 FT.  
SIDE YARD SETBACK 10 FT WITH TOTAL WIDTH OF TWO SIDE YARDS NOT LESS THAN 24 FT.  
REAR YARD SETBACK 30 FT.

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.

**SURVEYOR'S CERTIFICATE**  
I, KLINT H. WHITNEY 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 THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF ELIAS ESTATES PHASE 2 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 RECORDERS 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 \_\_\_\_\_, 2015



- 1 - Noted on the north boundary that there were found rebar. Were those rebar accepted? Symbol shows that new rebar and cap were set. What was the case? If new rebar were set, explain in the narrative as to why.
- 2 - The remainder parcel is not required to have a description and can be removed from this plat. Bearings and distances around the boundary of the remainder parcel are not required either. The **Shape** and **Area of the remainder parcel** are all that is required to be shown on the plat.
- 3 - The subdivision name needs to be consistent on this plat. The sub name is different in the Surveyors Certificate from what it is in the title and the Owners Dedication.
- 4 - The 30' front and rear setbacks can be removed from this plat or will need to be shown in the Legend.

**SUBDIVISION BOUNDARY DESCRIPTION**  
A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT THE INTERSECTION OF AN EXISTING FENCE LINE AND THE EAST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED NORTH 01°07'03" EAST 332.34 FEET (334.55 FEET BY RECORD) AND SOUTH 89°08'57" EAST 36.99 FEET (SOUTH 88°56'12" EAST 37.01 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°48'13" EAST 151.65 FEET TO THE SOUTH LINE OF LOT 1 ELIAS ESTATES SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 88°56'12" EAST 266.67 FEET; THENCE SOUTH 01°48'13" WEST 150.65 FEET (150.00 FEET BY RECORD) TO SAID EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE AND ITS EXTENSION NORTH 89°08'57" WEST 266.68 FEET (NORTH 88°56'12" WEST 266.67 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 40,361 SQ. FT.

**REMAINDER PARCEL BOUNDARY DESCRIPTION**  
A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED NORTH 01°07'03" EAST 634.53 FEET ALONG SAID WEST LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE ALONG SAID WEST LINE NORTH 01°07'03" EAST 303.83 FEET TO THE CENTER OF AN EXISTING CANAL; THENCE ALONG THE CENTER OF SAID EXISTING CANAL NORTH 50°49'12" EAST 584.00 FEET; THENCE NORTH 90°00'00" EAST 31.00 FEET TO THE SOUTHWESTERLY LINE OF SAID CANAL; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 50°49'12" EAST 239.62 FEET; THENCE SOUTH 01°04'34" WEST 129.62 FEET; THENCE SOUTH 89°09'29" EAST 314.82 FEET; THENCE SOUTH 01°04'34" WEST 30.00 FEET; THENCE SOUTH 89°09'26" EAST 43.99 FEET; THENCE SOUTH 00°50'30" WEST 290.40 FEET; THENCE SOUTH 89°09'30" EAST 150.00 FEET; THENCE NORTH 00°50'30" EAST 290.40 FEET; THENCE SOUTH 89°09'26" EAST 16.01 FEET; THENCE NORTH 01°07'04" EAST 30.00 FEET; THENCE SOUTH 89°09'29" EAST 133.89 FEET; THENCE SOUTH 01°07'04" WEST 674.15 FEET; THENCE SOUTH 01°07'04" WEST 332.41 FEET; THENCE NORTH 89°08'57" WEST 1014.89 FEET TO THE EAST LINE OF THE ELIAS ESTATES PHASE 2 SUBDIVISION; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF THE ELIAS ESTATES SUBDIVISION NORTH 01°48'13" EAST 301.09 FEET TO THE NORTH LINE OF SAID ELIAS ESTATES SUBDIVISION; THENCE ALONG SAID NORTH LINE NORTH 88°56'12" WEST 307.27 FEET TO THE POINT OF BEGINNING.

**OWNER'S DEDICATION**  
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACK OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACK, ELIAS ESTATES PHASE 2 AND HEREBY GRANT, DEDICATE 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 FURTHER GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF 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 THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

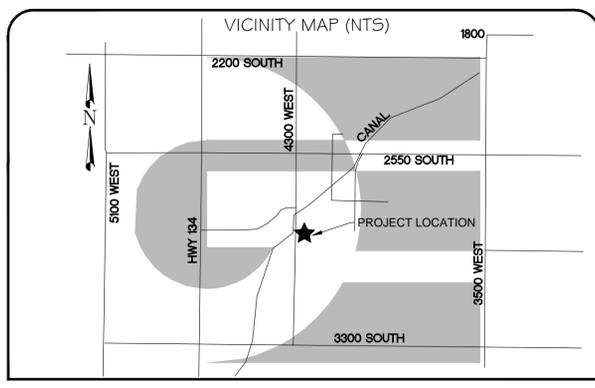
ALICE B. ROWLEY, SUCCESSOR CO-TRUSTEE OF THE MAURICE A BERRETT AND MARIAN P. BERRETT TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 7, 1987, AS AMENDED.  
ALLEN P. BERRETT, SUCCESSOR CO-TRUSTEE OF THE MAURICE A BERRETT AND MARIAN P. BERRETT TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 7, 1987, AS AMENDED.

**ACKNOWLEDGMENT**  
STATE OF UTAH )  
                          ) S.S.  
COUNTY OF WEBER )

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015 personally appeared before me, the undersigned notary public, ALICE B. ROWLEY AND ALLEN P. BERRETT, the signers of the above Owner's Dedication, who duly acknowledged to me that the lie, site, they, is the SUCCESSOR CO-TRUSTEE of the Maurice a Berrett and Marian p. Berrett trust under trust agreement dated February 7, 1987, as amended and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws or (Resolution of its Board of Directors), and said ALICE B. ROWLEY AND ALLEN P. BERRETT acknowledged to me that said TRUST executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires \_\_\_\_\_

**DEVELOPER:**  
MIKE SLATER  
4473 WAYMONT WAY  
OGDEN, UTAH 84401  
801-731-9762



**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 \_\_\_\_\_, 2015.  
\_\_\_\_\_  
Chairman, Weber COUNTY Commission  
Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

**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 execute this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
\_\_\_\_\_  
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 \_\_\_\_\_, 2015.  
\_\_\_\_\_  
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 affect.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
\_\_\_\_\_  
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 \_\_\_\_\_, 2015.  
\_\_\_\_\_  
Signature



**COUNTY RECORDER**  
WEBER - MORGAN HEALTH DEPARTMENT  
I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2015  
\_\_\_\_\_  
Director Weber-Morgan Health Department  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_, AT IN \_\_\_\_\_ BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_  
\_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY