Owners dedication is missing dedication for the open space and common areas. (LUC §106-7-1)

Please include public utility easements on each lot.

Lots with the letter 'R' in the title indicate that the lot is a restricted lot, meaning that a building permit application for these lots would need to go through the county's hillside review process. You may want to use a different letter, or label the residential building lots "Lot 1-18".

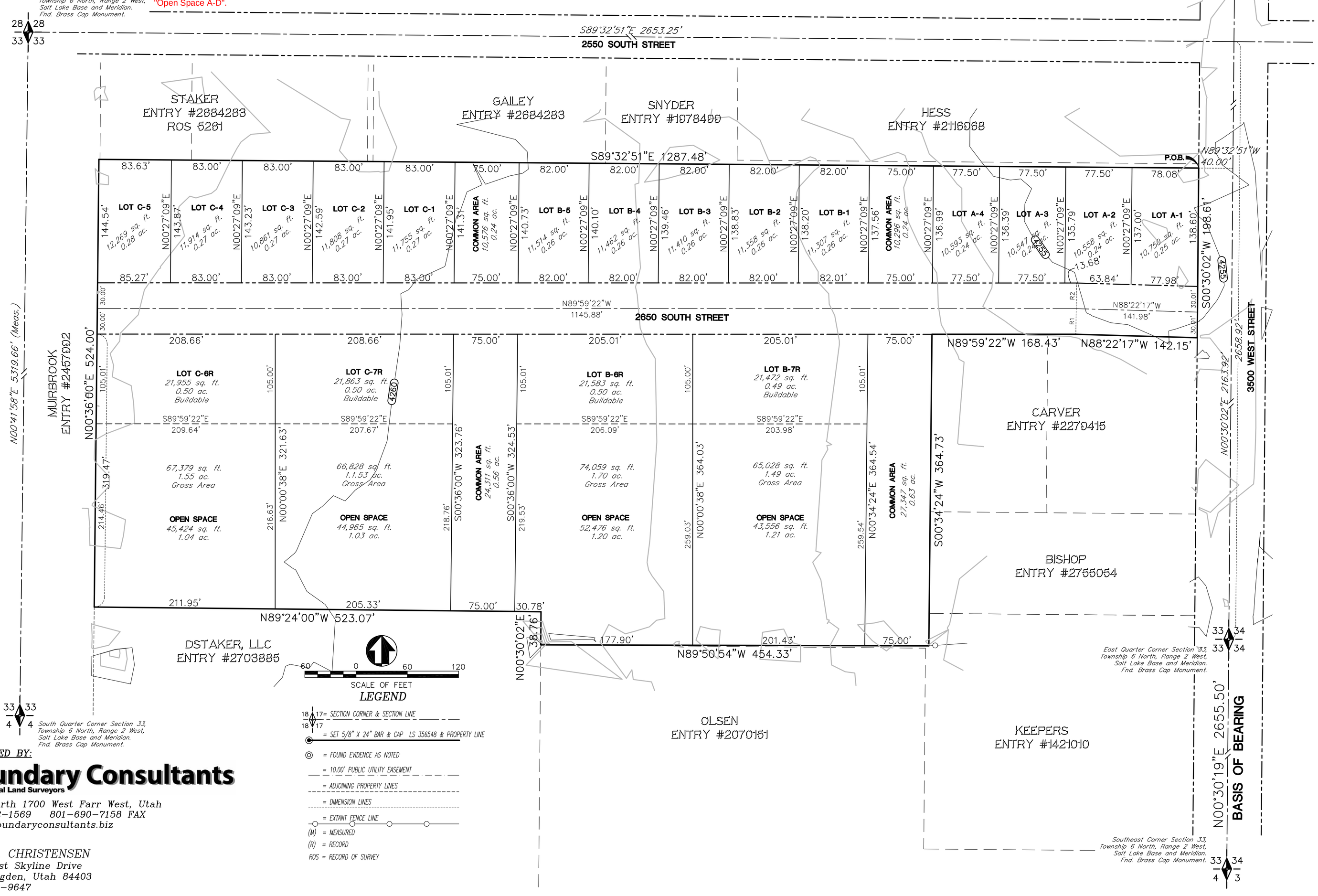
Subdivisions located in areas which are zoned for agriculture (A-1, A-2, A-3, and AV-3) shall have the following statement on each page of the final plat: "Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision." (LUC §106-1-8 (C)(5))

Please identify Common areas as "Common Area A-D".

