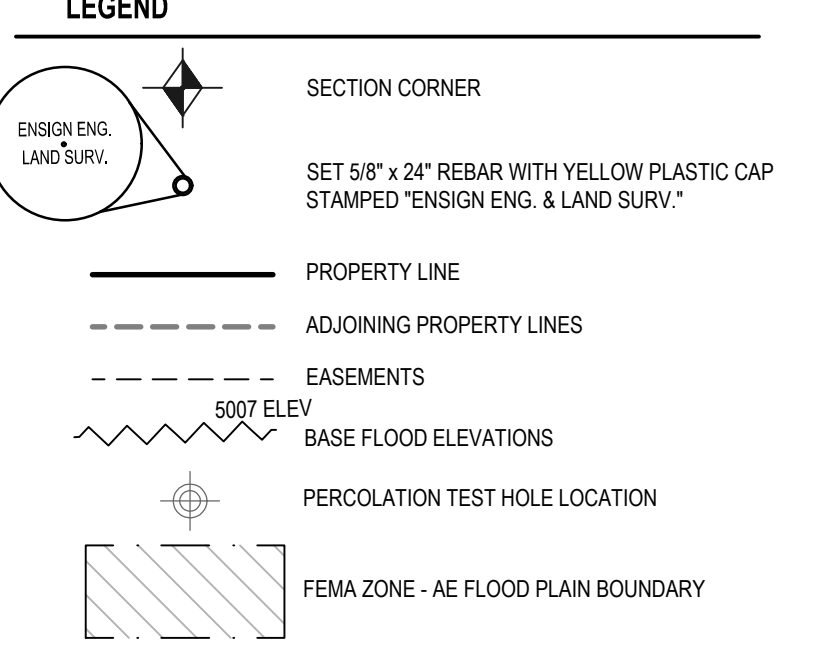
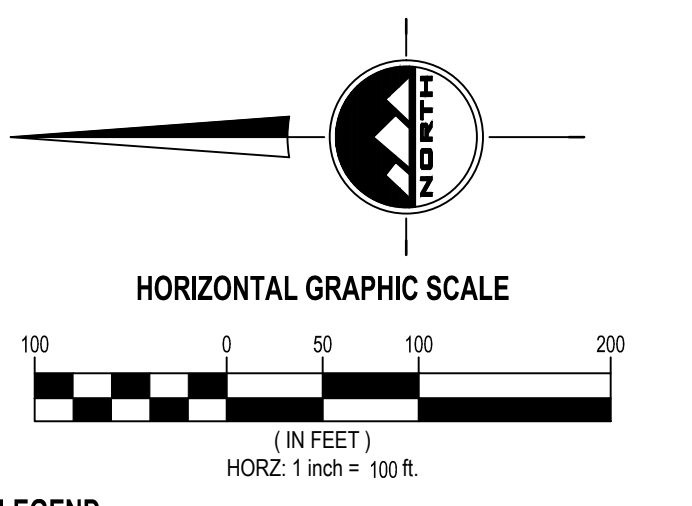
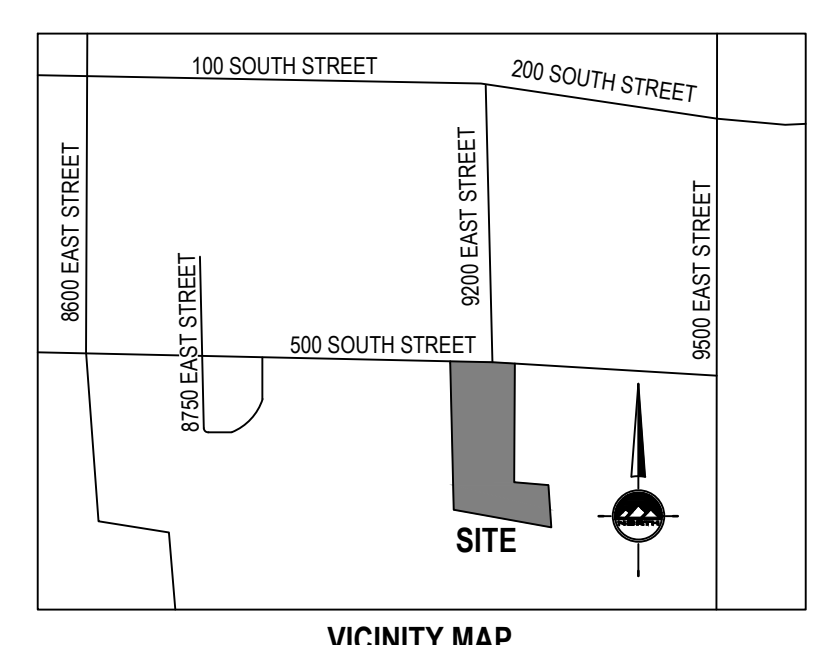


