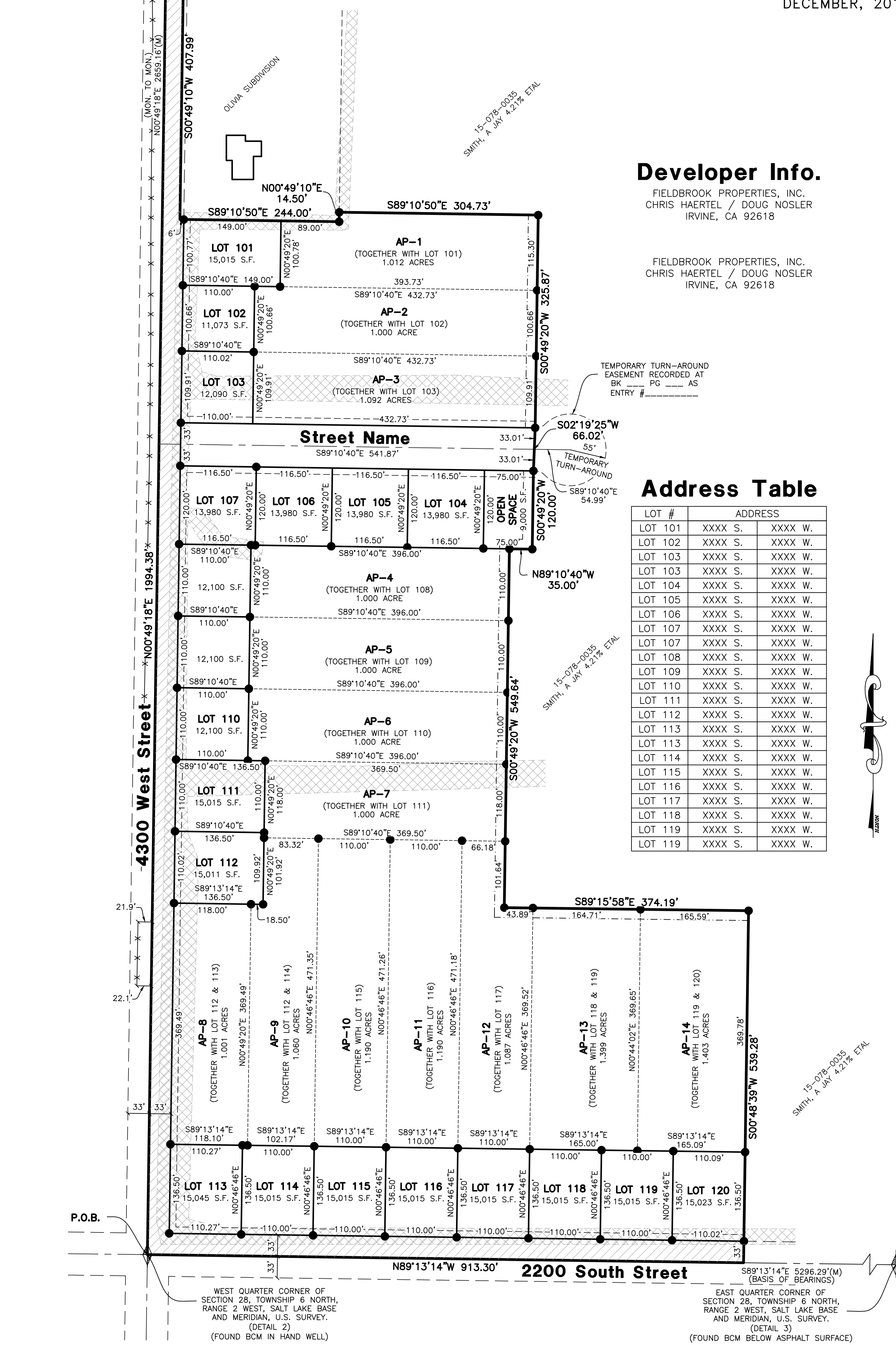


Sunset Equestrian Cluster Subdivision Phase 1

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER, 2017

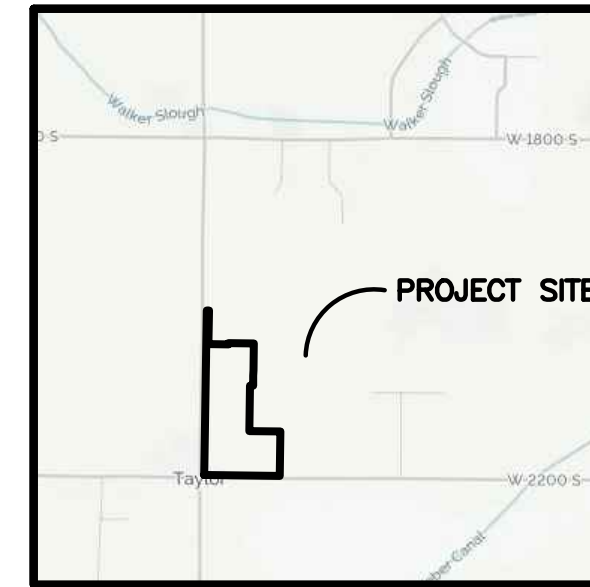
NORTHWEST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (DETAIL 1) (FOUND BCM FLUSH)



Developer Info.

