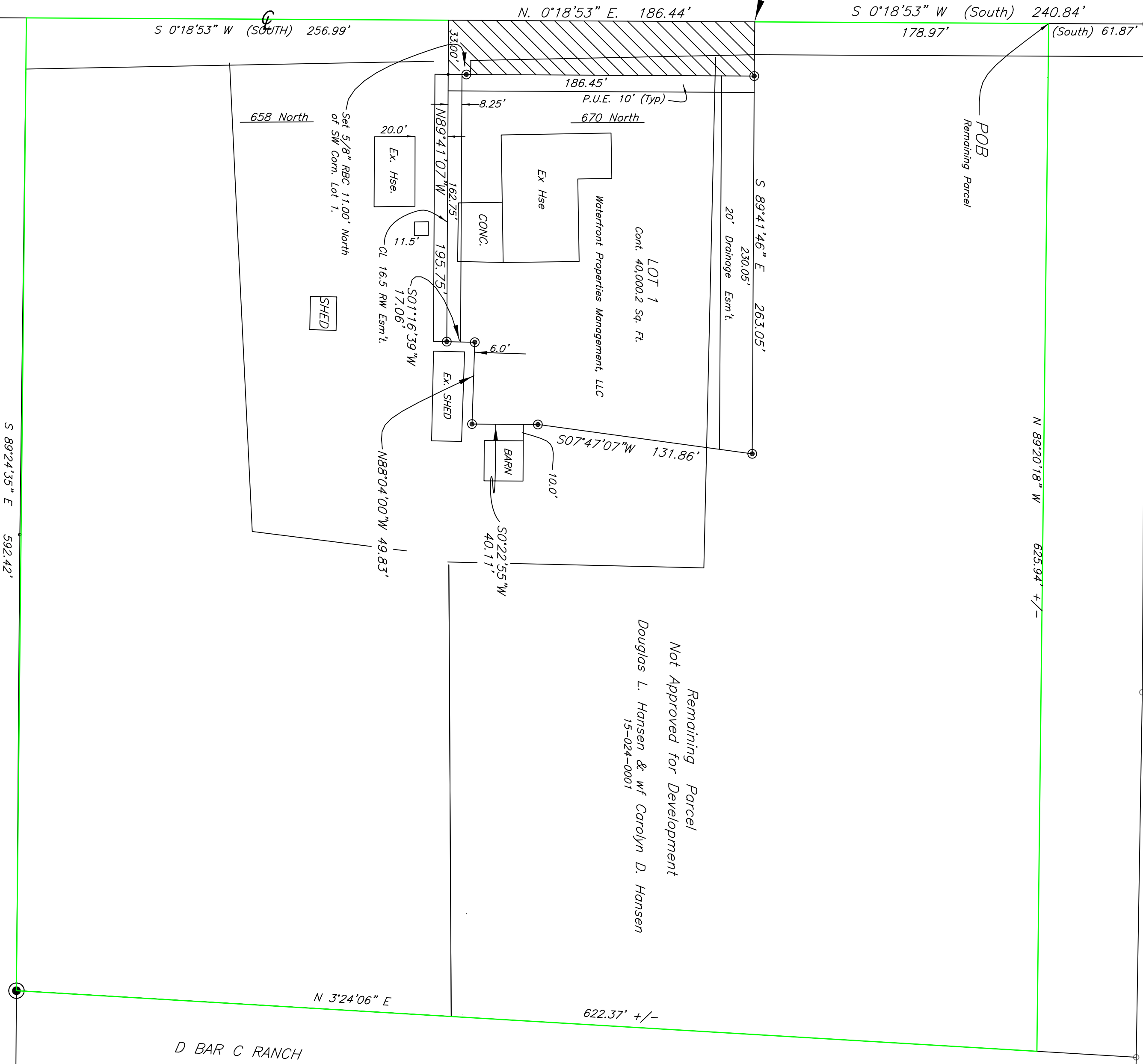


Waterfront Property Management
PART OF SE QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.
WEBER COUNTY, UTAH
24 Sep, 2013

NORTHWEST CORNER OF SOUTHEAST QUARTER SECTION 7, T. 6 N., R. 2 W., WEBER CO. SURVEYORS BRASS CAP. IN BING & RISER, DATED 1980.

5500 WEST ST.
 BASIS OF BEARINGS
 S 0°18'53" W (South) 2681.79'

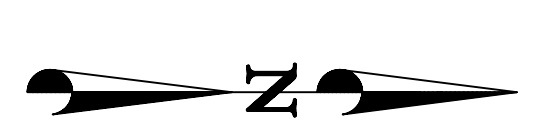


- LEGEND:**
- () DISTANCE AND OR BEARING PER DEED OR PLAT.
 - NO PARENTHESIS IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
 - EXISTING FENCES.
 - SET 5/8" REBAR (2x4-5/8") & C.&L.S. CAP.
 - EXISTING POWER POLE
 - EDGE OF EXISTING PAYMENT
 - EXISTING FIRE HYDRANT
 - STREET DEDICATION - 6,132.5 Sq. Ft.

