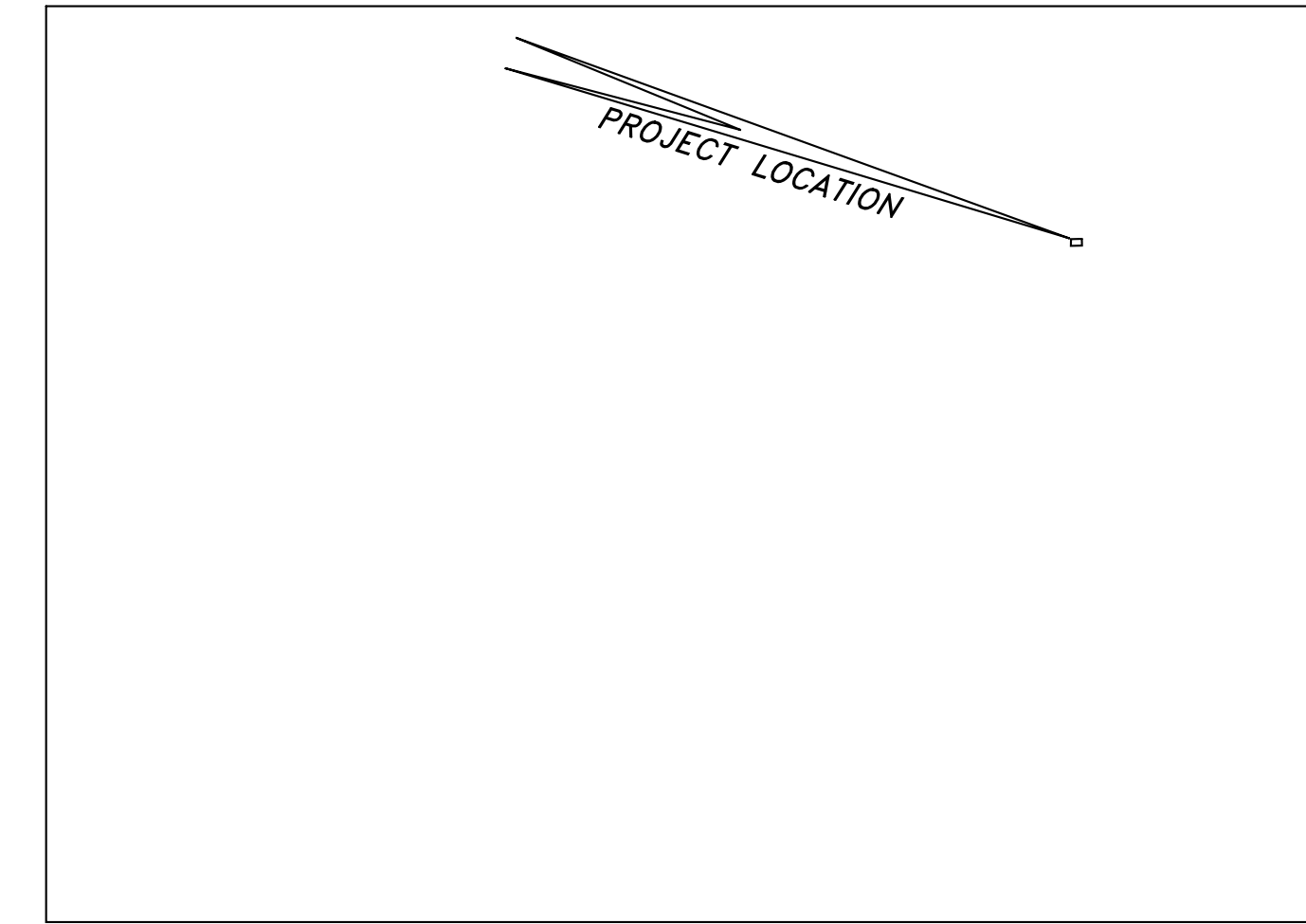


HUBBARD SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 6 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
U. S. SURVEY, WEBER COUNTY, UTAH



VICINITY MAP

PERCOLATION TESTS

SITE AND SOILS EVAL. NO. 1612
EXPLORATION PIT #1
0-20" SANDY LOAM
20-36" SANDY LOAM/STRUCTURE CHANGE
36-47" LOAMY SAND/CHANGE IN COLOR
47-54" SAND - SMALL GRAVEL
REQUIRED PERC. DEPTHS = 60", 48" AND 36"
GROUND WATER OBSERVED @ 80"
PERCOLATION TEST @ 60" = 20 MPI
PERCOLATION TEST @ 48" = 6.7 MPI
PERCOLATION TEST @ 36" = 34.3 MPI

BOUNDARY DESCRIPTION

HUBBARD SUBDIVISION
SHADOW & JENSEN PROPERTY
A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE SOUTH 88°44'32" WEST 1437.02 FEET;
THENCE SOUTH 00°00'00" EAST 767.22 FEET;
THENCE SOUTH 00°50'43" WEST 284.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°31'05" EAST 497.57 FEET TO THE CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 01°09'01" EAST 1528.11 FEET ALONG SAID CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 89°04'15" WEST 550.14 FEET TO A REBAR AND CAP;
THENCE NORTH 00°49'36" EAST 1524.01 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 18.35 ACRES INCLUDING COUNTY ROADWAY.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, CALLED: NORTH 88°44'32" EAST.

