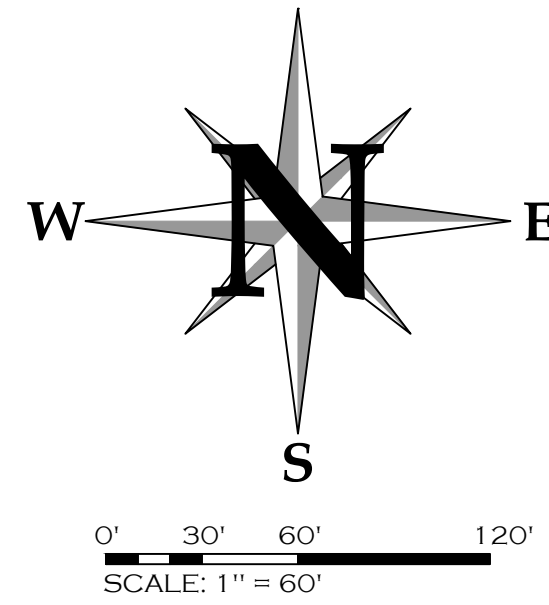


NORTH FORK RANCH SUBDIVISION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
TOWN OF LIBERTY, WEBER COUNTY, UTAH

FEBRUARY 2014



- Show condition of found monuments
- Legal doesn't match annotations, as noted
- Show legend symbol of set rebar/cap at all lot corners
- Rotate all bearings to State Plane Grid
- Remove contouring when final Mylar is called for.
- It will be necessary to extend property lines to CL of road and dedicate entire 33' half width of road to public. Road alignment is provided hereon. The boundary description will need revising to reflect additional extension to the street CL.
- Show public utility easements, if required

POWELL G. & GWEN S. RHODES
TAX ID NO. 22-004-0034
QUIT CLAIM DEED
ENTRY NO. 1984261

BLAINE & SUSAN OAKESON
TAX ID NO. 22-004-0108
WARRANTY DEED
ENTRY NO. 2672996

LOT 2, NORTH FORK RIVER PROPERTIES SUBDIVISION
MARILYN W ENZ, TRUSTEE
TAX ID NO. 22-004-0083

LOT 1,
CONTAINS 174,247 SQ/FT
OR 4.00 ACRES

LOT 2,
CONTAINS 182,236 SQ/FT
OR 4.18 ACRES

LOT 1,
STARNES ESTATES
FIRST AMENDMENT
MICHAEL D. & JULIE M. RHODES
TAX ID NO. 22-266-0001

LOT 1, NORTH FORK RIVER PROPERTIES SUBDIVISION
STACIE L. & RUSSEL B. INGRAM
TAX ID NO. 22-004-0082

GENERAL NOTES:

- THIS SUBDIVISION WILL CONTINUE TO ACCEPT STORM WATER RUNOFF FROM THE ROAD.

ROAD CL FALLS S86-13-18W 1225.15' FROM
E/4 SEC 7, RUNNING THENCE S33-47-54E
ALONG SAID CL. 66' WIDE ROAD (33' EACH
SIDE OF CL).
DEDICATE ENTIRE HALF WIDTH OF
ROADWAY BY EXTENDING PROPERTY LINES
TO CL STREET. SEE NOTE #5

This call doesn't
match legal
description, forces
misclose.

Rotate 0-29-18 to State Plane
Grid. See ROS filing #
003160.

SEE DISTANCE ON WEST
BOUNDARY OF PARCEL

SHOW (WBR CO) RECORD
VS MEASURED DISTANCE

SEE ROS FILING # 003160

WEBER COUNTY STATE
PLANE GRID N 0-45-13E

THIS BEARING IS THAT AS
DERIVED BY WEBER
COUNTY STATE PLANE
GRID) ALONG THE LINE
BETWEEN THE E/4 SEC 7
AND THE "P" OR "SE" 7
POSITION AS DEPICTED
BELOW.

LEGEND		
SECTION MONUMENT	STREET MONUMENT	REFERENCE/WITNESS MONUMENT
BREAK LINE	PROPERTY CORNER SET WITH 24"x5/8" REBAR AND PLASTIC CAP	CENTER LINE
PROPERTY LINE	SECTION LINE	EASEMENT LINE
GAS LINE	WATER LINE	

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

LEGAL DESCRIPTION
PART OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH FORK ROAD WHICH IS SOUTH 85°43' WEST 1260.60 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 34°23'00" EAST 281.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7, RUNNING THENCE SOUTH 34°23'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 602.02 FEET TO THE NORTHEAST CORNER OF LOT 1, NORTH FORK RIVER PROPERTIES SUBDIVISION; THENCE SOUTH 85°44'00" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 785.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 15°05'00" WEST ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 530.17 FEET TO THE SOUTHWEST CORNER OF LOT 2, NORTH FORK RIVER PROPERTIES SUBDIVISION; THENCE NORTH 85°44'00" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 583.27 FEET TO THE POINT OF BEGINNING.
CONTAINS 356,485 SQ/FT OR 8.18 ACRES AND 2 LOTS

SURVEY NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE PROPERTY LINES OF THE SUBJECT PROPERTY AND THEN TO DIVIDE SAID PROPERTY INTO TWO LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT.

SURVEY PERFORMED FOR:
JESSE HAMMONS
2947 S. MIDLAND DR.
OGDEN, UT 84401

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 WEST 2100 SOUTH, SYRACUSE, UT 84075
PHONE 801.725.8395
FAX 801.820.7775
WWW.UTAHLANDSURVEYING.COM

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 ___, 2014.

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 ___, 2014.

WEBER COUNTY ENGINEER
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.
SIGNED THIS ___ DAY OF ___, 2014.

PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ___ DAY OF ___, 2014.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE
I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT 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 THAT THIS PLAT OF NORTH FORK RANCH 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 RECORDERS 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 FULLY COMPLIED WITH.
MICHAEL L. WANGEMANN, PLS #6431156
DATE _____
STATE OF UTAH

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT, AND DO HEREBY:
NORTH FORK RANCH SUBDIVISION
AND HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH OTHERS WITHIN SAID SUBDIVISION ON, OVER, AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREET ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS.
SIGNED THIS ___ DAY OF ___, 2014.
SIGNATURE _____
NORTH FORK PROPERTIES, LLC
PRINT NAME AND TITLE _____

ACKNOWLEDGMENT
STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF ___, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT
STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF ___, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT
STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF ___, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT
STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ___ DAY OF ___, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

NORTH FORK RANCH SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TOWN OF LIBERTY, WEBER COUNTY, UTAH
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 ___, 2014.
ATTEST: _____
COUNTY RECORDER
COUNTY COMMISSION CHAIR

WEBER COUNTY RECORDER
ENTRY NO. _____ FILED FOR _____
FEE PAID _____ RECORD AND RECORDED _____
2014, AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____
WEBER COUNTY RECORDER _____
DEPUTY _____

MINIMUM 3" SQUARE BLOCK FOR RECORDING