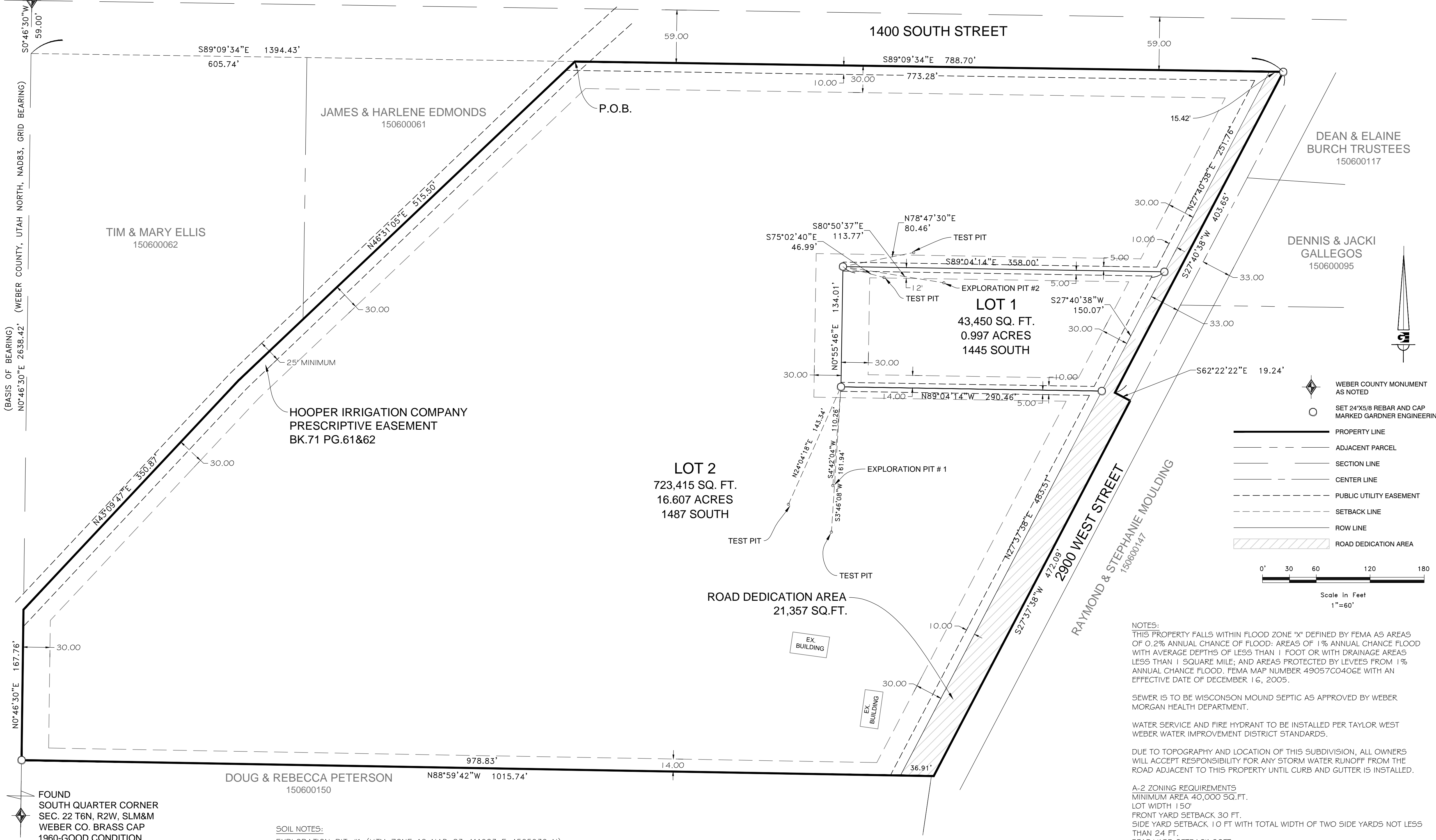


**FLINT SUBDIVISION, A PART OF THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, AUGUST 2015**

FOUND  
CENTER OF SECTION 22  
T6N, R2W, SLM&M  
WEBER CO. BRASS CAP  
1963-GOOD CONDITION



FOUND  
SOUTH QUARTER CORNER  
SEC. 22 T6N, R2W, SLM&M  
WEBER CO. BRASS CAP  
1960-GOOD CONDITION

**SOIL NOTES:**  
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 411923 E 4565930 N)  
0-13" SANDY LOAM, GRANULAR STRUCTURE  
13-44" LOAM, MASSIVE STRUCTURE  
GROUNDWATER AT 44", MOTTLING AT 37"  
  
EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 411975 E 4566029 N)  
0-12" SANDY LOAM, GRANULAR STRUCTURE  
12-45" LOAM, MASSIVE STRUCTURE  
GROUNDWATER AT 45", MOTTLING AT 30"

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY NO. 150600149 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DAN FLINT. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°46'30" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS ESTABLISHED BY HONORING THE DEED. THE CENTERLINE OF 2900 WEST STREET WAS ESTABLISHED BY HONORING THE RECORD OF SURVEY BY LANDMARK SURVEYING TO THE EAST OF 2900 WEST STREET.

**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 49057C0406E 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.  
  