SURVEY NARRATIVE:

- A. THIS SURVEY WAS MADE AT THE REQUEST OF BART L. HUBBARD, 3685 SOUTH WHITE RAIL LANE, WEST HAVEN, UT 84401, TEL. 801-648-0021.
- B. THE PURPOSE OF THIS SURVEY IS TO ENLARGE A PARCEL LAND TO 3--ACRES PLUS IN ORDER TO QUALIFY FOR THE CONSTRUCTION OF A HOME THEREON.
- C. MONUMENTS SET ARE 5/8"x24" REBARS WITH CAPS STAMPED "MOUNTAIN ENGINEERING". OTHER MARKS OR MONUMENTS ARE AS INDICATED.
- D. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7 AS DETERMINED BY WEBER COUNTY SURVEY WITNESS CORNER BRASS CAPS AND CALLED: NORTH 88°44'32" EAST (STATE PLANE GRID BEARING).
- E. THE CENTERLINE OF 7800 EAST STREET, AS SHOWN HEREON, WAS ESTABLISHED OR PERPETUATED BY THE OFFICIAL PLAT OF RK-KY ACRES SUBDIVISION. SAID SUBDIVISION WAS RETRACED BY FIELD SURVEY OF REMAINING LOT CORNER MONUMENTS WHICH AGREED WITH THE PLAT. THE CENTERLINE OF 7800 EAST STREET AS SHOWN HEREON FALLS NEAR THE CENTERLINE OF THE ASPHALT ROADWAY AND SEEMS TO FIT THE EXISTING CONDITIONS WELL. THE FENCE LINE ALONG THE WEST LINE OF THE ROADWAY CONVERGES GRADUALLY WITH THE ASPHALT SURFACE AS IT CONTINUES SOUTH OF HUBBARD SUBDIVISION.

STATEMENT OF AGRICULTURAL USE

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE 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. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002).

ZONING

THE CURRENT ZONING FOR THIS PARCEL IS AV-3

BOUNDARY DESCRIPTION

HUBBARD SUBDIVISION
SHADOW & JENSEN PROPERTY
A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE SOUTH 88°44'32" WEST 1437.02 FEET;
THENCE SOUTH 00°00'00" EAST 767.22 FEET TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°31'05" EAST 497.57 FEET ALONG THE SOUTH LINE OF THE WILCOX PROPERTY (PARCEL NO. 210060008) TO THE CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 01°09'01" EAST 284.47 FEET ALONG SAID CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 88°31'05" WEST 497.57 FEET TO A REBAR AND CAP INTENDED TO BE PLACED ON THE EASTERLY LINE OF THE MCKAY PROPERTY (PARCEL NO. 210080011);
THENCE NORTH 00°50'43" EAST 284.71 FEET ALONG SAID PROPERTY TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 140,132 SQUARE FEET OR 3.22 ACRES.

THE EASTERLY 30.00 FEET (8,534 SQ FT) OF THE ABOVE DESCRIBED TRACT OF LAND LAYS WITHIN THE RIGHT OF WAY OF 7800 EAST STREET.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, CALLED: NORTH 88°44'32" EAST, UTAH STATE PLANE GRID BEARING.

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 AND DO HEREBY DEDICATE TO 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 HEREON AS PUBLIC UTILITY, IRRIGATION, STORM WATER DETENTION POND, 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, PIPED PRESSURE IRRIGATION OR OPEN IRRIGATION CANALS, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICH EASEMENT IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITH SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2013

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THE ____ DAY OF _____, 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BART L. HUBBARD, SIGNER OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC
RESIDING IN _____

CERTIFICATE OF SURVEYOR

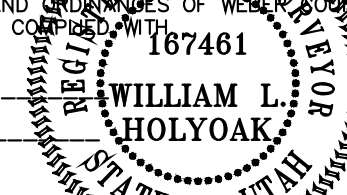
I, WILLIAM L. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 167461, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAD PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND THAT THIS PLAT OF:

HUBBARD SUBDIVISION

IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED POINTS OF BEGINNING, TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, AND DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEYOR'S FIELD NOTES AND MEASUREMENTS, 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 _____, 2013

