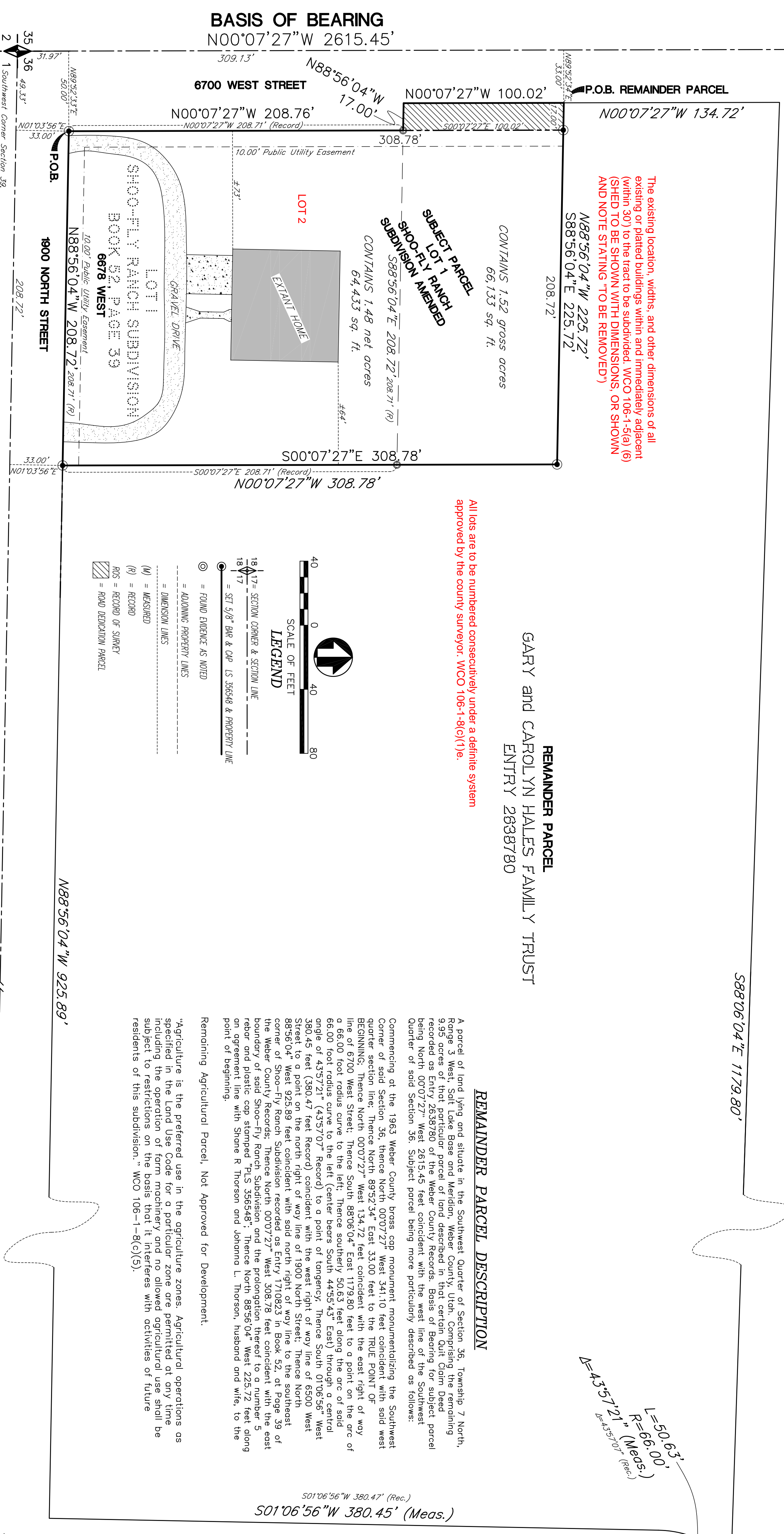


SHOO-FLY RANCH SUBDIVISION AMENDED
WEBER COUNTY, UTAH
 A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
 April 05, 2016

