

### SURVEYORS CERTIFICATE

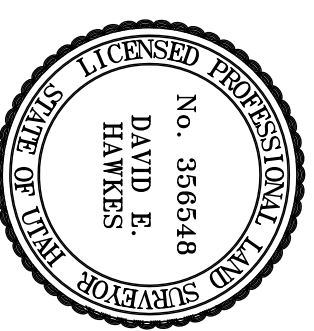
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 3566548. I am duly licensed under the Utah Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Sections 17-23-17 and that I have 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, granted by last through acquiescence to one Robert E. Jones which encompasses the parcel, together with the north line of said quarter Section. Subject forced 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 0°02'16" East 45.83 feet, thence South 07°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 southeast corner of that particular parcel of land transferred to Weber County by that certain Warranty Deed recorded as Entry 2736893 of the Weber County Records and the adjoining parcel, thence South 89°27'33" East 365.12 feet coincident with said Quarter Section 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 of the above described tract of land, together with all those parts of said tract of land as public thoroughfares, forever, and also dedicate to Weber County those certain strips of easements for public utility and drainage purposes as shown hereon in witness we have hereunto set our signatures.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2017.

Anthony J. Lyons

Eliza J. Lyons

### ACKNOWLEDGMENT

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 \_\_\_\_\_

ENTRY NUMBER \_\_\_\_\_ **WEBER COUNTY RECORDER**

FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS. \_\_\_\_\_ DEPUTY COUNTY RECORDER

The surveyor making the plat shall certify that the surveyor holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, "UCA 17-27a-604(4)(b)(i)

**Record of survey narrative does not:**  
indicate what documentary, parcel, and tangible evidence of boundary establishment were used to reestablish the location of adjoining roadways WCO 45-3-4(a).

All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-18(c)(1): **UCA 17-23-17(3)(c)**  
Measurements and/or recorded bearings, distances, and other controlling data with ties to section corners: WCO 106-15(a)(4) **Please show Weber County record also.**

**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**  
**264°3'26" (Measured)**

**S89°13'17"E**

**S89°22'33"E**

**S89°32'09"W**

**S89°41'57"E**

Northwest Corner, Section 23, Township 6 North, Range 3 West, Salt Lake Base and Meridian, as per Weber County Corner Record on Per Weber County Corner Record Number #5125-171603W23W

The existing location, widths, and other dimensions of all existing or platted streets ... within and immediately adjacent (within 30') to the tract of land to be subdivided, **including 900S WCO 106-1-5(a)(6)**

The house number marked on each lot so as to face the street frontage, **WCO 106-1-8(c)(1) This Lot 7479 W**

The house number marked on each lot so as to face the street frontage, **WCO 106-1-8(c)(1) This Lot 7457 W**

