

ESPL Investments Subdivision

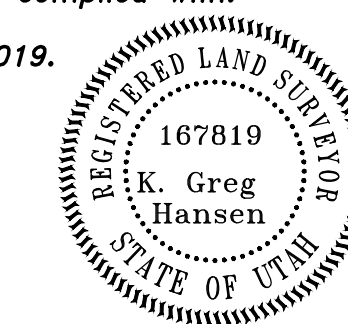
Weber County, Utah
A Part of the Northwest and Southwest Quarters of Section 17,
Township 6 North, Range 2 East, Salt Lake Base & Meridian
March 2019

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 52, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and 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 have hereby Amended and Subdivided said tract into one (1) lot, known hereafter as ESPL Investments Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground, I further hereby 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 _____, 2019.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET BEING THE SOUTHEAST CORNER OF THE MIDDLE FIELD LC PROPERTY TAX ID NO. 21-026-0041 ALSO BEING IN THE SOUTHERLY PROJECTION OF AN EXISTING FENCE LINE LOCATED 596.24 FEET SOUTH 00°08'15" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 589.79 FEET SOUTH 88°32'23" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 17;

RUNNING THENCE NORTH 00°53'39" WEST 881.46 FEET ALONG THE EAST LINE OF SAID THE MIDDLE FIELD LC PROPERTY ALSO BEING ALONG SAID SOUTHERLY FENCE PROJECTION AND THEN ALONG SAID EXISTING FENCE LINE TO AN EXISTING FENCE CORNER BEING THE SOUTHWEST CORNER OF LOWE PROPERTIES, LC PROPERTY TAX ID NO. 21-026-0042; THENCE SOUTH 87°53'42" EAST 341.04 FEET ALONG THE SOUTH LINE OF SAID LOWE PROPERTIES, LC PROPERTY ALSO BEING ALONG AN EXISTING FENCE LINE TO THE WEST LINE OF BAILEY'S BACK FIVE FIRST AMENDMENT RECORDED AS ENTRY NO. **** IN THE WEBER COUNTY RECORDERS OFFICE; THENCE SOUTH 00°34'46" EAST 395.52 FEET TO THE SOUTHWEST CORNER OF SAID BAILEY'S BACK FIVE FIRST AMENDMENT; THENCE SOUTH 01°15'57" WEST 284.71 FEET; THENCE SOUTH 01°12'48" WEST 196.91 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 88°32'23" WEST 320.70 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 6.74 ACRES.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be amended and subdivided into a lot as shown on this plat and name said tract ESPL Investments Subdivision and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Weber County.

This _____ day of _____, 2019.

Sheryll Land Vanderhooff, Member of
ESPL Investments, LLC, Partner to ESPL Investments Limited Partnership

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber
On the _____ day of _____, 2019, Sheryll Land Vanderhooff personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that she is the member of ESPL Investments, LLC, Partner to ESPL Investments Limited Partnership and that she signed the above owner's dedication, who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

NARRATIVE

The purpose of this survey was to create a One Lot Subdivision from Property Tax ID No. 21-026-0046 as shown and described hereon. This survey was ordered by Sheryll Vanderhooff. The control used to establish the property corners was the official plat of Bailey's Back Five First Amendment recorded as Entry No. **** in the Weber County Recorder's Office along with existing Weber County Surveyor Monumentation surrounding Section 17, Township 6 North, Range 2 East, S.L.B.&M. The basis of bearing is the West line of the Northwest Quarter of said Section which bears South 0°22'13" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND

