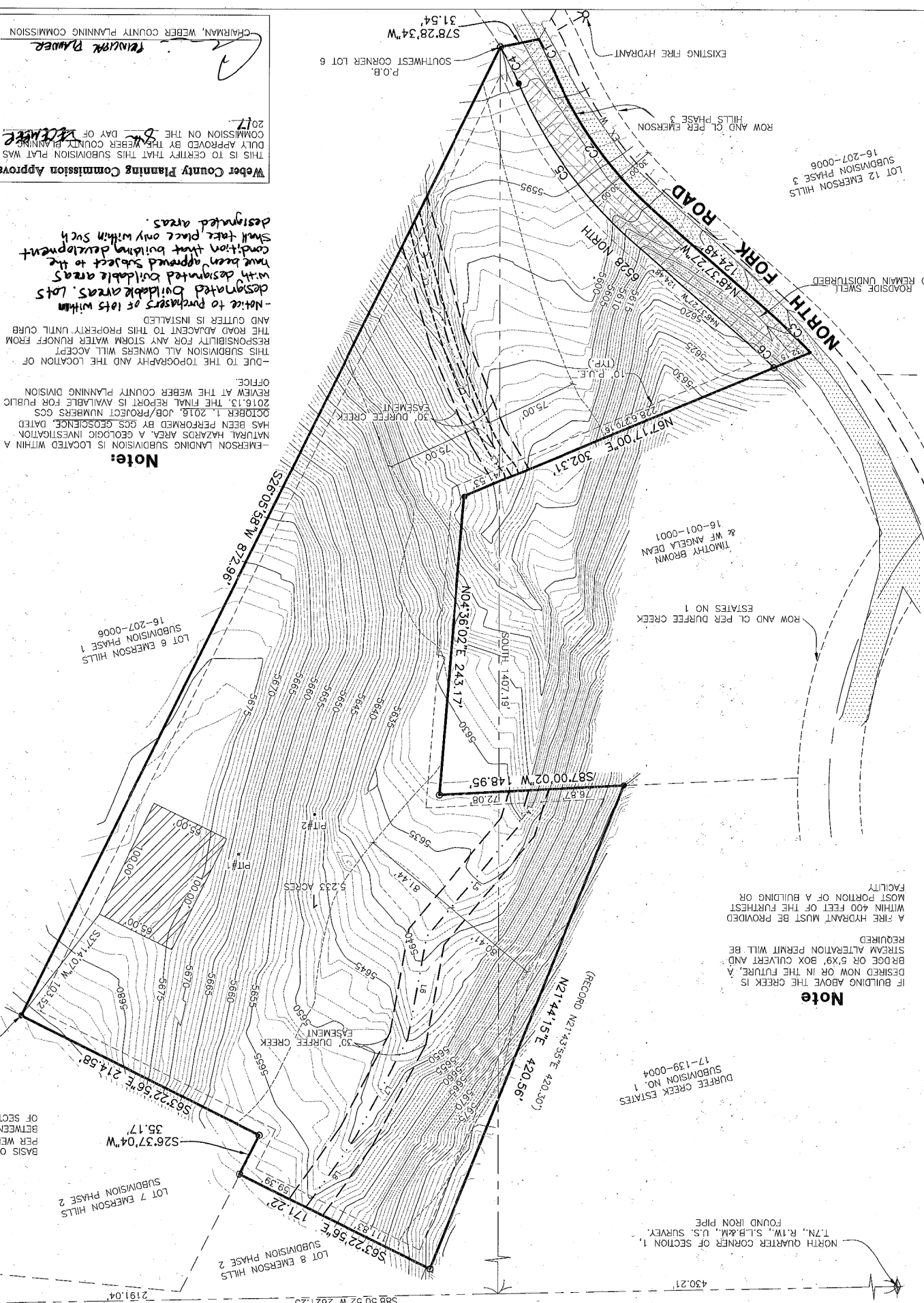


Developer
OWEN FISHER
351 EAST OAK LANE
KANSASVILLE, UT 84037
801-544-3834

Emerson Landing Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2017



Basis of Bearings
NORTH EAST CORNER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1966
SECTION CORNER = SECTION CORNER
= 5/8" x 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
= FOUND 5/8" x 24" REBAR AND PLASTIC CAP STAMPED "ONE500"
= EXISTING FIRE HYDRANT
= BOUNDARY LINE
= ADJOINING PROPERTY LINE
= DURFEE CREEK CENTERLINE
= DURFEE CREEK HIGH WATER MARK
= DURFEE CREEK SETBACK
= SECTION THE LINE
= EASEMENT LINE
= ROADWAY DEDICATION TO WEBER COUNTY
= BUILDABLE AREA (ONLY AREA BUILDING CAN TAKE PLACE ON LOT)
= FOUND REBAR

Legend

Narrative
THE PURPOSE OF THIS PLAN IS TO CREATE A ONE LOT SUBDIVISION, THE LOCATION WAS THEIR RELATIONSHIP TO FOUND SECTION CORNERS AT THE QUARTER CORNER AND THE QUARTER CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, WHICH IS LOCATED S88°50'22"W 2191.04 FEET ALONG THE NORTH LINE AND SOUTHWEST CORNER OF SAID SECTION 1. THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2 IS 31.54 FEET TO THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2. THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2 IS 31.54 FEET TO THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2. THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2 IS 31.54 FEET TO THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2.