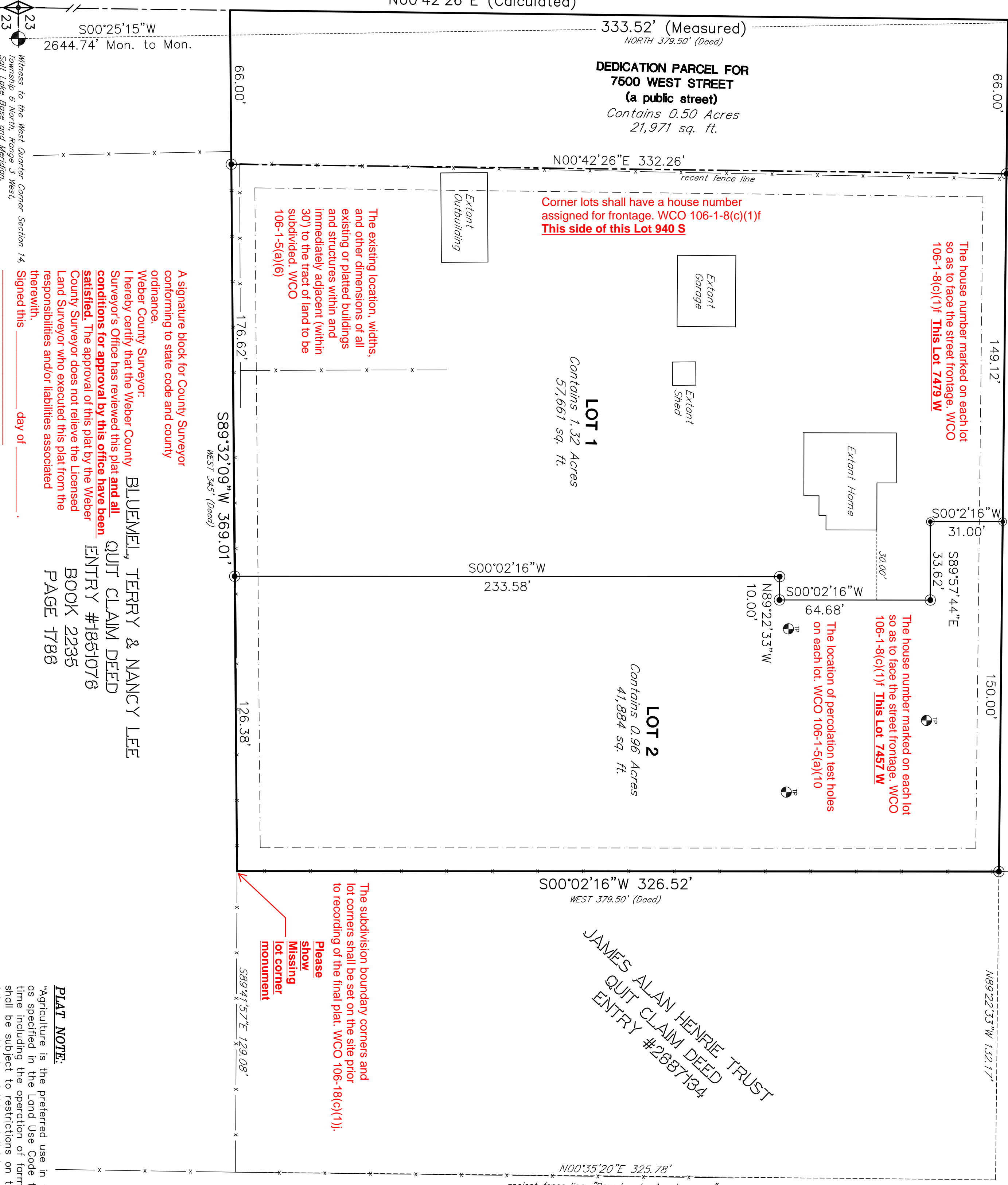
The location of perforation test holes on each lot, **WCO 106-1-5(a)(10)**

North Quarter Corner, Section 23, Township 6 North, Range 3 West, Salt Lake Base and Meridian, as per Weber County Brass Cap Monument on Per Weber County Corner Record Number #5125-171603W23W

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A signature block for County Surveyor conforming to state code and county ordinance.

**WEBER COUNTY SURVEYOR**

**BLUENVELL, TERRY & NANCY LEE**

Professional Land Surveyors  
1295 North 1700 West, Farr West, Utah  
801-792-1569 801-690-7158 FAX  
dave@boundaryconsultants.biz

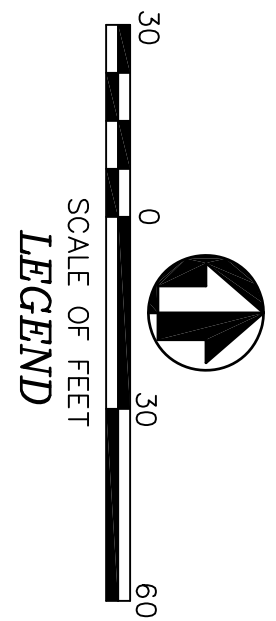
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Director, Weber-Morgan Health Department  
WCO 106-1-8(c)(1):11



1/8" = SECTION CORNER & SECTION LINE  
1/16" = SET 5/8" X 2 1/4" BAR & CAP US 356648 & PROPERTY LINE

= ROAD RIGHT-OF-WAY LINES  
= LOT PUBLIC UTILITY EASEMENT  
= ADJOINING PROPERTY LINES  
= DIMENSION LINES  
= EXISTING FENCE LINE  
(N) or (WES) = MEASURED  
(P) or (REC) = RECORDED  
ROS = RECORD OF SURVEY

A signature block for Weber-Morgan Health Department conforming to state code and county ordinance.  
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.  
Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Director, Weber-Morgan Health Department  
WCO 106-1-8(c)(1):11

**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

**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

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for conformance with the County Ordinance 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

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

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

This is to certify that this subdivision plat, the dedication of streets and easements associated with this subdivision, were hereby approved and accepted by the Commissioners of Weber County, Utah on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Chairman, Weber County Commission