PREPARED BY:
C. L. S., Inc.
 870 CANYON ROAD
 OGDEN, UTAH 84404
 Ph. (801) 399-4935 E-mail: CLS@CLSL.COM

NOTE:
 AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURE IS NOT PERMITTED IN THE SUBDIVISIONS FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

Scale : 1" = 50'



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEARS S.01°18'53"W (SOUTH) 240.84 FEET ALONG BEGINNING AT A POINT WHICH BEARS S.01°18'53"W (SOUTH) 263.05 FEET ALONG THE CENTERLINE OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED AND PLUNING THENCE S.89°41'46"E 263.05 FEET THENCE S.20°47'07"W 131.86 FEET THENCE S.07°22'55"W 40.11 FEET THENCE N.89°04'00"W 49.83 FEET THENCE S.01°16'39"W 17.06 FEET THENCE N.89°41'07"W 195.75 FEET MORE OR LESS TO SAID QUARTER SECTION LINE, AS MONUMENTED, THENCE N.00°18'53"E (NORTH) 186.44 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONJECTURE TO SAID SECTION WITH 4,175.5 FOOT WIDE RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS, THE RIGHT OF WAY BEING 8.25 FEET WIDE ON EITHER SIDE. A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGAINING AT A POINT WHICH BEARS S.01°18'53"W (SOUTH) 427.28 FEET AND S.89°41'07"E 33.00 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED, AND RUNNING THENCE S.89°41'07"E 182.75 FEET.

Remaining Parcel-Not Approved for Development

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGAINING AT A POINT WHICH BEARS S.01°18'53"W (SOUTH) 240.84 FEET ALONG QUARTER SECTION LINE, FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED, 191.80 FEET THENCE S.09°24'54"E 162.26 FEET THENCE S.01°16'39"W 17.06 FEET THENCE S.07°22'55"W 40.11 FEET THENCE N.89°41'07"W 195.75 FEET MORE OR LESS TO SAID QUARTER SECTION LINE, THENCE S.00°18'53"W (SOUTH) 296.99 FEET, MORE OR LESS TO THE PROJECTION OF AN EXISTING FENCE LINE FROM THE EAST, THENCE S.89°24'35"E 592.42 FEET TO AND ALONG SAID FENCE, THENCE N.89°20'18"W 625.93 FEET MORE OR LESS TO SAID FENCE, THENCE N.89°04'00"W 49.83 FEET MORE OR LESS TO SAID QUARTER SECTION, THENCE S.07°22'55"W 40.11 FEET TO THE POINT OF BEGINNING.

CONVAINING 7.63 ACRES, MORE OR LESS, SUBJECT TO AND TOGETHER WITH A 16.5 FOOT WIDE RIGHT OF WAY, FOR THE PURPOSE OF INGRESS AND EGRESS, THE RIGHT OF WAY BEING 8.25 FEET WIDE ON EITHER SIDE. A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGAINING AT A POINT WHICH BEARS S.01°18'53"W (SOUTH) 427.28 FEET AND S.89°41'07"E 33.00 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED, AND RUNNING THENCE S.89°41'07"E 182.75 FEET.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 7911(170143) IN ACCORDANCE WIT TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT AND THAT I AM A MEMBER OF THE PROFESSION OF LAND SURVEYORS. I HAVE PLACED AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND FURTHER CERTIFY THAT ALL LOTS IN Waterfront Property Management HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEGRFF P.L.S. 7911(170143)

NARRATIVE

THE REQUEST OF THIS SURVEY WAS MADE BY DOUGLAS HANSEN (& wt. Carolyn Hansen), OWNER OF WATERFRONT PROPERTIES MANAGEMENT, LLC. THE BASIS OF BEARINGS IS STATE PLANE GRID, WHICH LIES BETWEEN THE CENTER OF SECTION 7 (AS MONUMENTED) AND THE NORTHWEST CORNER OF THE UNDEVELOPED 60 ACRES S.L.B.&M. WHICH BEARS S.01°18'53"W PER THE WEBER COUNTY SURVEYOR'S RECORDS AND AS MONUMENTED BY WEBER COUNTY BRASS CAP MONUMENTS.

THE AS MONUMENTED SECTION LINE WAS USED AS THE CENTERLINE OF 5500 WEST ST. QUIT CLAIM DEEDS HAVE BEEN PREPARED FOR WATERFRONT PROPERTIES MANAGEMENT, LLC, TO ADJUST THE OLD BOUNDARY OF THE DAVID L. HANSEN ESTATES, AND FOR THE REMAINING PARCEL OF DOUGLAS AND CAROLYN HANSEN, AS SHOWN.

O W N E R S D E D I C A T I O N

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **Waterfront Property Management**, AND DO HEREBY DEDICATE AND GRANT TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT AND SUBDIVISIONS THEREON AS SHOWN ON THE PLAT, AND DO HEREBY GRANT AND ESTABLISH OVER SAID TRACT AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES AND STORM WATER DETENTION PONDS AND DRAINAGE CHANNELS IN THEIR NATURAL STATE, PRESERVATION AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF WEBER }
 I, _____, }
 PERSONALLY APPEARED _____, }
 ON THIS _____ DAY OF _____, 20____, }
 AND }
 SIGNED(S) OF THE ADJUCENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY }
 EXECUTED THE SAME. }
 NOTARY PUBLIC _____ RESIDING AT _____ }
 MY COMMISSION EXPIRES: _____ }

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 _____, 20____

 SIGNATURE

WEBER COUNTY ENGINEER

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

SIGNED THIS _____ DAY OF _____, 20____

 SIGNATURE

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 THIS _____ DAY OF _____, 20____

 TITLE

 CHAIRMAN, WEBER COUNTY COMMISSION

 ATTEST

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOIL, PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE _____ DAY OF _____, 20____

 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

COUNTY RECORDER	
ENTRY No. _____	FEE PAID _____
FILED FOR RECORD AND RECORDED:	
IN BOOK _____ PAGE _____	19 _____ AT _____
OF OFFICIAL RECORDS:	
RECORDED FOR:	
COUNTY RECORDER:	
BY:	

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____

 COUNTY SURVEYOR

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

DEVELOPER: DOUGLAS HANSEN
 164 South 3600 West
 Ogden, Utah 84404