Boundary Description
PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT FOUND REBAR ACCEPTED AS THE SOUTHWEST CORNER OF LOT 6, EMERSON HILLS SUBDIVISION PHASE 1 AND EMERSON HILLS SUBDIVISION PHASES 1 AND 2, THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2 IS 31.54 FEET TO THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2. THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2 IS 31.54 FEET TO THE CENTER OF THE ROAD AS SHOWN ON SAID SUBDIVISION PHASES 1 AND 2.

Note:
EMERSON LANDING SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARD AREA. A GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY A GEOLOGIST, DATED OCTOBER 1, 2016. JOB/PROJECT NUMBERS GCS 2016.13. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
-DUE TO THE TOPOGRAPHY AND THE LOCATION OF RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
-Notice to purchasers of lots within designated buildable areas, lots with designated buildable areas shall take place only within such designated areas.

Note:
EMERSON LANDING SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARD AREA. A GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY A GEOLOGIST, DATED OCTOBER 1, 2016. JOB/PROJECT NUMBERS GCS 2016.13. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
-DUE TO THE TOPOGRAPHY AND THE LOCATION OF RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
-Notice to purchasers of lots within designated buildable areas, lots with designated buildable areas shall take place only within such designated areas.

Weber County 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 NON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS 5th DAY OF December, 2017.
DIRECTOR, WEBER KORGAN HEALTH DEPARTMENT

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 5th DAY OF December, 2017.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

Weber County Planning Commission Approval
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF December, 2017.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	27.98'	26.49'	53.10°	13.26'	N54°42'37"W	26.49'
C2	32.42'	145.19'	73.83°	N54°41'14"W	143.98'	26.49'
C3	433.33'	42.52'	5.37°21'	N45°48'47"W	42.51'	26.49'
C4	244.98'	32.72'	7.40°11'	N64°47'07"W	32.77'	26.49'
C5	354.02'	158.63'	25.40°25'	N54°41'14"W	157.31'	26.49'
C6	403.33'	28.43'	4.02°20'	N46°36'17"W	28.43'	26.49'

Line Table

LINE	BEARING	DISTANCE
L1	N15°36'08"W	99.21'
L2	N2°37'40"W	85.22'
L3	N30°58'14"W	37.53'
L4	N16°28'03"E	30.96'
L5	N39°43'20"E	119.03'
L6	N10°09'17"E	83.37'
L7	N27°40'58"E	89.02'
L8	N35°15'37"E	70.38'

Weber County Surveyor
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR OBLIGATIONS ASSOCIATED THEREWITH.
SIGNED THIS 21st DAY OF November, 2017.
CHAIRMAN, WEBER COUNTY COMMISSION

Weber County Commission Acceptance
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC PLATS, 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 December, 2017.
CHAIRMAN, WEBER COUNTY COMMISSION

Weber County Recorder
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY RECORDS. I AM OF THE OPINION THAT THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS 20th DAY OF December, 2017.
Deputy, Weber County Recorder

Surveyor's Certificate
I, ROBERT D. KUNZ, 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 ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN. THIS PLAN OF EMERSON LANDING SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION. BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S 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 25th DAY OF October, 2017.
ROBERT D. KUNZ
150228-2201
UTAH LICENSE NUMBER

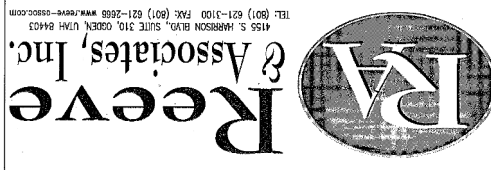
Owners Dedication and Certification
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAN AND NAME SAID EMERSON LANDING SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS THEREOF AND TRACTS OF LAND AND DESIGNATED AS STREETS, THE SAME TO BE PUBLIC THROUGHFARES, AND ALSO TO GRANT AND DEED A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT. 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 WHICH ARE APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATED A 30 FOOT PERPETUAL EASEMENT FOR THE MAINTENANCE AND PRESERVATION OF DURFEE CREEK.
SIGNED THIS 25th DAY OF October, 2017.
OWEN FISHER
FISHER FAMILY HOLDING, L.L.C.

Acknowledgment
ON THE 25th DAY OF October, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) SIGNERS OF THE ABOVE DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED, SIGNED THE ABOVE OWNERS' DEDICATION AND CERTIFICATION, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, PERSONALLY APPEARED.

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Project Info
Surveyor: R. KUNZ
Designer: R. KUNZ
Begin Date: 09-19-07
Name: EMERSON LANDING
Number: 5484-01
Scale: 1"=50'
Checked: 1"=50'
Weber County Recorder
LARRY H. KILLS
Deputy: [Signature]



Reeve & Associates, Inc.
1155 S. HARRISON BLVD., SUITE 310, CORNELIUS, NH 03043
Tel: (603) 621-1100 Fax: (603) 621-2659 www.reeve-associates.com
Number: 5484-01
Scale: 1"=50'
Checked: 1"=50'
Weber County Recorder
LARRY H. KILLS
Deputy: [Signature]