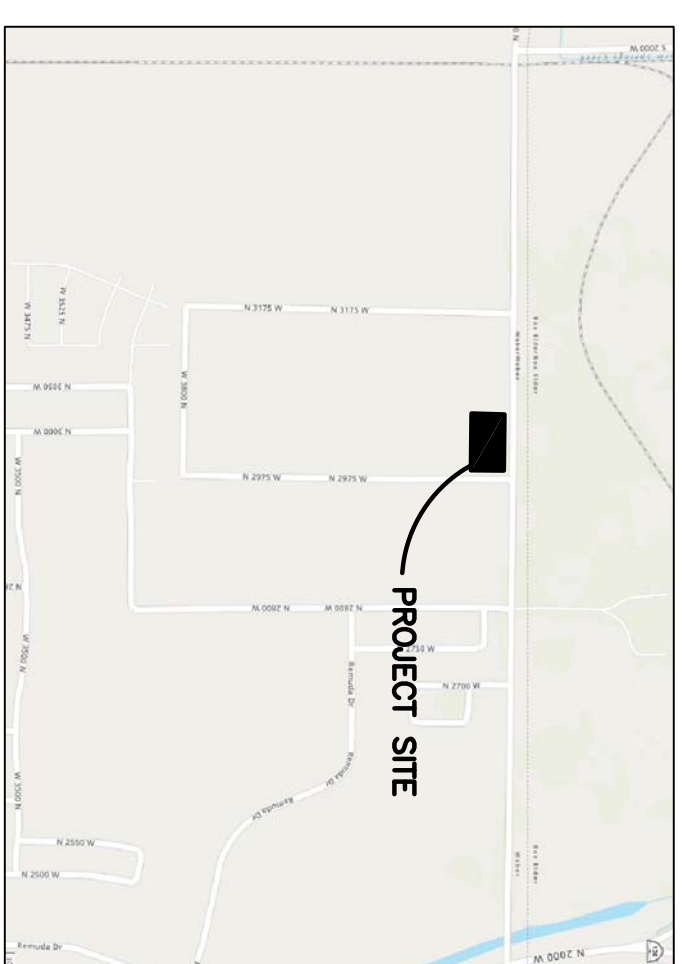


JACOB AND SHAYLEE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH

JANUARY 2019



LOT 1 DESCRIPTION

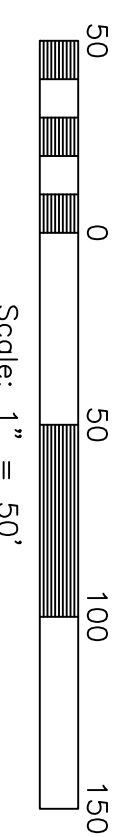
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1,749.50 FEET N89°40'08" E ALONG THE NORTHWEST CORNER OF SAID SECTION 22 (NOTE: BASIS OF BEARINGS IS N89°13'01" E TO BEHOLD A FOUND BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 22) AND RUNNING THENCE N00°57'32" W 211.35 FEET TO THE NORTHEAST CORNER OF THE DIAMOND H SUBDIVISION 1ST AMENDMENT, RECORDED AS ENTRY 2823332Z, BOOK 80, PAGE 04 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE N89°02'28" W 648.44 FEET, MORE OR LESS, ALONG A FENCE AND SAID NORTHERLY SUBDIVISION LINE TO THE NORTHWEST CORNER OF SAID SUBDIVISION AT THE CENTERLINE OF AN EXISTING DITCH; THENCE N01°46'35" E 204.79 FEET ALONG THE CENTERLINE OF SAID DITCH; THENCE S89°37'24" E 645.55 FEET TO THE POINT OF BEGINNING. CONTAINING 134,599 SQUARE FEET OR 3.090 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SINGLE LOT SUBDIVISION FROM THE REMAINDER PARCEL AND REVERTED TO THE PUBLIC BY FIELD MEASUREMENTS TO MONUMENTS, IMPROVEMENTS AND APPARENT OCCUPATION LINES SHOWN HEREON. THE NORTH BOUNDARY LINE WAS DETERMINED BY MEASUREMENTS TO ROADWAY IMPROVEMENTS OF 4000 NORTH STREET AND AN EXISTING FENCE OF LONG RELIANCE CALLED OUT IN THE CURRENT DEED OF RECORD. THE SOUTHERLY BOUNDARY LINE WAS IDENTIFIED BY RETRACING THE DIAMOND H SUBDIVISION 1ST AMENDMENT, RECORDED AS ENTRY 2823332Z, BOOK 80, PAGE 04 IN THE OFFICE OF THE WEBER COUNTY RECORDER. THE WESTERLY BOUNDARY LINE WAS IDENTIFIED BY FIELD MEASUREMENTS TO AN EXISTING FENCE OF LONG RELIANCE. THE WESTERLY BOUNDARY LINE WAS IDENTIFIED BY FIELD MEASUREMENTS TO A DITCH ("DRAIN" PER DEED LANGUAGE).