35
36
35
36
West Quarter, Quarter Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian, Final Weber County 3 brass cap monument, Stamped 1983

The existing location, widths, and other dimensions of all existing or plated buildings within and immediately adjacent (within 50 feet) to be subdivided (WHICH DO NOT BE SHOWN WITH DIMENSIONS, OR SHOWN AND NOTE STATING TO BE REMOVED)



REMAINDER PARCEL
GARY and CAROLYN HALES FAMILY TRUST
 ENTRY 2638780

REMAINDER PARCEL DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah. Comprising the remaining 9.95 acres of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 2638780 of the Weber County Records. Basis of Bearing for subject parcel being North 00°07'27" West 2615.45 feet, coincident with the west line of the Southwest Quarter of said Section 36. Subject parcel being more particularly described as follows:
 Commencing at the 1963 Weber County brass cap monument memorializing the Southwest Corner of said Section 36, thence North 00°07'27" West 3411.0 feet, coincident with said west quarter section line; thence North 89°52'54" East 33.00 feet to the TRUE POINT OF BEGINNING; thence North 00°07'27" West 134.72 feet, coincident with the east right of way line of West Street; thence South 88°56'04" East 50.63 feet to a point on the arc of a 66.00 foot radius curve to the left (Center bears South 44°54'43" East) through a central angle of 43°57'21" (43°57'07" Record) to a point of tangency; thence South 01°06'56" West 380.45 feet (380.47 feet Record) coincident with the west right of way line of 6500 West Street to a point on the north right of way line of 1900 North Street; thence North 88°56'04" West 923.89 feet, coincident with said north right of way line to the southeast corner of Shoo-Fly Ranch Subdivision recorded in Book 52, Page 39 of the Weber County Records; thence North 00°07'27" East 150.82 feet to the east boundary of said Shoo-Fly Ranch Subdivision and the prolongation thereof to a number 5 rebar and plastic cap stamped "PLS 356548"; thence North 88°56'04" West 225.72 feet, along an agreement line with Stone R. Thorson and Johanna L. Thorson, husband and wife, to the point of beginning.

Remaining Agricultural Parcel, Not Approved for Development.
 Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and other allowed agricultural use shall be subject to the restrictions and covenants with definitions of future residents of this subdivision." WCO 106-1-8(c)(5).

PREPARED BY:
Boundary Consultants
 Professional Land Surveyors
 1295 North 1700 West, Farr West, Utah
 801-792-1569 801-690-7158 FAX
 dave@boundaryconsultants.biz
FOR:
 SHANE THORSON 801-624-8208
 1900 North 6678 West
 Ogden, Utah 84404

PER ENGINEERING REVIEW NOTE 4:
 A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for handling drainage from the roadway until cuts and gutters are installed"

NARRATIVE:

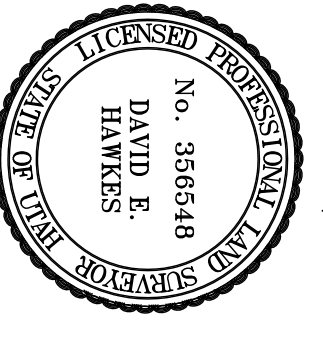
Boundary Consultants was retained by Shane Thorson to survey the subject parcel and re-monument the corners thereof. This survey was carried out using a Trimble 5800 GPS System, with ground distances being determined by GEOD Model CONDUS 128 @ height 163.14 feet calibrated to the record (Pit) bearings and distances of the south and West Quarter Section Lines of Section 36, North 00°07'27" East 3411.0 feet, coincident with the east right of way line of West Street; thence North 88°56'04" East 50.63 feet to a point on the arc of a 66.00 foot radius curve to the left (Center bears South 44°54'43" East) through a central angle of 43°57'21" (43°57'07" Record) to a point of tangency; thence South 01°06'56" West 380.45 feet (380.47 feet Record) coincident with the west right of way line of 6500 West Street to a point on the north right of way line of 1900 North Street; thence North 88°56'04" West 923.89 feet, coincident with said north right of way line to the southeast corner of Shoo-Fly Ranch Subdivision recorded in Book 52, Page 39 of the Weber County Records; thence North 00°07'27" East 150.82 feet to the east boundary of said Shoo-Fly Ranch Subdivision and the prolongation thereof to a number 5 rebar and plastic cap stamped "PLS 356548"; thence North 88°56'04" West 225.72 feet, along an agreement line with Stone R. Thorson and Johanna L. Thorson, husband and wife, to the point of beginning.