HALE KINDERFARM

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



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. ON THE OTHER HAND, THE UTILITY SHALL NOT BE RESPONSIBLE FOR THE 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 #1518003, 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 REBAR 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)

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

BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN WEBER COUNTY UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GOLDEN MOUNTAIN ESTATES SUBDIVISION, AT A POINT ON THE CENTERLINE OF 500 SOUTH STREET, SAID POINT BEING SOUTH 00°03'57" WEST 789.40 FEET AND NORTH 89°56'03" WEST 1577.67 FEET AND NORTH 86°47'50" WEST 280.57 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

- THENCE ALONG THE WEST AND SOUTH LINE OF GOLDEN MOUNTAIN ESTATES SUBDIVISION THE FOLLOWING (4) COURSES AND DISTANCES
- (1) SOUTH 00°27'10" EAST 615.70 FEET;
 - (2) SOUTH 45°27'10" EAST 42.43 FEET;
 - (3) SOUTH 00°27'10" EAST 442.72 FEET;
 - (4) NORTH 89°32'50" EAST 250.00 FEET TO THE SOUTHEAST CORNER OF SAID GOLDEN MOUNTAIN ESTATES SUBDIVISION;
- THENCE SOUTH 00°27'10" EAST 337.13 FEET;
THENCE NORTH 81°01'33" WEST 888.94 FEET TO AN OLD WIRE FENCE LINE;
THENCE NORTH 01°06'18" WEST 1128.73 FEET ALONG SAID OLD WIRE FENCE LINE TO AN ANGLE POINT;
THENCE NORTH 00°45'40" EAST 190.04 FEET CONTINUING ALONG SAID OLD WIRE FENCE LINE AND LINE EXTENDED, TO THE CENTERLINE OF 500 SOUTH STREET;
THENCE SOUTH 86°47'50" EAST 606.99 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET TO THE POINT OF BEGINNING.
- CONTAINS 915,936 SQUARE FEET OR 21.027 ACRES.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same in to lots and streets as shown on the plat and name said tract **HALE KINDERFARM**, and do hereby dedicate to the public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements also dedicating to the governing authority a sensitive lands streams corridor easement as shown herein in compliance with Weber County zoning ordinance #43-2, wherein no structure, accessory structures, road, or parking areas shall be built within the setback from the river (stream) as measured from the high-water mark of the river (stream).

Signed this _____ Day of _____, 2018

By: **PHILLIP N. HALE REVOCABLE TRUST** ITS: TRUSTEE
By: **BARBARA B. HALE REVOCABLE TRUST** ITS: TRUSTEE

TRUST ACKNOWLEDGMENT

STATE OF UTAH
County of WEBER J.S.S.
On the _____ day of _____, A.D. 20____
personally appeared before me, the undersigned Notary Public, in and for said County of WEBER, in the State of Utah, who after being duly sworn, acknowledged to me that He is the TRUSTEE of **PHILLIP N. HALE REVOCABLE TRUST**, and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said TRUST for the purposes therein mentioned and acknowledged to me that said TRUST executed the same.

TRUST ACKNOWLEDGMENT

STATE OF UTAH
County of WEBER J.S.S.
On the _____ day of _____, A.D. 20____
personally appeared before me, the undersigned Notary Public, in and for said County of WEBER, in the State of Utah, who after being duly sworn, acknowledged to me that She is the TRUSTEE of **BARBARA B. HALE REVOCABLE TRUST**, and that She signed the Owner's Dedication freely and voluntarily for and in behalf of said TRUST for the purposes therein mentioned and acknowledged to me that said TRUST executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