FIELDBROOK PROPERTIES, INC.
CHRIS HAERTEL / DOUG NOSLER
IRVINE, CA 92618

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CHRIS HAERTEL / DOUG NOSLER
IRVINE, CA 92618



Vicinity Map
(NOT TO SCALE)

Notes

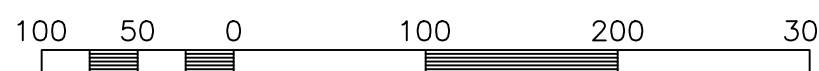
- ALL EASEMENTS ARE 10' PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE.
- ROAD DEDICATION IS 92,433 SQUARE FEET OR 2.122 ACRES IN TOTAL AREA.
- THE ADDRESS FOR EACH LOT IS SHOWN IN THE ADDRESS TABLE SHOWN HEREON
- AGRICULTURAL PRESERVATION PARCELS SHOWN AS (AP) ON THIS PLAT AND SHALL BE SOLD TO ADJACENT LOT OWNERS SO AS TO NOT CREATE "LAND LOCKED" PARCELS.
- ALL EASEMENTS ARE 10' P.U.E. UNLESS NOTED OTHERWISE
- ALL STREETS ARE PUBLIC RIGHT-OF-WAY

Address Table

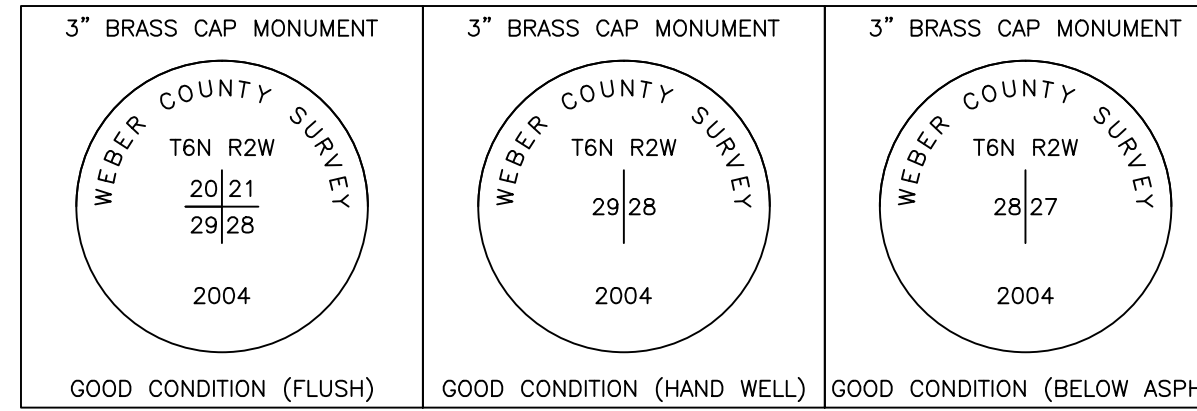
LOT #	ADDRESS
LOT 101	XXXX S. XXXX W.
LOT 102	XXXX S. XXXX W.
LOT 103	XXXX S. XXXX W.
LOT 104	XXXX S. XXXX W.
LOT 105	XXXX S. XXXX W.
LOT 106	XXXX S. XXXX W.
LOT 107	XXXX S. XXXX W.
LOT 108	XXXX S. XXXX W.
LOT 109	XXXX S. XXXX W.
LOT 110	XXXX S. XXXX W.
LOT 111	XXXX S. XXXX W.
LOT 112	XXXX S. XXXX W.
LOT 113	XXXX S. XXXX W.
LOT 114	XXXX S. XXXX W.
LOT 115	XXXX S. XXXX W.
LOT 116	XXXX S. XXXX W.
LOT 117	XXXX S. XXXX W.
LOT 118	XXXX S. XXXX W.
LOT 119	XXXX S. XXXX W.
LOT 120	XXXX S. XXXX W.