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify, that I am a Professional Land Surveyor, holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements and have placed monuments as shown hereon. I have also verified that all lots meet frontage, width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian, being a part of Lot 12 of the local survey of said Section 36, comprising 1.52 acres, the 1.00 acre parcel of land contained in Lot 1, Shoo-Fly Ranch Subdivision (Entry 1710823, Book 52, Page 39 of the Weber County Records) and a 0.52 acre portion of that particular remainder parcel of land owned by the Gary and Carolyn Hales Family Trust, described in Quit Claim Deed recorded in Book 52, Page 39 of the Weber County Records. This parcel of land is subject parcel being North 00°07'27" East 150.82 feet, coincident with the east boundary of said Section 36, Subject parcel being more particularly described as follows:
 Commencing at the 1963 Weber County brass cap monument memorializing the Southwest Corner of said Section 36, thence North 00°07'27" West 3411.0 feet, coincident with the west line of said Southwest Quarter Section; thence North 89°52'53" East 50.00 feet to the TRUE POINT OF BEGINNING;
 Thence the following three (3) courses coincident with the east right of way line of 6700 West Street 1) North 00°07'27" West 208.76 feet to a number 5 rebar and red plastic cap stamped "PLS 356548"; 2) North 88°56'04" West 17.00 feet; 3) North 00°07'27" West 100.02 feet to a number 3 rebar and yellow plastic cap stamped "PLS 356548"; thence South 01°06'56" West 380.45 feet (380.47 feet Record) coincident with the west right of way line of 6500 West Street to a point on the north right of way line of 1900 North Street; thence North 88°56'04" West 923.89 feet, coincident with said north right of way line to the southeast corner of Shoo-Fly Ranch Subdivision and the prolongation thereof to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; thence North 88°56'04" West 208.72 feet, coincident with the north right of way line of 1900 North Street to the point of beginning.



OWNERS DEDICATION

Known 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 two (2) lots and hereby dedicating and conveying to Weber County, Utah, all those public or portions of said tract of land designated as streets. Coupled with these as public thoroughfares forever, and also dedicated to Weber County these certain strips as 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 Weber County in witness we have hereunto set our signature.

Signed this _____ day of _____, 2016.

Shane R. Thorson
PRIOR TO RECORDING THE PLAT, EITHER ALL OF THE ADDITIONAL LAND BECOMING PART OF THE AMENDED LOT MUST BE CONVEYED TO THORSON, OR THE TRUST MUST SIGN THE PLAT, AND BOTH PARTIES MUST THEN SIGN OVER AMENDED LOT TO FUTURE OWNER OR OWNERS.

Johanna L. Thorson

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WEBER } S.S.

On the _____ day of _____, 2016, personally appeared before me, the undersigned Notary, in and for said County of Utah, in said State of Utah, the signature of the above named Johanna L. Thorson, in said State of Utah, the signature of the above named Johanna L. Thorson, in said State of Utah, in the presence of me, the undersigned Notary, who is duly qualified and authorized to do so, that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

Director, Weber-Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____ RECORD AND RECORDED THIS _____

DAY OF _____, 2016, IN BOOK _____ AT PAGE _____ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER _____

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 _____, 2016.
 Signature _____

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and conformity 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 _____, 2016.
 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 _____, 2016.
 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 _____, 2016.
 Chairman, Weber County Planning Commission _____

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 _____, 2016.
 Chairman, Weber County Commission _____