HALE KINDERFARM

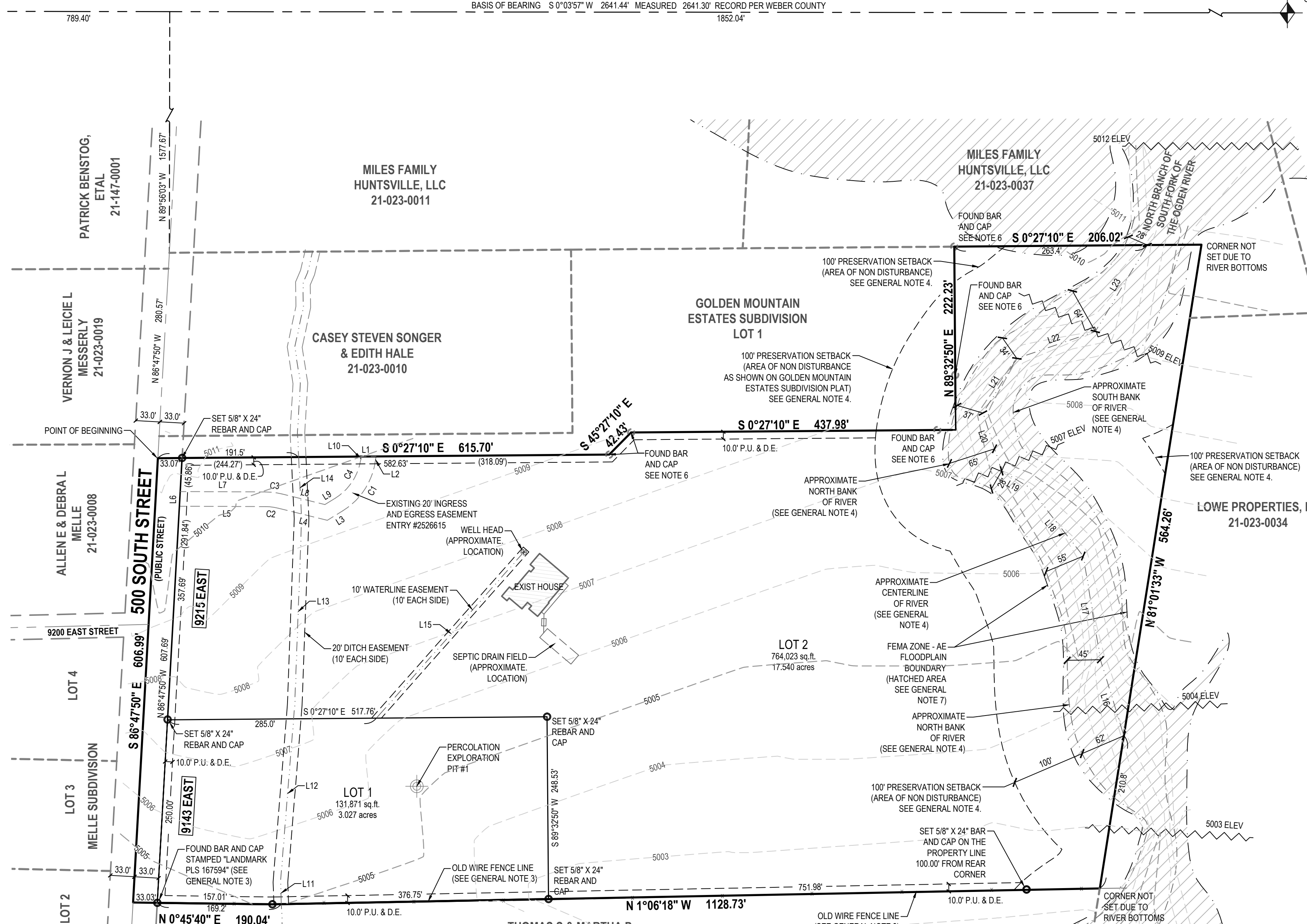
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 6 NORTH RANGE 2 EAST
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

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

SHEET 1 OF 1

PROJECT NUMBER: 8078
MANAGER: M.HERBST
DRAWN BY: A.SHELBY
CHECKED BY: M.HERBST
DATE: 11/28/18
WEBER COUNTY RECORDER
DEPUTY RECORDER



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'



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSGN.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____
Chairman, Weber County Planning Commission

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____
Chairman, Weber County Commission
Attest:
Title: _____

WEBER COUNTY COMMISSION ACCEPTANCE:
This is to 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

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