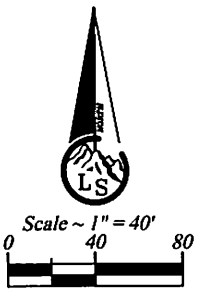


RUSSIAN OLIVES SUBDIVISION

PART OF THE NE 1/4 OF SECTION 27 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: JANUARY 2018



A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

Legend

- X---X---X--- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

No title report has been provided so the following items have not been checked and may be added to subsequent reviews:

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

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA 17-27a-603(1)(d)

The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

Ditch Easements need to be tied to the boundary to be retractable

The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).

What was stamped on the found cap?

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h)

Width?

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Same linetype as PUE?

Not in legend

text is not legible, please make text bigger so it is legible.

Please add monument diameter.

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract **JEFF DAVIS SUBDIVISION**. We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements. We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Corporate Acknowledgement

IN WITNESS WHEREOF, the herein named signer(s) has/have caused this ent to be executed by its proper officer(s) hereunto duly red, this ____ day of _____, 20____, in Views Land & Livestock LLC

By:

STATE OF UTAH)
COUNTY OF WEBER) SS

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that he/she/they is/are the authorized officer(s) of said corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same. WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public

Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A part of the North half of the Southeast Quarter of the Northeast Quarter of Section 27, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northeast Corner of Davis Meats Subdivision according to the official Plat thereof, said point being 1665.48 feet South 0°30'42" West along the Section Line from the Northeast corner of said Section 27; and running thence North 89°10'00" West 580.80 feet; thence North 0°30'42" East 150.00 feet; thence South 89°10'00" East 580.80 feet; thence South 89°30'42" West 150.00 feet to the point of beginning. Contains 2.00 acres.

this bearing appears to be incorrect.

NARRATIVE

The purpose of the survey is to create a 1 Lot subdivision from a larger parcel created by that Corrective Warranty Deed Entry #2721773 as found in the Weber County Records Office. The basis of bearing is State Plane Grid Bearing between found monuments as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a duly Licensed Professional Engineer and Professional Land Surveyor in accordance with Title 58, Professional Engineers and Land Surveyors Act, have made a survey hereon in accordance with the provisions of said Act, and that this plat was made by me or under my direct supervision and from measurements taken hereon. I further certify and believe, all lots meet the Zoning Ordinance of the



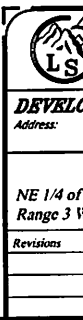
It appears that found rebar and cap is being held over the record boundary for Finney Subdivision, please include an explanation in the narrative.

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).



NE 1/4 of Range 3 W

Revisions

A signature block for Board of County Commissioner's conforming to state code and county ordinance.

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:

WCO 106-1-8(c)(1)h.8.; WCO 106-1-8(c)(1)h.9.; WCO 106-8-1(5)

NOTE:

1. 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. [Amd. Ord. Sec. 106-1-8(b)(5)]

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

This Plat is the Intellectual Property of Landmark Surveying, Inc. All legal rights reserved.

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

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 WCO 106-1-8(c)(1)h.7; WCO 106-8-1(1).

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

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 associated therewith. Signed this ____ day of _____, 20____.

Weber County Surveyor WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

WEBER COUNTY SURVEYOR

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 executed this plat from the responsibilities and/or liabilities associated therewith. Signed this ____ day of _____, 20____.

Signature

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

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