

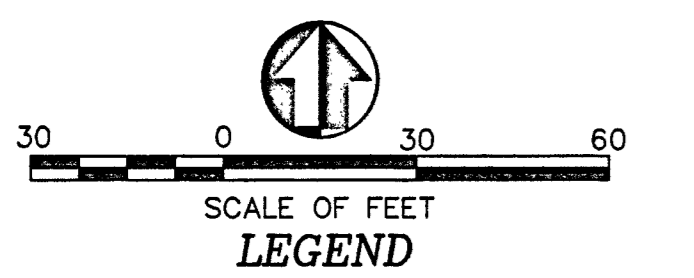
**LYONS ACRES
WEST WARREN, UTAH**
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: MAY 2017

WEBER COUNTY
BK. 624, PG. 570

900 SOUTH STREET

BASIS OF BEARING
S89°13'17"E 2643.26' (Measured)

WEBER COUNTY
ENTRY #2762712

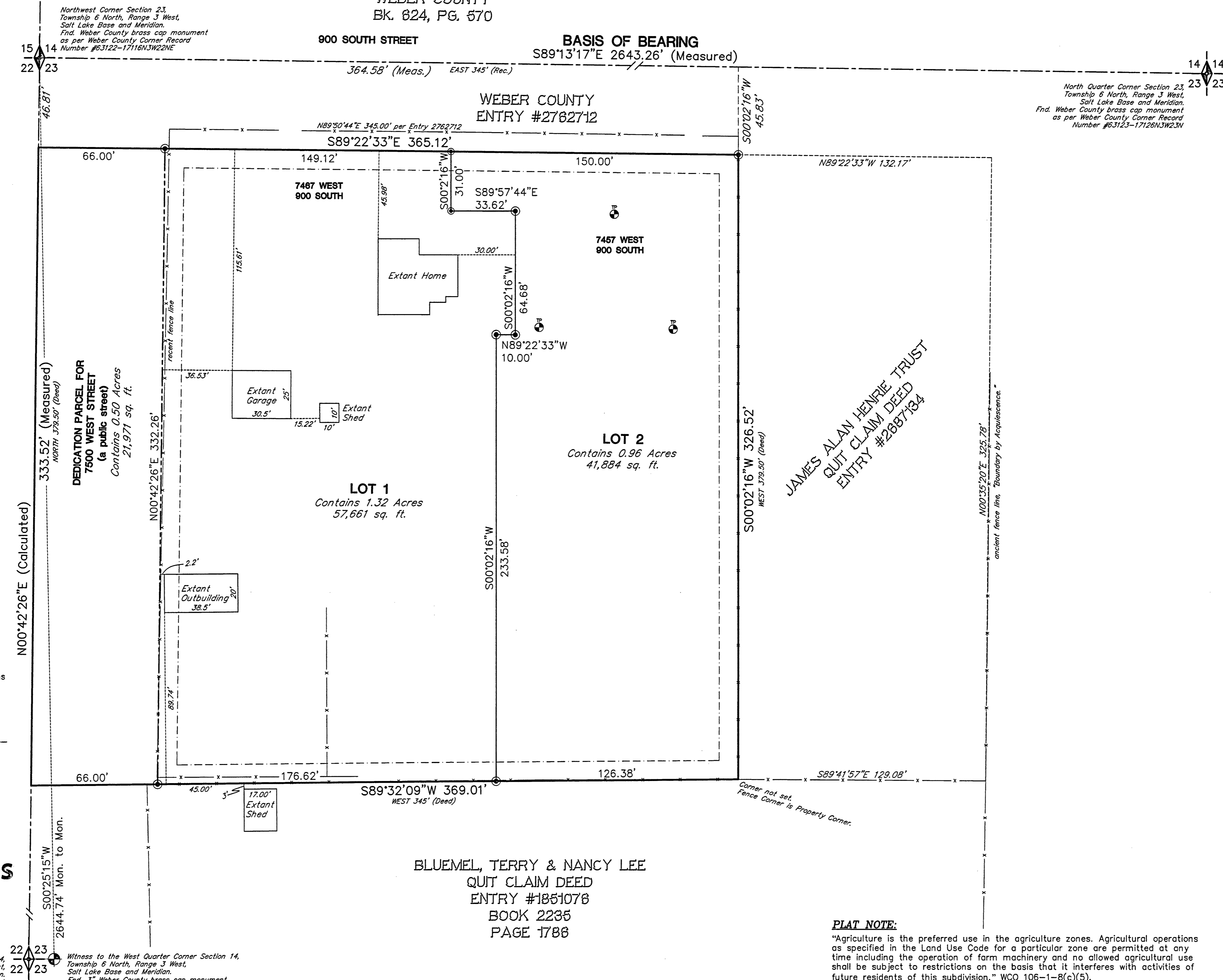


LEGEND

18 17 = SECTION CORNER & SECTION LINE
18 17 = SET 5/8" X 24" BAR & CAP LS 356548 & PROPERTY LINE

= ROAD RIGHT-OF-WAY LINES
= 10.00' PUBLIC UTILITY EASEMENT
= ADJOINING PROPERTY LINES
= DIMENSION LINES
= EXISTANT FENCE LINE

(M) or (MEAS.) = MEASURED
(R) or (REC.) = RECORD
ROS = RECORD OF SURVEY



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 Professional 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.

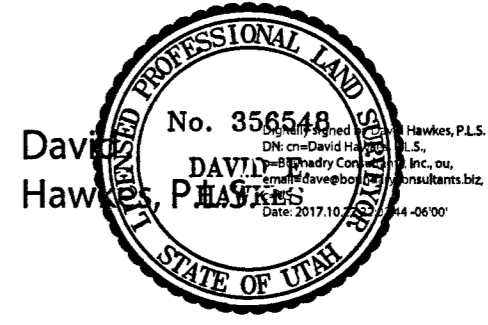
NARRATIVE

See Record of Survey #5739 as filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Northwest Quarter of Section 23, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah, comprising the remaining 2.78 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2736893 of the Weber County Records and the adjoining area gained or lost through Acquisition to ancient fence lines which encompass the parcel. Basis of Bearing for Subject Parcel being South 89°13'17" East 2643.26 feet measured coincident with the north line of said quarter Section. Subject Parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section thence South 89°13'17" East 364.58 feet coincident with said Quarter Section line; Thence South 00°02'16" West 45.83 feet along the prolongation of a fence and acquiescence line to the True Point of Beginning; Thence South 00°02'16" West 326.52 feet coincident with said fence and acquiescence line to a fence corner; Thence South 89°32'09" West 369.01 feet coincident with an ancient fence line and acquiescence line prolonged to the west line of said Quarter Section; Thence North 