

**HALE KINDERFARM**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16  
 TOWNSHIP 6 NORTH RANGE 2 EAST  
 SALT LAKE BASE & MERIDIAN, US SURVEY  
 WEBER COUNTY, UTAH  
 AUGUST, 2018

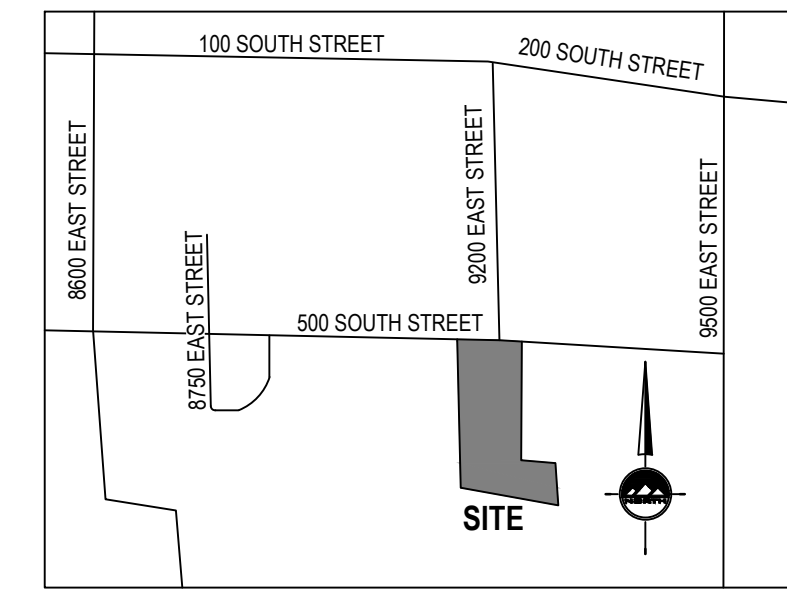
**SURVEYOR'S CERTIFICATE**

I, **MICHAEL B. HERBST**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, of the professional engineers and surveyors act; and that I hold certificate No. **5046930** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have completed a survey of the tract of land shown on this plat and described below in accordance with Section 17-25-17, and have verified all measurements based upon data compiled from records in the Weber County Recorder's Office, and have placed monuments as represented on this plat, and have subdivided said tract of land into lots and streets, hereafter to be known as **HALE KINDERFARM** in Weber County, Utah, and that the same has been correctly surveyed and set in the ground as shown on this plat. 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.

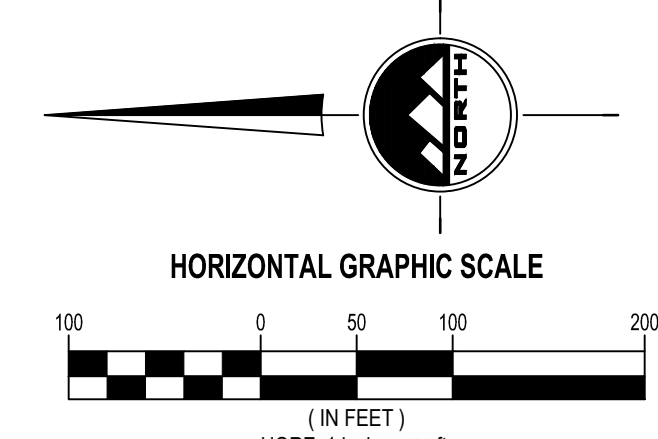


Signed this \_\_\_ Day of \_\_\_\_\_, 2018

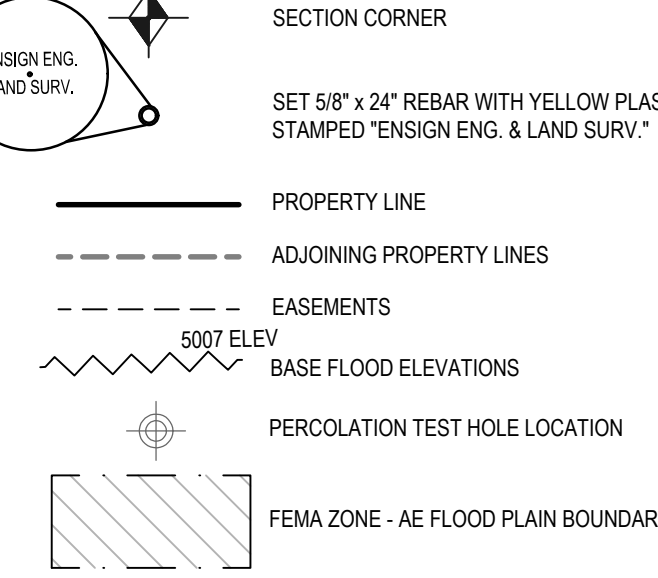
Utah License Number \_\_\_\_\_ MICHAEL HERBST