LEGEND

- ◆ = FOUND SECTION CORNER
- = CALCULATED SECTION CORNER
- = FOUND REBAR & CAP
- = SET 5/8" X 24" REBAR AND PLASTIC CAP
- = SET NAIL & WASHER
- = RECORD MEASUREMENT
- = PUBLIC UTILITY EASEMENT
- = SECTION LINE
- = BOUNDARY LINE
- x — = EXISTING FENCE LINE
- = ADJOINING PROPERTY
- = EASEMENT
- ▨ = EXISTING GRAVEL
- ▨ = EXISTING STRUCTURE
- ▨ = EASEMENT
- ▨ = EXISTING CONCRETE
- ▨ = EXISTING PAVEMENT



SURVEYOR'S CERTIFICATE

I, **TREBOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I AM THE REGISTERED SURVEYOR OF RECORD FOR THIS SURVEY. I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF **JACOB AND SHAYLEE SUBDIVISION** 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__.



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 AND STREETS AS SHOWN ON THE PLAN AND NAME SAID **JACOB AND SHAYLEE SUBDIVISION**, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT OF WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING, SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON THIS PLAN AS PRIVATE STREETS (PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY THE LOT OWNERS AND ALSO TO BE GRANT AND ENJOY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER SAID TRACT OF LAND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20__.

JACOB PAGE _____

SHAYLEE PAGE _____

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED _____ (AND _____) OF THE COUNTY OF _____,)ss., WHO BEING BY ME (SIGNEES) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. _____ SIGNED

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)ss.
ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED _____ (AND _____) BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE _____ OF SAID CORPORATION AND THAT THEY HAVE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____



Project Info.

Surveyor: T. HATCH
Designer: A. MARBUTT
Begin Date: 2-11-2020
Name: 3997 N. 2975 W.
Number: 7124-01
Revision: 1
Scale: 1"=50'
Checked: _____

Webster County Recorder

Entry No. _____ Filed For Record _____
And Recorded, Book _____
Of the Official Records, Page _____
Recorded For: _____

WEBER COUNTY ATTORNEY _____

WEBER COUNTY RECORDER _____ Deputy.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT IMPLY THAT THE LICENSED SURVEYOR WHO DRAWS THIS PLAN ACCEPTS THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATE THEREWITH.

SIGNED THIS _____ DAY OF _____, 20__.

WEBER COUNTY SURVEYOR _____

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS AND THE APPROVAL OF THIS SUBDIVISION, INTERFERE WITH HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS _____ DAY OF _____, 20__.

CHAIRMAN, WEBER COUNTY COMMISSION _____ TITLE _____

AGRICULTURAL NOTE

AGRICULTURAL 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 RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS FOR THE ANNUAL OF THE FINANCIAL GUARANTEE IS SUPERIOR FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20__.

WEBER COUNTY ENGINEER _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20__.