RECORDED _____

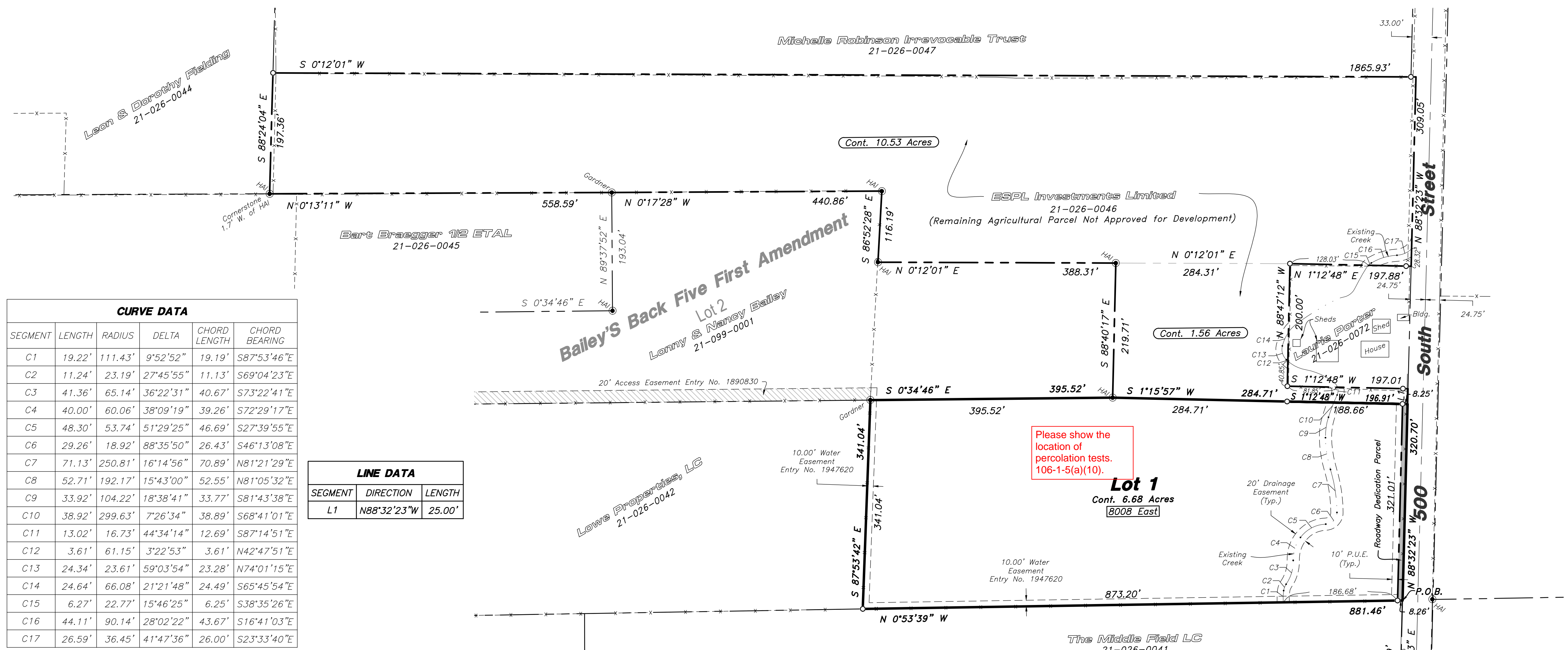
IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