VICINITY MAP  
(NO SCALE)



HORIZONTAL GRAPHIC SCALE  
(IN FEET)  
HORZ: 1 inch = 100 ft.



**GENERAL NOTES:**

- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U. & D.E.) ARE 10' UNLESS OTHERWISE NOTED HEREON. NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U. & D.E.
- PERIMETER DESCRIPTION OF SUBDIVISION IS TAKEN FROM THE RECORD WARRANTY DEEDS: 1) ENTRY #1516003, BOOK 1802, PAGE 1054. 2) ENTRY #1945230, BOOK 2381, PAGE 526 AND 3) ENTRY #1945229, BOOK 2381, PAGE 524. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 ALONG THE FRONTAGE OF 500 SOUTH STREET. LOT 2 IS A REMAINDER PARCEL OF THE WARRANTY DEED REFERENCED ABOVE AND IS A REPRESENTATION OF THE BOUNDARY ACCORDING TO THE WARRANTY DEEDS REFERENCED ABOVE. NO FIELD SURVEY OF THE EAST AND SOUTH LINES OF LOT 2 HAS BEEN PERFORMED.
- THE WEST LINE OF THE SUBDIVISION WAS DETERMINED TO BE ALONG AN OLD WIRE FENCE WHOSE LOCATION IS SHOWN HEREON. IT APPEARS THAT A GAP EXISTS BETWEEN THE WEST PROPERTY LINE OF THE SUBDIVISION AND THE EAST LINE OF PARCEL 21-024-0015. A REBAR AND CAP STAMPED "LANDMARK PLS 167594" WAS FOUND AND ACCEPTED AS BEING ON THE WEST PROPERTY LINE. SAID BAR AND CAP ALSO WAS FOUND TO BE CONSISTENT WITH THE CALCULATED SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET.
- LOCATION OF THE NORTH BRANCH OF THE SOUTH FORK OF THE OGDEN RIVER REPRESENTED HEREON WAS APPROXIMATED FROM AERIAL PHOTOGRAMMETRY OBTAINED FROM THE UTAH AGRC COLLECTED IN 2012. NO FIELD SURVEY WAS PERFORMED OF THE RIVER AND THE LINES SHOWN HEREON ARE ONLY AN APPROXIMATE REPRESENTATION OF THE RIVER'S LOCATION. THE 100' PRESERVATION SETBACK LINE IS MEASURED FROM THE NORTH BANK (HIGH WATER MARK) OF THE RIVER AS ORIGINALLY REFLECTED ON THE GOLDEN MOUNTAIN ESTATES SUBDIVISION PLAT. ROUGH DIMENSIONS ARE HEREBY PROVIDED FROM THE CENTERLINE OF THE RIVER TO THE NORTH BANK TO HELP CLARIFY THE LOCATION OF THE 100' SETBACK. NOTE THAT ANY FUTURE DEVELOPMENT WITHIN THE EXISTING FLOOD HAZARD AREA WILL NEED TO FOLLOW ALL FEDERAL, STATE AND LOCAL FLOODPLAIN DEVELOPMENT REQUIREMENTS.
- DISTANCES IN PARENTHESIS ARE EASEMENT TIES.
- FOUND CORNERS IN GOOD CONDITION SET BY REEVE AND ASSOCIATES NOTED ON GOLDEN MEADOWS ESTATES SUBDIVISION.
- AREA WITHIN FLOOD ZONE AE IS NON-BUILDABLE. FLOODPLAIN BOUNDARY SHOWN WAS BASED ON FEMA FIRWETTE MAP NO. 480557C0263P, EFFECTIVE DATE: 6/2/2015.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

