

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and Private Rights—of—Way as shown hereon and name said tract ELLA O FOWLES SUBDIVISION: We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon as Private Right-of-way (Ella Way) to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land

designated on said plat as access to the individual lots, or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by the owners, their grantees, successors, or assigns

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated as Private Right-of-way (Ella Way) shown hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable and as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Corporate Acknowledgement

IN WITNESS WHEREOF, said First American Title Insurance Company has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20___.

STATE OF UTAH

COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s), who, being by me duly sworn said that he/she/they, is/are the president president and/or vice president of the above named corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said above named signer(s) acknowledged to me that said corporation executed the same. WITNESS my hand and official stamp the date in this certificate first above

Notary Public

My Commission Expires:

BOUNDARY DESCRIPTION

Residing in:

A subdivision being a part of the Northwest Quarter of Section 14, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Weber County, Utah. This subdivision having NAD1927 basis of bearing of North 89°54'14" West between the monumented North Quarter Corner (NAD1927 coordinates of X=1947513.0788 Y=339254.9075) and the Northwest Corner (NAD1927 coordinates of X=1944816.157 Y=339259.429) of said

BEGINNING at a point in the existing east right of way fence of an easement having been first granted by Ella O Fowles to Albert G Hunt, by warranty deed Book 444 page 299, on April 29, 1954 recorded August 17, 1954; said point being located by survey 25.00 feet North 89°54'14" West and 240.83 feet South 00°15'24" East;

RUNNING thence South 00°51'37" West 315.32 feet along said fence line and fence line extended;

Thence the following five (5) courses along a line parallel to and 20 feet perpendicularly distant southerly from an existing fence, said fence line being the north boundary of this subdivision, 1) South 76°48'09" West 118.09 feet, 2) Thence South 78°43'36" West 71.15 feet, 3) Thence South 76°56'27" West 58.46 feet, 4) Thence South 66°48'03" West 110.84 feet, 5) Thence South 48°31'42" West 16.24 feet,

Thence South 30°50'00" East 46.68 feet, more or less, to the center line of the South Fork of the Ogden River;

Thence in a Southwesterly direction along the center of the South Fork of the Ogden River being approximate described by survey with the following Nine (9) courses as it exists April 1, 2015, 1) South 55°53'36" West 70.79 feet, 2) South 40°22'23" West 116.02 feet, 3) South 22°06'19" West 154.36 feet, 4) South 41°14'43" West 84.75 feet, 5) South 62°33'11" West 110.66 feet, 6) South 49°42'44" West 43.70 feet, 7) South 36°48'17" West 61.10 feet, 8) South 47°02'11" West 70.10 feet, 9) South 60°57'53" West 72.88 feet;

Thence leaving said river North 30°49'55" West 32.94 feet; Thence North 10°11'08" West 207.45 feet along the extension of an existing fence line and along the existing fence line to an existing fence corner;

Thence the following Nine (9) courses along an existing fence line, 1) North 58°16'53" East 188.49 feet; 2) North 62°07'08" East 235.05 feet; 3) Thence North 47°40'30" East 73.09 feet; 4) Thence North 48°31'42" East 186.22 feet; 5) Thence North 66°48'03" East 116.03 feet; 6) Thence North 76°56'27" East 60.54 feet; 7) Thence North 78°43'36" East 71.12 feet; 8) Thence North 76°48'09" West 92.92 feet; 9) Thence North 50°27'17 East 11.76 fee

Thence North 00°51'38" East 294.25 feet parallel to and 20 feet perpendicularly distant westerly of the east boundary of the subdivision being an existing fence line; Thence South 89°21'11" East 20.00 feet to the point of

Containing 2.1778 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781—2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a sur of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify the to the best of my knowledge and belief, all lots meet the

Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this ____, day of _____, 20__.

County Planning Commission on the _____day of _____, 20___.

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with

Ordinance applicable thereto and now in force and effect. Signed this______

this subdivision plat and in my opinion they conform with the County

Chairman, Weber County Planning Commission

Signature

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_____, 20___.

Chairman, Weber County Commission Title: Weber County Clerk

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 ______, 20 ___.

🖿 This Plat is the Intellectual Property of Landmark Surveying, Iuc. . all legal rights are reserved. 📥

Landmark Surveying, Inc. Weber County Recorder 4646 South 3500 West - #A-3 A Complete Land Surveying Service West Haven, UT 84401 www.LandmarkSurveyUtah.com 801-731-4075 DEVELOPER: Ronald Hanson~First American Filed for record and recorded Title Insurance Company Address: Ronald Hanson, 529 Emerald Way, Laguna Beach, CA 92651-1256 First American Title Insurance Company, 9000 E Pima Center Pkwy, Scottsdale, AZ 85258 NW 1/4 of Section 14, n book _____ of official records, Township 6 North, Range 2 East, Salt Lake Base and Meridian. on page____ DRAWNBY: EDR County Recorder: Leann H Kilts CHECKED BY: DATE: April 28, 2016

FILE:

3414