WILLIAM L. HOLYOAK, PE & PLS
UTAH LAND SURVEYOR REGISTRATION NO. 167461

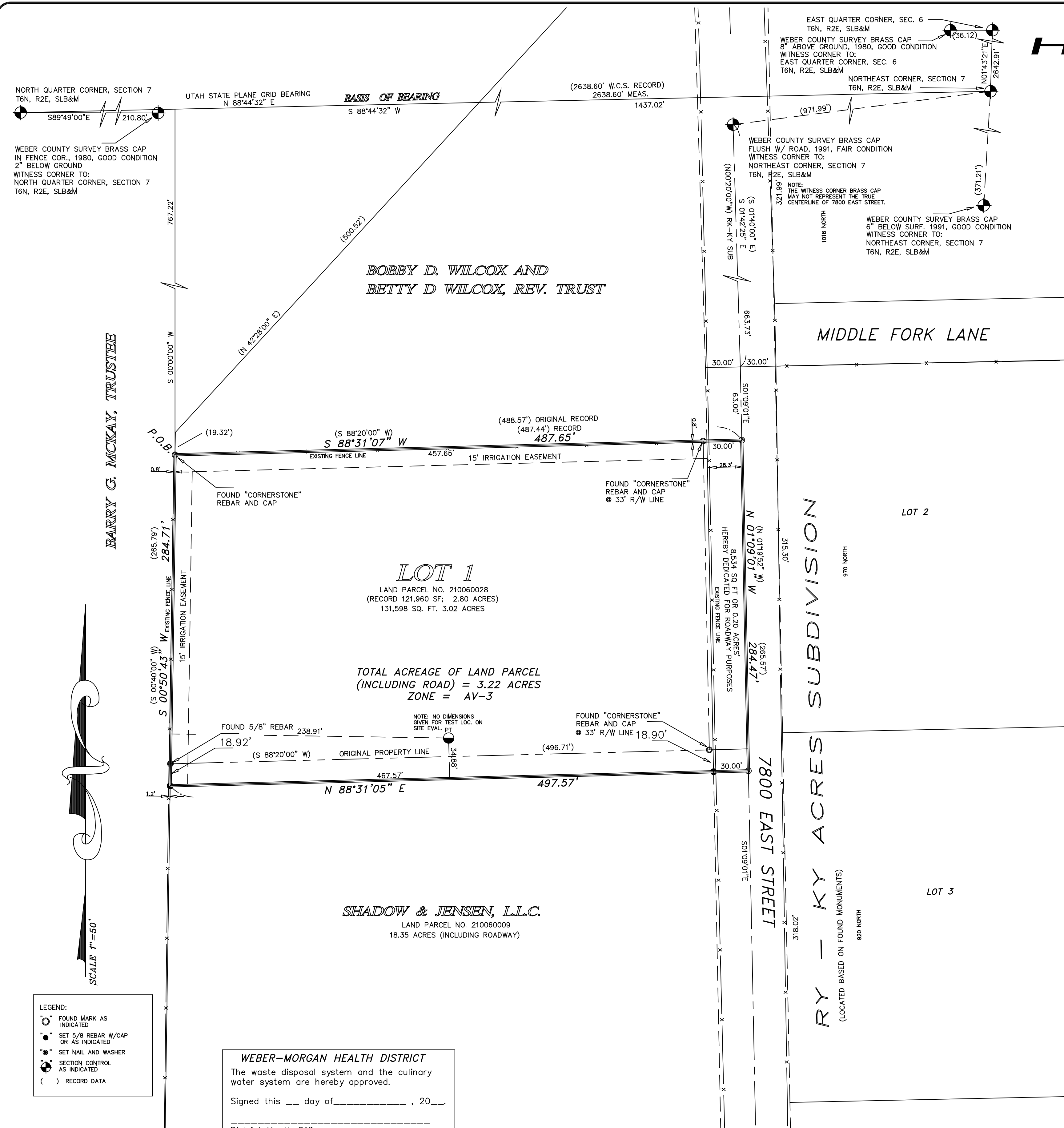


WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED AT _____
IN BOOK _____ OF THE OFFICIAL RECORDS,
PAGE _____

RECORDED FOR: _____

WEBER COUNTY RECORDER
BY: _____ DEPUTY.



LEGEND:
○ FOUND MARK AS INDICATED
● SET 5/8" REBAR W/CAP OR AS INDICATED
⊙ SET NAIL AND WASHER
⊛ SECTION CONTROL AS INDICATED
() RECORD DATA

WEBER-MORGAN HEALTH DISTRICT
The waste disposal system and the culinary water system are hereby approved.
Signed this ____ day of _____, 20____
District Health Officer

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

WEBER COUNTY PLANNING COMMISSION
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
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

WEBER COUNTY COMMISSION
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: _____

MOUNTAIN ENGINEERING
P. O. BOX 309
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-3979

DATE	BY	COMMENTS
2/13	JWH	REVISED PER WEBER COUNTY
4/13	JWH	REVISED PER WEBER COUNTY

REGISTERED LAND SURVEYOR
167461
WILLIAM L. HOLYOAK
STATE OF UTAH

DESIGNED BY: J.W.H.
DRAWN BY: W.L.H.
DATE: FEBRUARY, 2013

HUBBARD SUBDIVISION
FINAL PLAT
A PART OF THE NE1/4 SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, U.S.
SURVEY
WEBER COUNTY, UTAH
FOR: BART L. HUBBARD, 3685 SOUTH WHITE RAIL LANE, WEST HAVEN, UT 84401, TEL. 801-648-0021
DRAWING NO. ME 12- 57
SHEET 1 OF 1
FILE:HUBBARD_SURV2.DWG