**DEVELOPER**  
**KATIE HALE**  
 9215 E 500 S  
 HUNTSVILLE, UT 84317  
 410.900.5152

**SURVEY RECORDING DATA**

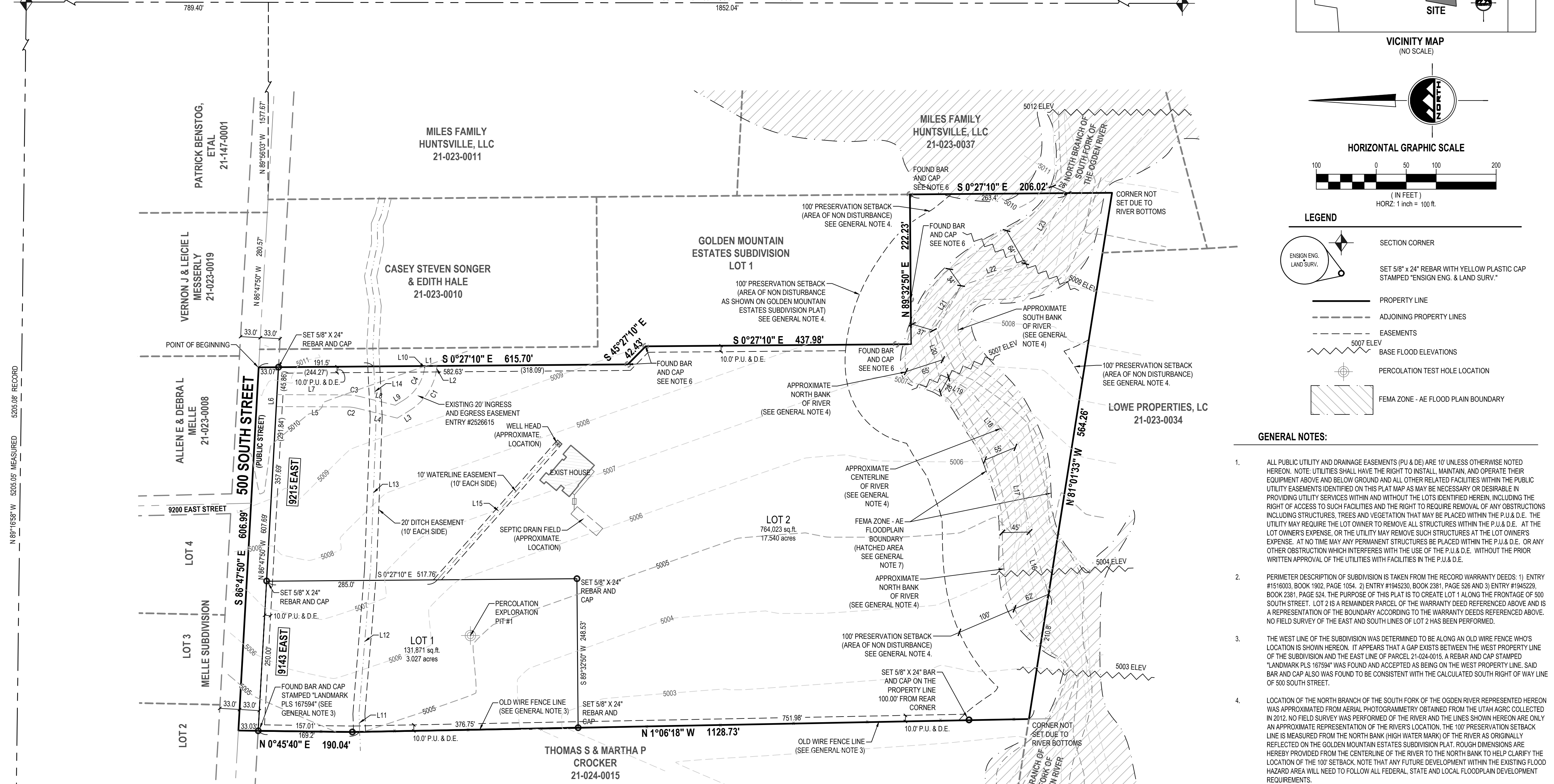
DATE: \_\_\_\_\_  
 DRAWING No. \_\_\_\_\_

