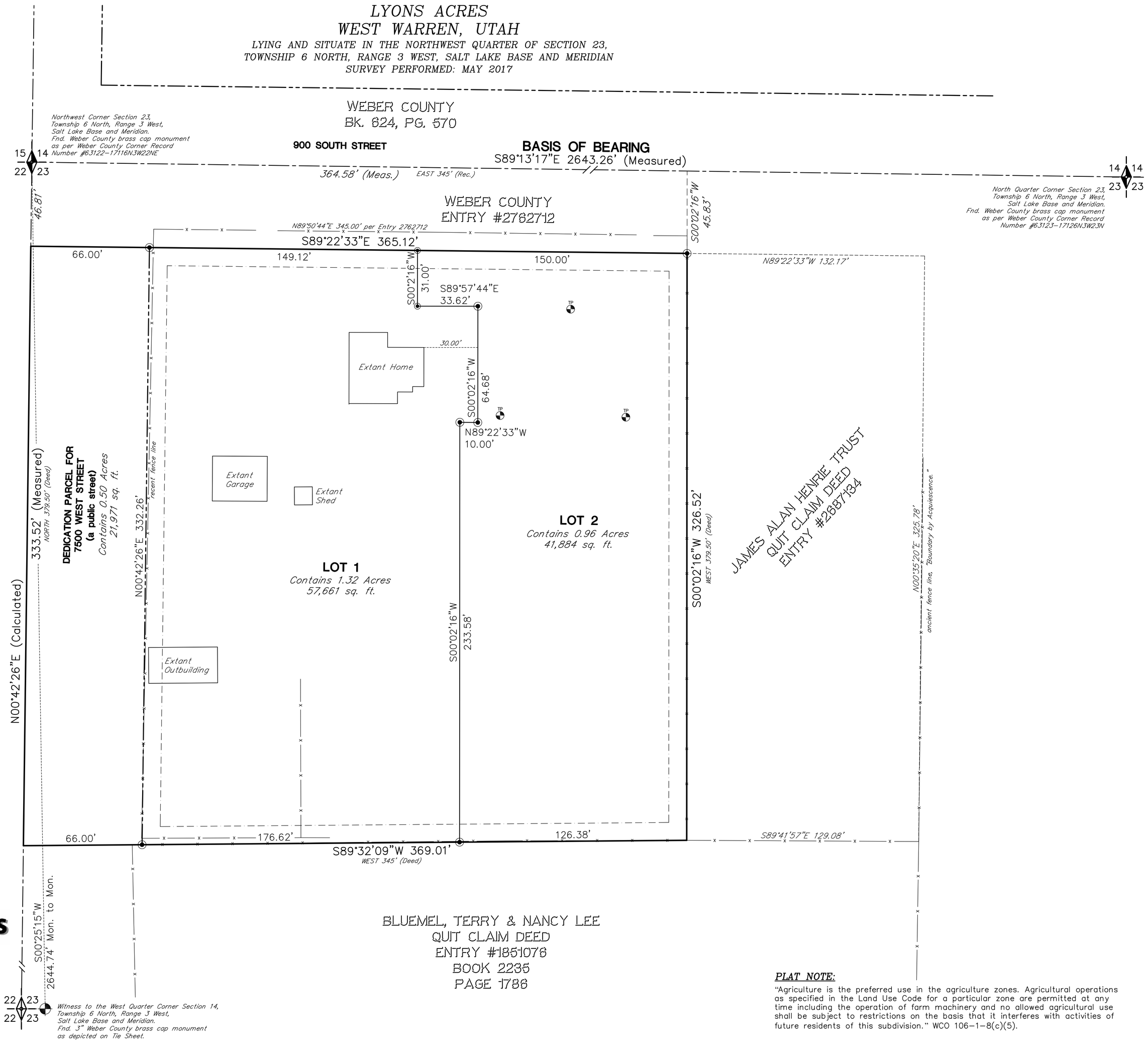
LYONS ACRES
WEST WARREN, UTAH

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



SCALE OF FEET
30 0 30 60

LEGEND

- 18 17 = SECTION CORNER & SECTION LINE
- = 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
- = EXTANT FENCE LINE
- (M) or (MEAS.) = MEASURED
- (R) or (REC.) = RECORD
- ROS = RECORD OF SURVEY

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

West Quarter Corner Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Nothing Fnd. position determined from Witness Corner.

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

PLAT NOTE:
"Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

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 #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 Acquiescence 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.

PROFESSIONAL LAND SURVEYOR No. 356548 DAVID E. HAWKES STATE OF UTAH

David Hawkes, P.L.S.

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: 2017.06.06 20:27:27 -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 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 in witness we have hereunto set our signatures.

Signed this_____day of_____2017.

Anthony J. Lyons

Eliza J. Lyons

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 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 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: _____

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