Legend

- = SECTION CORNER
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = AGRICULTURAL PRESERVATION PARCEL LINE
- = 15' TRAIL EASEMENT
- = 10' PUBLIC UTILITY EASEMENTS
- = RIGHT-OF-WAY CENTERLINE
- = SECTION TIE LINE
- = ROAD DEDICATION AREA (92,433 S.F. OR 2.122 ACRES)
- = EXISTING DITCH



Scale: 1" = 100'



Monument Detail 1
(NOT TO SCALE)

Monument Detail 2
(NOT TO SCALE)

Monument Detail 3
(NOT TO SCALE)

Narrative

THIS SURVEY WAS BASED ON THE WEBER COUNTY STATE PLANE COORDINATES. THE BEARINGS FOR THIS SECTION WAS PLOTTED FROM THE WEBER COUNTY BEARING SHEETS FOR TOWNSHIP 6 NORTH, RANGE 2 WEST. THE BASIS OF BEARING FOR THE SURVEY IS THE CENTER EAST-WEST 1/2 LINE BETWEEN THE FOUND MONUMENTS FOR THE EAST 1/2 AND THE WEST 1/2, WHICH BEARS S89°13'14"E. THE BOUNDARY WAS BASED ON THE ALLOCATE PART SYSTEM WHERE THE ORIGINAL PARCELS INCLUDED THE NW QUARTER OF SECTION 28 AND THE NW QUARTER OF THE NE QUARTER OF SECTION 26. SEVERAL SUBDIVISIONS HAVE BEEN CREATED WITHIN THE ORIGINAL BOUNDARY AND HAVE BEEN EXCEPTED FROM THE PRESENT BOUNDARY. THESE SUBDIVISIONS INCLUDE OLIVIA ACRES, BOYD RUSSELL, BELMONT PARK PHASES 1-3, OLIVIA SUBDIVISION, AND SOME INDIVIDUAL PARCELS. THE BOUNDARY IS THE REMAINDER OF THE ORIGINAL PARCELS. FIELD WORK DISCOVERED REBAR AND CAP WHICH VERIFIED THE LOCATION OF THE ABOVE MENTIONED SUBDIVISION.

Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°13'14"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE N00°49'18"E ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 28 (SAID LINE ALSO BEING THE CENTERLINE OF 4300 WEST STREET), 1994.38 FEET; THENCE S89°09'17"E 27.00 FEET TO A POINT ON THE WEST LINE OF OLIVIA SUBDIVISION; THENCE ALONG THE BOUNDARY OF OLIVIA SUBDIVISION THE FOLLOWING THREE (3) COURSES; (1) S00°49'10"W 407.99 FEET; (2) S89°10'50"E 244.00 FEET; (3) N00°49'10"E 14.50 FEET; THENCE S89°10'50"E 304.73 FEET; THENCE S00°49'20"W 325.87 FEET; THENCE S02°19'25"W 66.02 FEET; THENCE S00°49'20"W 120.00 FEET; THENCE N89°10'40"W 35.00 FEET; THENCE S00°49'20"W 549.64 FEET; THENCE S89°15'58"E 374.19 FEET; THENCE S00°48'39"W 539.28 FEET TO A POINT ON THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 28 (SAID LINE ALSO BEING THE CENTERLINE OF 2200 SOUTH STREET); THENCE N89°13'14"W ALONG SAID LINE, 913.30 FEET TO SAID WEST QUARTER CORNER, SAID POINT ALSO BEING THE POINT OF BEGINNING.

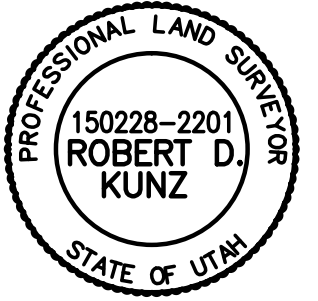
CONTAINING 1,090,182 SQUARE FEET OR 25.027 ACRES MORE OR LESS

SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SUNSET EQUESTRIAN CLUSTER SUBDIVISION PHASE 1** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 _____ DAY OF _____, 20____.

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, STREETS, PARCELS, AND OPEN SPACE, AS SHOWN ON THE PLAT AND NAME SAID TRACT **SUNSET EQUESTRIAN CLUSTER SUBDIVISION PHASE 1**, AND DO HEREBY PUBLIC, DEDICATE, AND CONVEY TO WEBER COUNTY, THE STREETS HEREON SHOWN AS PUBLIC RIGHTS OF WAY AND ALSO A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE THE OPEN SPACE TO THE HOA, TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC _____

WEBER COUNTY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND DEDICATION OF STREET AND OTHER PUBLIC WAYS ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF WEBER COUNTY.

THIS _____ DAY OF _____, 20____.

WEBER COUNTY MAYOR _____

ATTEST _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER _____

WEBER COUNTY SURVEYOR

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATE THEREWITH

THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR _____

WEBER COUNTY PLANNING COMMISSION

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

THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION _____

ATTEST _____ TITLE _____



PROJECT INFO.

Surveyor: **R. KUNZ**
Designer: **D. CAVE**
Begin Date: **12-5-2017**
Name: **SUNSET EQUESTRIAN CLUSTER SUB PHASE 1**
Number: **5336-01**
Revision: _____
Scale: **1"=100'**
Checked: _____

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE ROBINS ROOST SUBDIVISION, 1ST AMENDMENT AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

THIS _____ DAY OF _____, 20____.

COUNTY ATTORNEY _____ DATE _____

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
Recorded, _____ At _____
In Book _____ Of The
Official Records, Page _____
Recorded For: _____

Weber County Recorder _____
Deputy _____