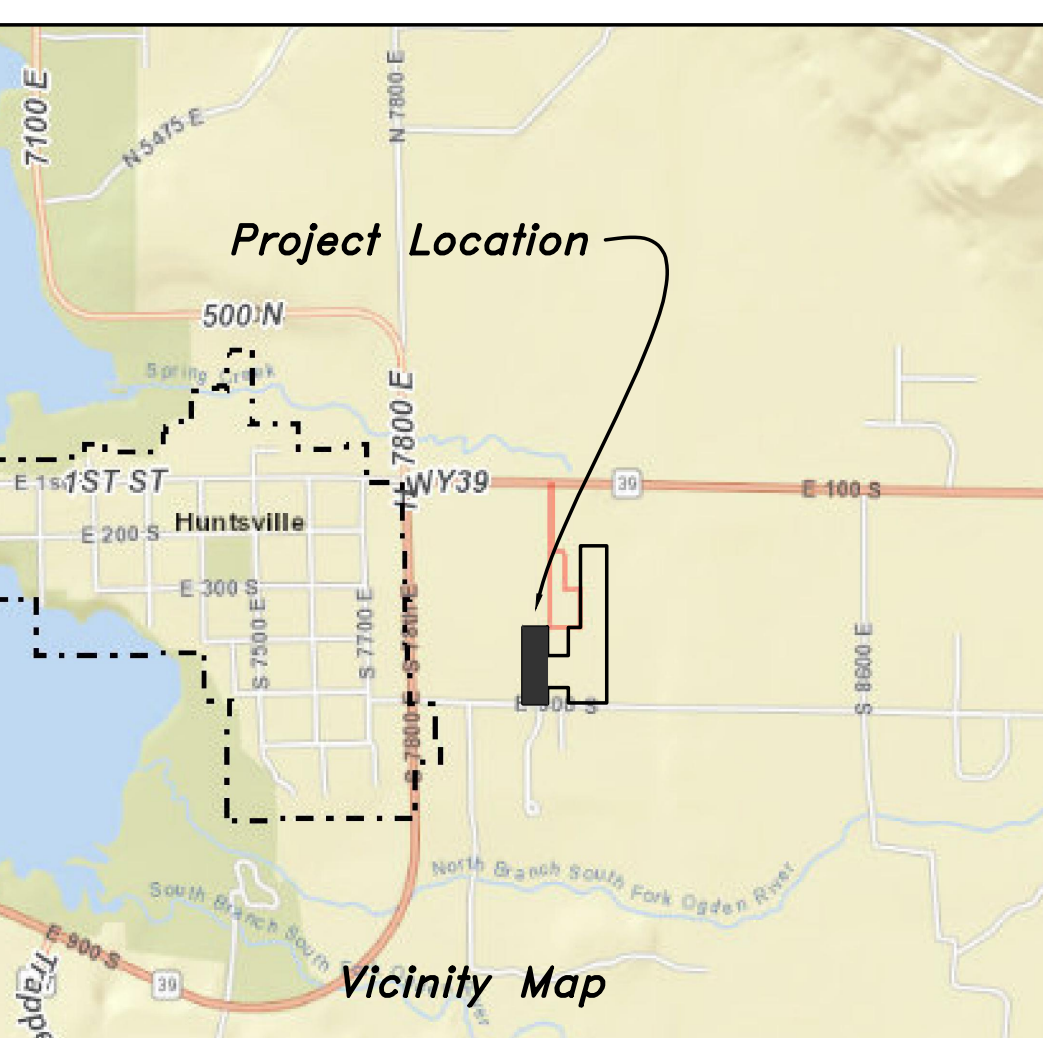
COUNTY RECORDER

BY: _____ DEPUTY



CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	19.22'	111.43'	9°52'52"	19.19' S87°53'46"E
C2	11.24'	23.19'	27°45'55"	11.13' S69°04'23"E
C3	41.36'	65.14'	36°22'31"	40.67' S73°22'41"E
C4	40.00'	60.06'	38°09'19"	39.26' S72°29'17"E
C5	48.30'	53.74'	51°29'25"	46.69' S27°39'55"E
C6	29.26'	18.92'	88°35'50"	26.43' S46°13'08"E
C7	71.13'	250.81'	16°14'56"	70.89' N81°21'29"E
C8	52.71'	192.17'	15°43'00"	52.55' N81°05'32"E
C9	33.92'	104.22'	18°38'41"	33.77' N81°43'38"E
C10	38.92'	299.63'	7°26'34"	38.89' S68°41'01"E
C11	13.02'	16.73'	44°34'14"	12.69' S87°14'51"E
C12	3.61'	61.15'	3°22'53"	3.61' N42°47'51"E
C13	24.34'	23.61'	59°03'54"	23.28' N74°01'15"E
C14	24.64'	66.08'	21°21'48"	24.49' S65°45'54"E
C15	6.27'	22.77'	15°46'25"	6.25' S38°35'26"E
C16	44.11'	90.14'	28°02'22"	43.67' S16°41'03"E
C17	26.59'	36.45'	41°47'36"	26.00' S23°33'40"E

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N88°32'23"W	25.00'



WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this _____ Day of _____, 2019.

Chairman, Weber County Planning Commission

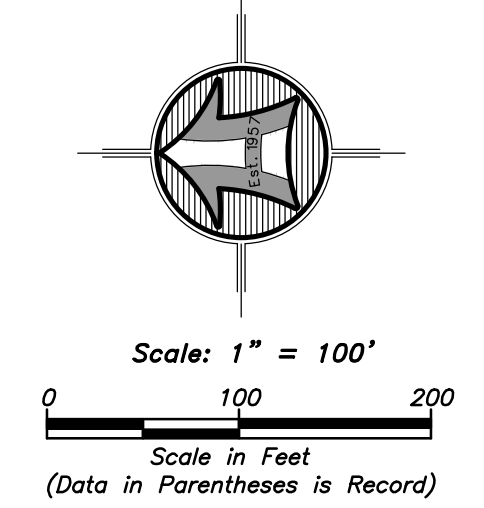
WEBER COUNTY ENGINEER

I hereby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.
Signed this _____ Day of _____, 2019.

Weber County Engineer

LEGEND

- Subject Property Line
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Existing Ditch Flowline
- Existing 5.0' Contour
- Existing 1.0' Contour
- Fence Line (Wire)
- Roadway Dedication
- Access Easement
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner



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
Signed this _____ Day of _____, 2019.

Chairman, Weber County Commission

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 _____, 2019.

Weber County Surveyor

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 Affect
Signed this _____ Day of _____, 2019.

Weber County Attorney

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 _____, 2019.

Weber-Morgan Health Department

Developer:
Sheryll Vanderhooff
2844 S. Chadwick St.
SLC, UT 84106
(801) 272-6276

- NOTE:
- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
 - Rebar and cap set on lot corners as shown hereon.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogdan Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
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