Please identify Open Space parcels as "Open Space A-D".

STAKER FARMSTEAD ESTATES
RESIDENTIAL CLUSTER SUBDIVISION
TAYLOR, WEBER COUNTY, UTAH

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: MARCH 2017



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, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

NARRATIVE

See Record of Survey #XXXX as filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate the Northeast Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 13.57 acres, described as Parcel 2 in that certain Special Warranty Deed recorded as Entry 2089767 of the Weber County Records. Basis of Bearing Geodetic North as determined by GPS or North 00°30'19" East coincident with the east line of the Southeast Quarter of said Section 33. Subject parcel being more particularly described as follows:

Commencing at the Southeast Corner of said Section 33, which is a Weber County Survey brass cap monument, thence North 00°30'19" East 2655.50 feet coincident with the east line of the Southeast Quarter of said Section 33 to the East Quarter Corner thereof, which is a Weber County Survey brass cap monument; Thence North 00°30'02" East 2163.92 feet coincident with the east line of the Northeast Quarter of said Section to a point 30 rods (495.00 feet) South 00°30'02" West of the Northeast Corner of said Section 33 as located on that certain Record of Survey performed by Boundary Consultants, Inc., certified by David E. Hawkes, P.L.S., titled "Record of Survey of Tax Parcel 15-088-0035 and filed in the Office of the Weber County Surveyor; Thence North 89°32'51" West 40.00 feet to the northwest corner of that particular parcel of land transferred to Weber County by that certain Warranty Deed recorded as Entry 2722848 of the Weber County Records a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning.
Thence South 00°30'02" West 198.61 feet coincident with the west right of way line of 3500 West Street to a number 5 rebar and cap stamped "PLS 356548"; Thence the following four (4) courses along ancient fence and acquiescence lines, 1) North 88°22'17" West 142.15 feet to a number 5 rebar and cap stamped "PLS 356548"; 2) North 89°59'22" West 168.43 feet to a fence corner; 3) South 00°34'24" West 364.73 feet to a fence corner; 4) North 89°50'54" West 454.33 feet to a fence corner; Thence North 00°30'02" East 38.76 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°24'00" West 523.07 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 00°36'00" East 524.00 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°32'51" East 1287.49 feet to the point of beginning.

David Hawkes P.L.S. No. 356548 STATE OF UTAH

Digitally signed by David Hawkes P.L.S.
DN: cn=David Hawkes, P.L.S., o=Boundary Consultants, Inc., ou, email=dave@boundaryconsultants.biz, c=US
Date: 2017.04.27 06:57:52 -06'00'

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 as shown on this plat and name said tract ***STAKER FARMSTEAD ESTATES RESIDENTIAL CLUSTER SUBDIVISION***, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as may be authorized by the governing authority in witness we have hereunto set our signature.

Signed this_____day of_____2017.

E. Hal Christensen

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } S.S.

On the_____day of_____2017, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signer of the above Owner's Dedication, who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public — My Commission Expires

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 an on-site waste water system.

This _____ day of _____ , 20__.

Director, Weber Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF_____ 2017, IN BOOK_____, AT PAGE_____OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER

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:
E. HAL CHRISTENSEN
1893 East Skyline Drive
South Ogden, Utah 84403
801-458-9647

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__.

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 for 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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____ , 20__.

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 _____ , 20__.

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 _____ , 20__.

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 _____ , 20__.

Chairman, Weber County Commission

Attest:_____
Title: _____