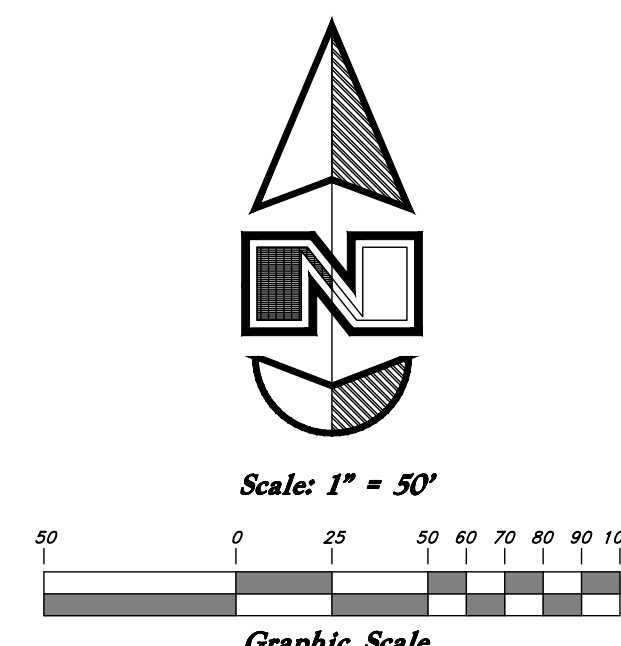


# Sunset Fields

A Part of Section 20, Township 6 North, Range 2 West,  
Salt Lake Base & Meridian, U.S. Survey  
Weber County, Utah  
October 2016