00°42'26" East 333.52 feet coincident with said Quarter Section line to the southwest corner of that particular parcel of land transferred to Weber County by that certain Warranty Deed recorded as Entry 2762712 of said County Records; Thence South 89°22'33" East 365.12 feet (North 89°50'44" East 345.00 feet per said warranty deed) coincident with said south line and the prolongation thereof to the point of beginning.



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 into two lots and a public street as shown on this plat and name said tract LYONS ACRES, 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 shown hereon, with no buildings or structures being erected within such easements, in witness we have hereunto set our signatures.

Signed this _____ day of _____, 2017.

Anthony J. Lyons

Eliza J. Lyons

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }

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 signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WEBER COUNTY RECORDER

ENTRY NUMBER _____

Chairman, Weber County Commission

Attest: _____ Title: _____

DEPUTY COUNTY RECORDER _____

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 waste water disposal systems.

Signed this _____ day of _____, 20____.

Director, Weber-Morgan Health Department

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:
ANTHONY LYONS
7467 WEST 900 SOUTH
OGDEN, Utah 84404
801-686-5712

Witness to the West Quarter Corner Section 14,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Find: 3" Weber County brass cap monument
as depicted on the Sheet.

BLUEMEL, TERRY & NANCY LEE
QUIT CLAIM DEED
ENTRY #1851076
BOOK 2235
PAGE 1788

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 effect.

Signed this _____ day of _____, 20____.

Signature

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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: _____