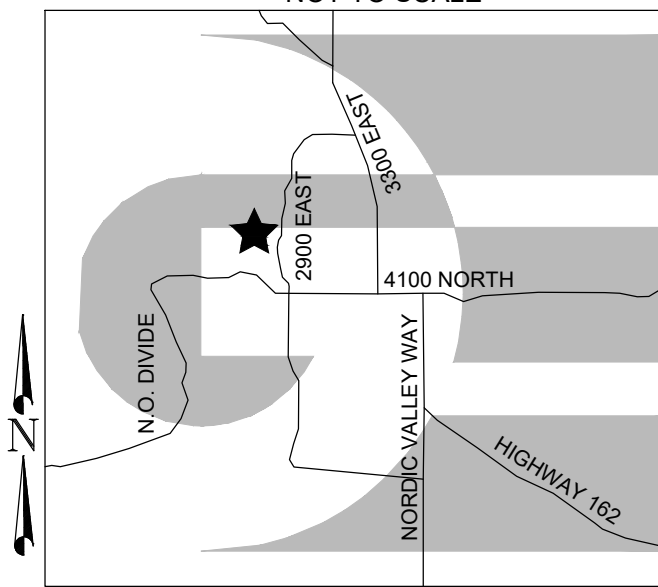


OSMAN SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
AUGUST 2020

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF THE STEVE RICH SUBDIVISION BEING LOCATED NORTH 00°11'08" EAST 163.50 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; RUNNING THENCE NORTH 00°11'08" EAST 284.53 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE HIDDEN SPRINGS RIDGE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID HIDDEN SPRINGS RIDGE SUBDIVISION SOUTH 89°46'46" EAST 1134.54 FEET; THENCE SOUTH 02°35'04" EAST 101.14 FEET; THENCE SOUTH 21°07'37" WEST 203.85 FEET TO THE NORTHEAST CORNER OF SAID STEVE RICH SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID STEVE RICH SUBDIVISION NORTH 89°24'28" WEST 1066.60 FEET TO THE POINT OF BEGINNING. CONTAINING 7.374 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS OSMAN SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

OSMAN SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, IRRIGATION, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES EXISTING IRRIGATION LINES, AND STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____ 2020.

BY: CHARLES G. OSMAN

BY: JENAE OSMAN

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2020, before me _____, A Notary Public, personally appeared CHARLES G. OSMAN, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2020, before me _____, A Notary Public, personally appeared JENAE OSMAN, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

CENTER QUARTER CORNER SECTION 18, T7N, R1E, S.L.B.&M. CALCULATED FROM WEBER COUNTY SURVEYOR BEARING SHEETS

RHODES FAMILY TRUST
220080079

N0°11'08"E 284.53'
10.00' P.U.E.
10.00' P.U.E.
10.00' P.U.E.
P.O.B.
N0°11'08"E 163.50'

ELINE2 LLC
223230001

ELINE2 LLC
223230001

LUKE ARNOLD
220090033

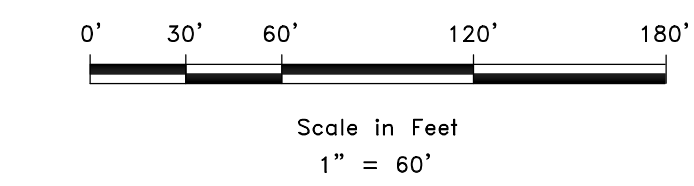
ELINE2 LLC
220090031

MR JENS NIELSEN 220080016

FOUND LANDMARK REBAR
REMNANTS OF EXISTING STRUCTURE

Entry number for Irrigation easement needs to be shown or dimensions needs to be shown.

SOUTHEAST CORNER SECTION 18, T7N, R1E, S.L.B.&M. FOUND 3" WEBER COUNTY BRASS CAP MONUMENT 1981, GOOD CONDITION 3" ABOVE GROUND SURFACE



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND PROPERTY CORNER
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- x EXISTING FENCE LINE

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 92.23 | 630.18 | 8°23'09" | S24° 16' 38"W | 92.15 |
| C2 | 180.49 | 333.00 | 31°03'16" | N12° 56' 34"E | 178.29 |
| C3 | 224.36 | 597.18 | 21°31'32" | S17° 42' 26"W | 223.04 |
| C4 | 198.37 | 366.00 | 31°03'16" | N12° 56' 34"E | 195.95 |

NOTES

- ZONE FV3 CURRENT YARD SETBACKS: FRONT 30', SIDE 20', REAR 30' MAIN BUILDING 10' ACCESSORY BUILDING
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0209F WITH AN EFFECTIVE DATE OF JUNE 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.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CHARLES OSMAN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°46'46" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 2900 EAST STREET WAS ESTABLISHED BY THE WEBER COUNTY SURVEY DEPARTMENT, THE DEDICATED PLATS OF HIDDEN SPRINGS RIDGE SUBDIVISION, STEVE RICH SUBDIVISION, AND THE OLD WHISPERING OAKS SUBDIVISION WERE ALSO USED TO DETERMINE THE BOUNDARY.

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| <p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY SURVEYOR</p> | <p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY ATTORNEY</p> | <p>WEBER COUNTY ENGINEER</p> <p>I 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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY ENGINEER</p> | <p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____ NAME/TITLE</p> | <p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p> | <p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>DIRECTOR WEBER-MORGAN HEALTH DEPT.</p> |
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| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEVELOPER: CCAZCO DEVELOPMENT CHARLES OSMAN 4337 N 2900 E LIBERTY UTAH 801-389-6555 | S1 1 | COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____ |
| <p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066</p> | | |