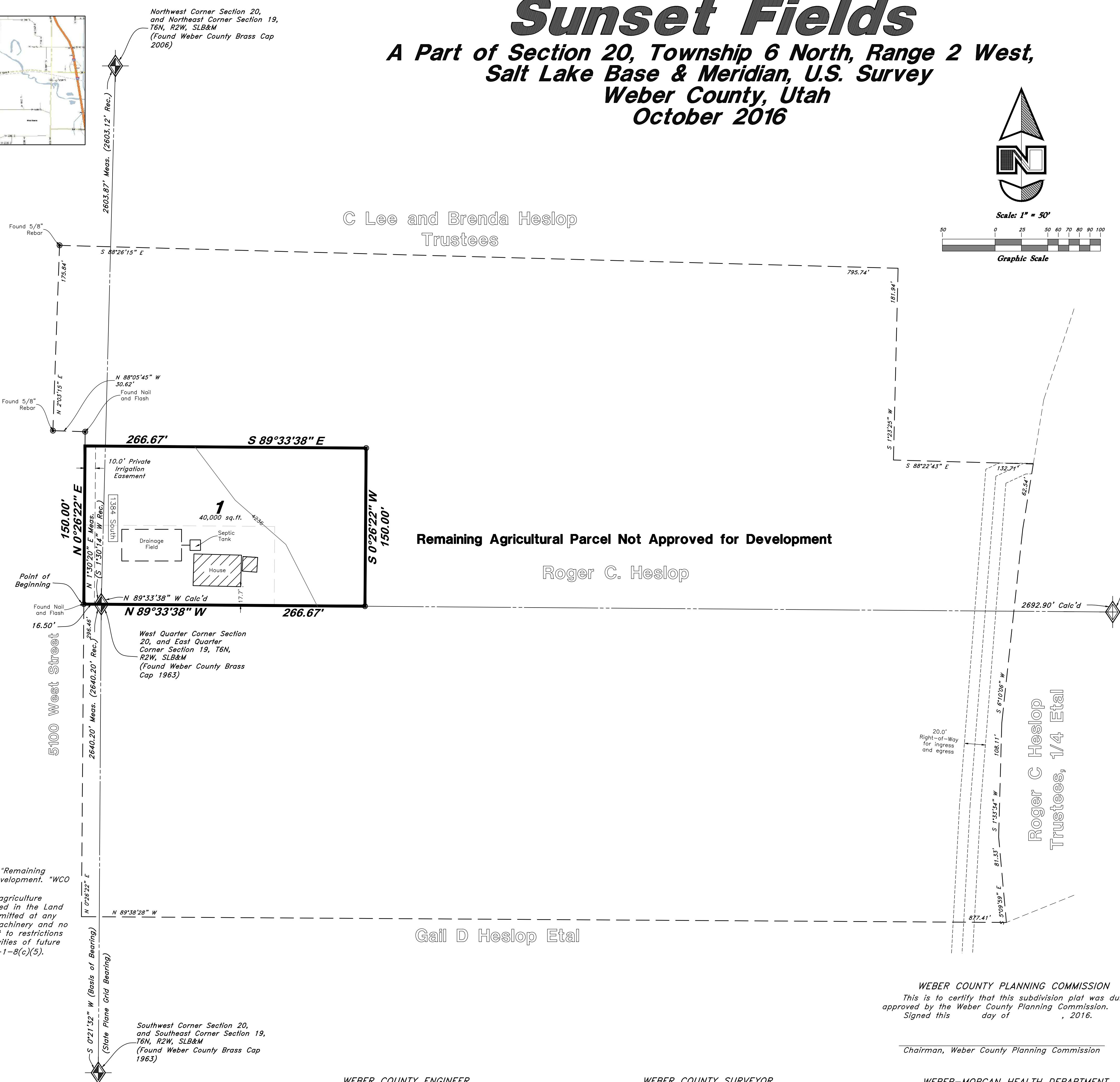


Vicinity Map  
Not to Scale



Scale: 1" = 50'

Graphic Scale



C Lee and Brenda Heslop  
Trustees

Remaining Agricultural Parcel Not Approved for Development

Roger C. Heslop

Roger C Heslop  
Trustees, 1/4 Etal

Gail D Heslop Etal

### Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ⊕ Set Hub & Tack
- ⊙ Monument to be set
- ⊕ Monument set by others
- O.C.S. Ogden City Survey
- W.C.S. Weber County Survey
- ◆ Found Section Corner
- P.U.E. Public Utility Easement
- ▨ Dedicated Roadways
- ▨ Existing Building
- - - Easement
- Centerline
- Property Boundary
- Lot Line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

### NOTE:

1. The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).
2. 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 no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision. WCO 106-1-8(c)(5).

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

**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.

**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 the lines and monuments on record in the 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 \_\_\_\_\_, 2016.

**WEBER COUNTY PLANNING COMMISSION**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman, Weber County Planning Commission

**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 \_\_\_\_\_, 2016.

Director, Weber-Morgan Health Department

### SURVEYOR'S CERTIFICATE

I, Jason T. Fell, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 9239283 in accordance with Title 58, 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 17-23-17 and that I have verified all measurements shown herein this plat of Sunset Fields a 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 \_\_\_\_\_, 2016.

9239283  
License No.

Jason T. Fell

### OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, as shown on this plat and name said tract of land Sunset Fields and do hereby dedicate a 10' wide Private Irrigation Easement to be used for irrigation purposes by the undersigned owners of record.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

Rodger C. Heslop

Cole Eskelson

### ACKNOWLEDGMENT

State of Utah }  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_ Print Name

### ACKNOWLEDGMENT

State of Utah }  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_ Print Name

### BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 19, and the Northwest Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Weber, Weber County, Utah.

Beginning at a point on the East line of 5100 West Street being, 16.50 feet North 89°33'38" West along the Quarter Section line from the West Quarter corner of said Section 20, and running thence North 0°26'22" East 150.00 feet along said line; thence South 89°33'38" East 266.67 feet; thence South 0°26'22" West 150.00 feet; thence North 89°33'38" West 266.67 feet to the point of beginning.

Contains 40,000 sq. ft. or 0.918 acres

### REMAINDER DESCRIPTION

A part of the Northeast and Southeast Quarter of Section 19, and the Northwest Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Weber, Weber County, Utah.

Beginning at a point on the East line of 5100 West Street being, 150.03 feet North 1°30'20" East along said Section line and 19.29 feet North 89°33'38" West from the West Quarter corner of said Section 20, running thence North 0°26'22" East 13.49 feet along said East line; thence North 88°05'45" West 30.62 feet; thence North 88°05'45" West 30.62 feet; thence North 2°03'15" East 175.84 feet; thence South 88°26'15" East 795.74 feet; thence South 1°23'25" West 181.94 feet; thence South 88°22'43" East 132.71 feet; thence South 91°12'49" West 62.54 feet; thence South 6°10'06" West 185.11 feet; thence South 1°33'34" West 108.11 feet; thence South 5°09'59" East 81.33 feet (81.83 Rec.); thence North 89°38'28" West 877.41 feet to said East line of 5100 West Street; thence North 0°26'22" East 296.46 feet along said East line; thence North 89°33'38" West 266.67 feet; thence North 0°26'22" East 150.00 feet; thence North 89°33'38" West 266.67 feet to said East line of 5100 West Street and the point of beginning.

Contains 495,698 sq. ft. or 11.380 acres

### NARRATIVE

This Survey was requested by Mrs. Annette Heslop for the purpose of adjusting the line between the hereon described Parcels of Ground.

Weber County Brass Caps were found at the Southwest, West Quarter Corner, and the Northwest corner of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Basis of Bearings for this survey is South 0°21'32" West between said Southwest Corner and West Quarter Corner of said Section 20.

A Record of Survey for Clifford J. Heslop by Construction and Land Surveyors; Dated August 03, 1998 and filed September 08, 1998, was referenced for this Survey. Property corners are set as indicated.

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

TENTATIVE FINAL