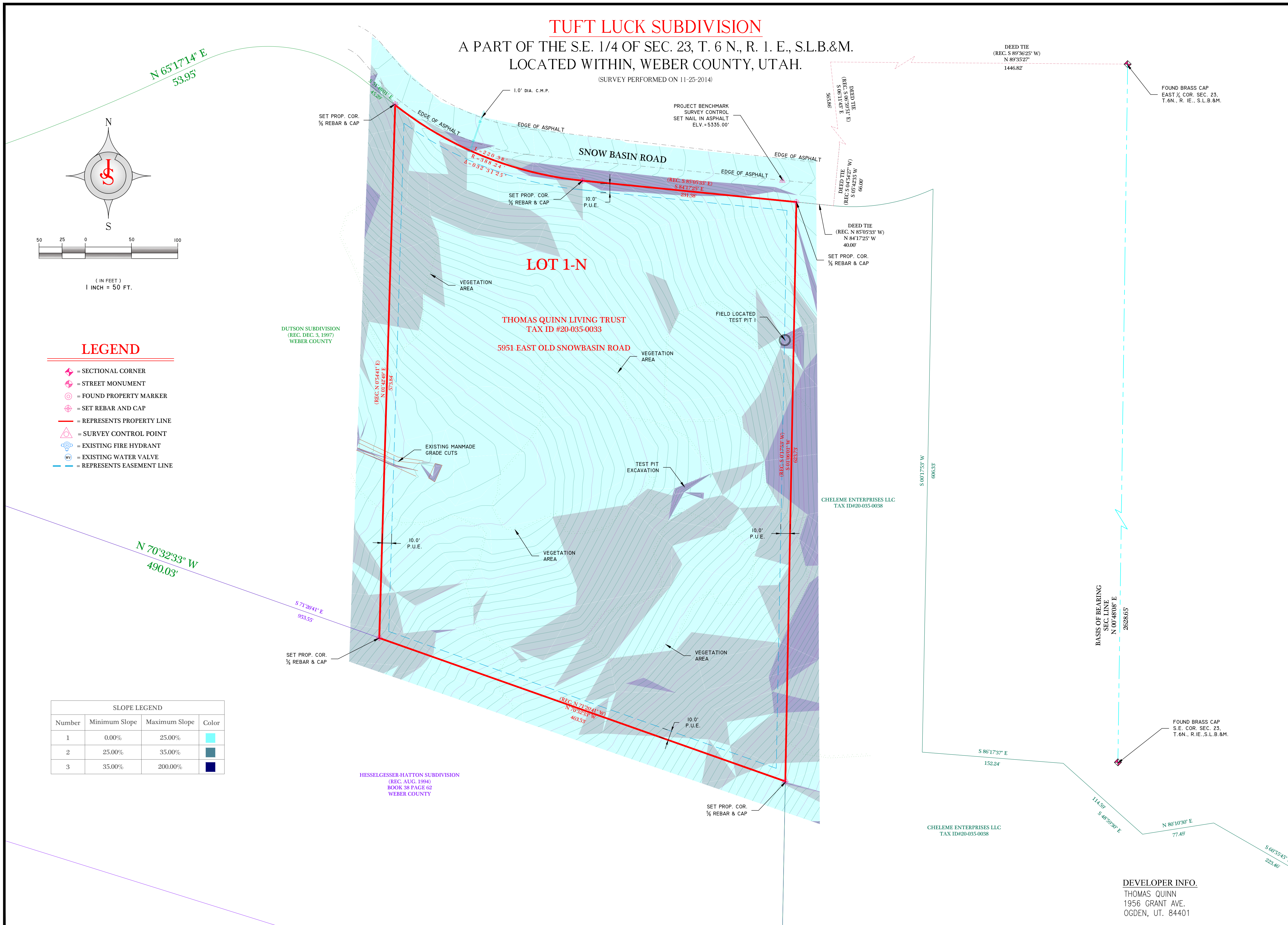


**TUFT LUCK SUBDIVISION**  
 A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.  
 LOCATED WITHIN, WEBER COUNTY, UTAH.