DUE TO TOPOGRAPHY AND LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

**A-2 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 SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF FLINT 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

**SUBDIVISION BOUNDARY DESCRIPTION**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1400 SOUTH STREET, BEING LOCATED SOUTH 0°46'30" WEST 59.00 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND SOUTH 89°09'34" EAST 605.74 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°09'34" EAST 788.70 FEET; THENCE SOUTH 27°40'38" WEST 403.65 FEET; THENCE SOUTH 62°22'22" EAST 19.24 FEET TO THE CENTERLINE OF 2900 WEST STREET; THENCE ALONG SAID CENTERLINE SOUTH 27°37'38" WEST 472.09 FEET; THENCE NORTH 88°59'42" WEST 1015.74 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 0°46'30" EAST 167.76 FEET TO THE CENTERLINE OF HOOPER CANAL; THENCE ALONG SAID CENTERLINE NORTH 43°09'47" EAST 350.84 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 46°31'05" EAST 515.50 FEET TO THE POINT OF BEGINNING. CONTAINING 723,415 SQ. FT. OR 16.607 ACRES.

**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, FLINT SUBDIVISION 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.

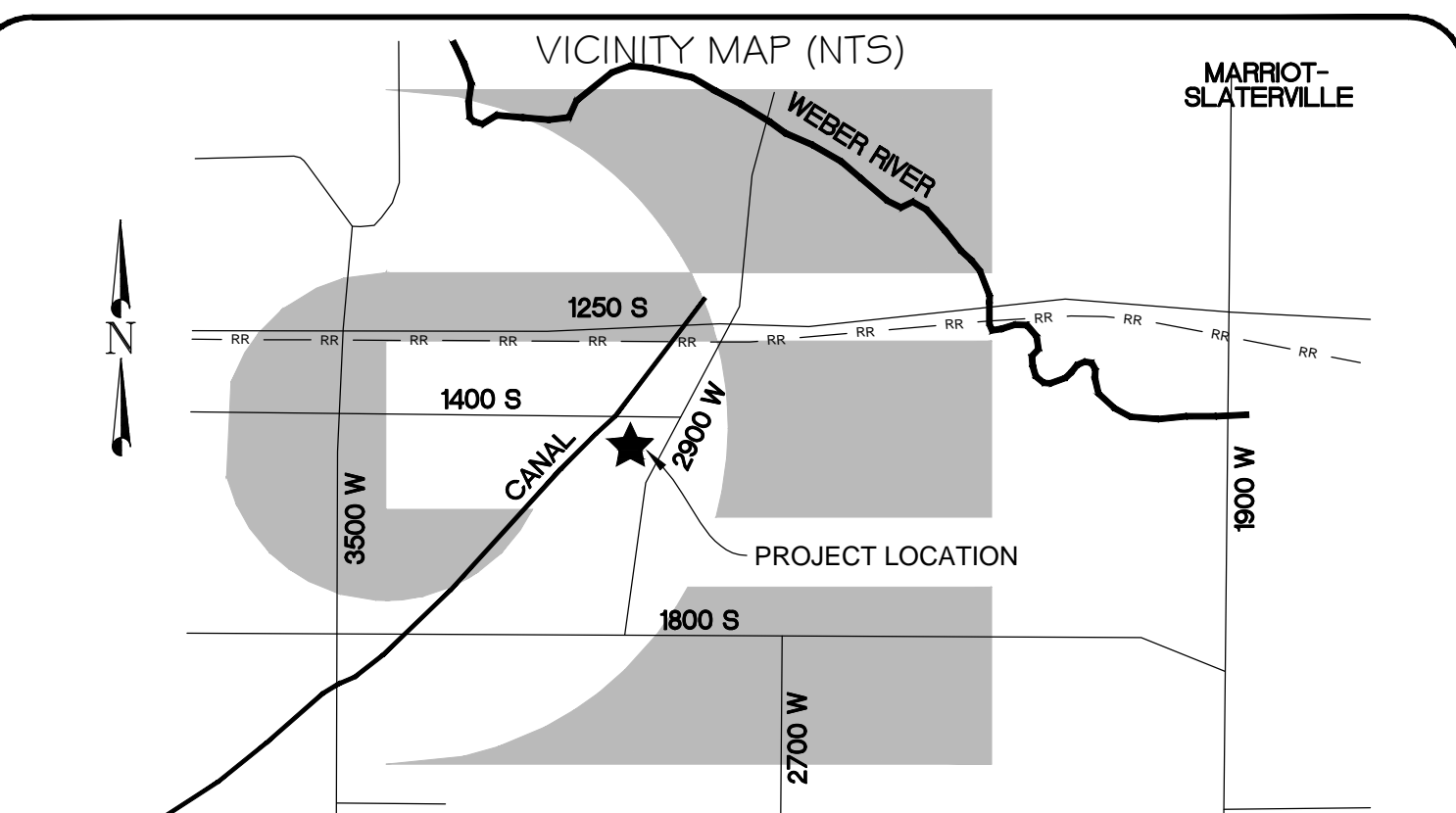
On this \_\_\_\_\_ day of \_\_\_\_\_, 2015

STEVEN TAYLOR FLINT, JOINT TENANT PEGGY FLINT, JOINT TENANT

**ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF WEBER ) S.S.  
On this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015, before me \_\_\_\_\_, a notary public, personally appeared Steven Taylor Flint and Peggy Flint, joint tenants, the signers of the above Owner's Dedication, provided on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same. Witness my hand and official seal.

NOTARY PUBLIC

**DEVELOPER:**  
DAN FLINT  
1535 S 2900 W  
OGDEN, UTAH 84404  
801.979.0457



**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 effect.  
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 \_\_\_\_\_

**WEBER - MORGAN HEALTH DEPARTMENT**  
I do 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.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2015  
  
Director Weber-Morgan Health Department

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