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION. THE BASIS OF BEARINGS FOR THIS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SHOWN HEREON AS SOUTH 0°03'37" WEST. THE EAST BOUNDARY LINE WAS DETERMINED BY THE SONGER PROPERTY AND GOLDEN MOUNTAIN ESTATES SUBDIVISION. THE NORTH BOUNDARY LINE WAS DETERMINED BY THE 500 SOUTH STREET RIGHT-OF-WAY. THE 500 SOUTH STREET RIGHT-OF-WAY WAS DETERMINED BY LOCATING EXISTING FENCES AND PROPERTY CORNERS ALONG THE FRONTAGE OF 500 SOUTH STREET AND MATCHED THAT AS SHOWN ON THE MELLE SUBDIVISION. THE WEST LINE WAS DETERMINED TO BE ALONG AN OLD FENCE AS DESCRIBED IN GENERAL NOTE 3. THE SOUTH LINE WAS DETERMINED BY USING DEED CALLS. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND CAP STAMPED "ENSGN ENG."

EAST QUARTER CORNER SECTION 16, T.6N., R.2E., S.L.B. & M. (FOUND WEBER COUNTY BRASS CAP MONUMENT, AS PER RECORD THE SHEETS, MONUMENT IN GOOD CONDITION)

SOUTHEAST CORNER SECTION 16, T.6N., R.2E., S.L.B. & M. (FOUND WEBER COUNTY BRASS CAP MONUMENT, AS PER RECORD THE SHEETS, MONUMENT IN GOOD CONDITION)



LINE	BEARING	LENGTH
L1	N0°27'17"W	20.27
L2	S81°03'57"E	7.91
L3	S31°42'51"E	25.12
L4	S13°52'02"W	68.88
L5	S0°15'09"W	116.68
L6	N89°44'51"W	20.00
L7	S0°15'09"W	116.68
L8	S13°52'02"W	60.48
L9	S31°42'51"E	16.72
L10	S81°03'57"E	4.61

LINE	BEARING	LENGTH
L11	S87°41'05"W	29.85
L12	N85°23'46"W	242.84
L13	N87°53'29"W	254.27
L14	S87°12'49"W	83.97
L15	N48°24'23"W	307.67
L16	N72°52'34"E	108.51
L17	N80°35'40"E	143.30
L18	N51°42'56"E	119.72
L19	N30°51'58"E	43.19
L20	N72°02'04"E	82.98

LINE	BEARING	LENGTH
L21	S58°07'44"E	87.75
L22	S18°58'48"E	113.11
L23	S58°56'33"E	137.50

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	95.00'	81.82'	49°20'55"	S56°23'18"E	79.32'
C2	75.00'	17.82'	13°36'58"	N7°03'38"E	17.78'
C3	95.00'	22.58'	13°36'58"	N7°03'38"E	22.52'
C4	75.00'	64.60'	49°20'55"	S56°23'18"E	62.62'

WEST QUARTER CORNER SECTION 16, T.6N., R.2E., S.L.B. & M. (FOUND 4" WEBER COUNTY BRASS CAP MONUMENT STAMPED 1988, IN A FENCE LINE, AS PER RECORD THE SHEETS, MONUMENT IN GOOD CONDITION)

**ENSGN**  
 LAYTON  
 1485 W. Hillfield Rd. Ste 204  
 Layton UT 84041  
 Phone: 801.547.1100  
 Cedar City Phone: 435.865.1403  
 Richfield Phone: 435.886.2883  
 WWW.ENSGNENGIN.COM

**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 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 \_\_\_\_\_

**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 ENGINEER:**  
 I hereby certify that the required public improvements 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 COMMISSION ACCEPTANCE:**  
 This is to certify that 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 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

**SHEET 1 OF 1**  
 PROJECT NUMBER: 8078  
 MANAGER: M.HERBST  
 DRAWN BY: A.SHELBY  
 CHECKED BY: M.HERBST  
 DATE: 11/28/18

**HALE KINDERFARM**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16  
 TOWNSHIP 6 NORTH RANGE 2 EAST  
 SALT LAKE BASE & MERIDIAN  
 WEBER COUNTY, UTAH

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
 PAID \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
 PAGE \_\_\_\_\_

WEBER COUNTY RECORDER  
 DEPUTY RECORDER