(SURVEY PERFORMED ON 11-25-2014)



**LEGEND**

- = SECTIONAL CORNER
- = STREET MONUMENT
- = FOUND PROPERTY MARKER
- = SET REBAR AND CAP
- = REPRESENTS PROPERTY LINE
- = SURVEY CONTROL POINT
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE
- = REPRESENTS EASEMENT LINE

SLOPE LEGEND			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	25.00%	
2	25.00%	35.00%	
3	35.00%	200.00%	

**SURVEYOR'S CERTIFICATE**

I, Shane Johanson, do hereby certify that I am a Land Surveyor and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing act, certificate No.7075114, as prescribed under the laws of the State of Utah. I further certify that, by authority of the Owners, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements of a tract of land, hereafter to be known as TUFT LUCK SUBDIVISION as shown on this plat. That I have placed monuments as represented on this plat and that this survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'. Also, to the best of my knowledge this subdivision meets Weber County use codes.  
 The purpose of this survey is to combine the existing parcels and then subdivide the resulting area for future development.

**BOUNDARY DESCRIPTION**

A parcel of land located in the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, known as TUFT LUCK SUBDIVISION, more particularly described as follows:  
 Beginning at a point that is North 89°35'27" West, a distance of 1,446.82 feet; thence South 06°11'43" East, a distance of 565.86 feet; thence South 05°42'35" West, a distance of 66.00 feet; thence North 84°17'25" West, a distance of 40.00 feet from the East 1/4 corner of described section;  
 Thence South 01°06'01" West, a distance of 623.73 feet; thence North 70°32'33" West, a distance of 463.53 feet; thence North 01°42'49" East, a distance of 573.84 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 38°14'00" East, a radial distance of 388.24 feet; thence easterly along the arc, through a central angle of 32°31'25", a distance of 220.38 feet; thence South 84°17'25" East, a distance of 231.38 feet to the point of beginning.  
 Containing 252,651 square feet or 5.80 acres, more or less.

**SURVEYOR'S NARRATIVE**

This survey was performed at the request of Thomas Quinn, For the purpose to locate property lines in relation to existing fencing, and other improvements, also for the possible purpose of future building, landscaping, or property sales.  
 The basis of bearing was derived from found sectional monumentation as shown in area surveys and subdivision established through time and deeds and used on this survey as S 00°48'08" E as shown hereon.  
 Shown are Two foot Contours Highlighted at Ten foot Intervals as labeled. The elevation base is determined by the field G.P.S. Projection Based on USGS Utah North NAD 1983 Projection then rounded off to the nearest 10 foot mark for a more efficient Bench Mark Base. The project Bench Mark is 5335.00' = set nail in asphalt located along Snow Basin Road as shown hereon

- Exploration pit # 1
- 0-24" silt clay loam, granular structure
  - 24-64" silty clay, massive/weak blocky structure
  - 64-90" silty clay, massive structure, 5% gravel

**NOTE**

Tuft Luck Subdivision is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by Intermountain GeoEnvironmental Services, Inc. (IGES) on September 16, 2016 (IGES) Project No. 02350-001. The final report is available for public review at the Weber County Planning Division Office.

**OWNER'S DEDICATION**

Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

**TUFT LUCK SUBDIVISION**

and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements and the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no no buildings or structures being erected within such easements.  
 In witness whereof \_\_\_\_\_ have hereunto set this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
 County of WEBER }  
 On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me the \_\_\_\_\_ of \_\_\_\_\_, who being by me duly sworn did say the he/she is \_\_\_\_\_ and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.  
 My commission expires: \_\_\_\_\_ Notary Public  
 residing in: \_\_\_\_\_

**TUFT LUCK SUBDIVISION**  
 A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.  
 LOCATED WITHIN, WEBER COUNTY, UTAH.

**DEVELOPER INFO.**  
 THOMAS QUINN  
 1956 GRANT AVE.  
 OGDEN, UT. 84401

**JOHANSON**  
 PROFESSIONAL LAND SURVEYORS  
 SURVEY • DESIGN • SEPTIC • PLANNING  
**SURVEYING**  
 P.O. BOX 18941  
 SALT LAKE CITY, UTAH 84118  
 Shane Johanson P.L.S. 801-815-2541

**WEBER COUNTY SURVEYOR**  
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND 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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 Weber County Surveyor

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 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.  
 \_\_\_\_\_  
 Director, Weber-Morgan Health Department

**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 \_\_\_\_\_ 20\_\_\_\_  
 Weber County Attorney

**WEBER COUNTY ENGINEER**  
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THE IMPROVEMENTS.  
 \_\_\_\_\_  
 Weber County Engineer

**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.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 Chairman, Weber County Commission  
 ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

NUMBER \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 SHEET 1  
 OF \_\_\_\_\_ SHEETS

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