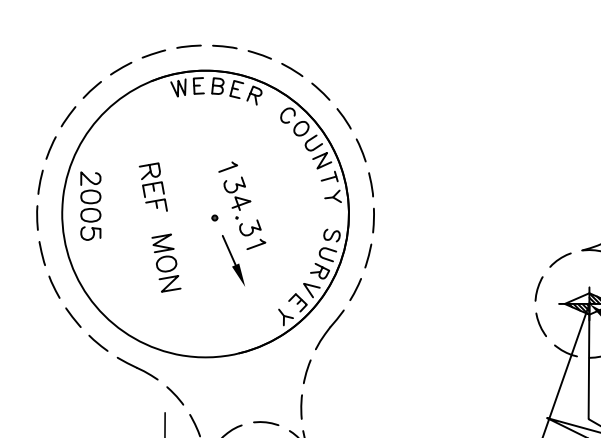
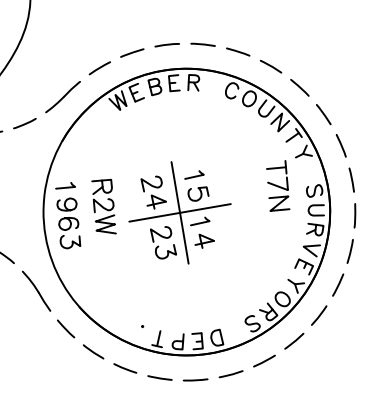
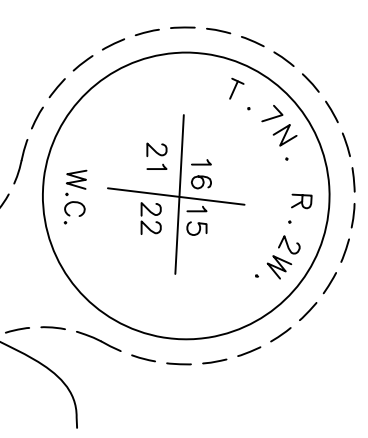
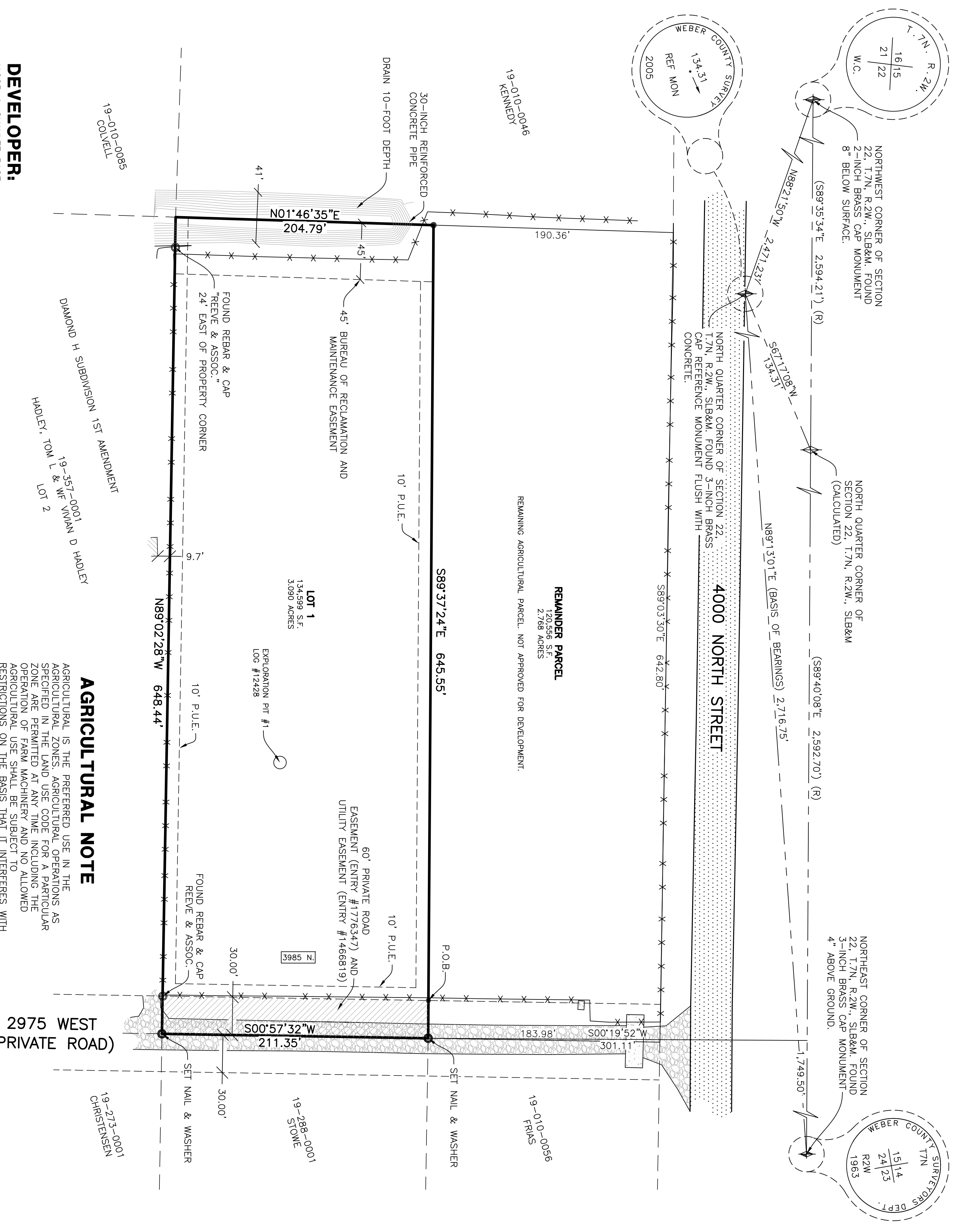
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____

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 _____



19-010-0046 KENNEDY
19-010-0085 GOWELL
19-357-0001 HADLEY, TOM L & WIFE VIVIAN D HADLEY LOT 2
19-288-0001 STONE
19-273-0001 CHRISTENSEN

DEVELOPER:
JACOB & SHAYLEE PAGE
3997 NORTH 2975 WEST
OGDEN, UT 84404

REMAINDER PARCEL
2.788 ACRES
REMAINING AGRICULTURAL PARCEL, NOT APPROVED FOR DEVELOPMENT.

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 RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

AGRICULTURAL 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 RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

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