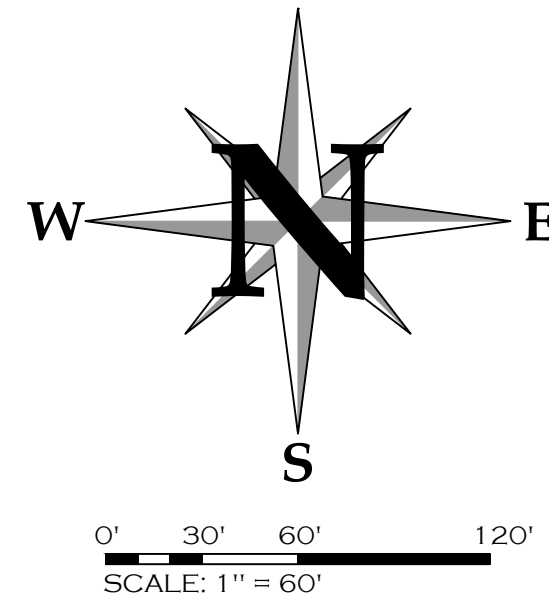


NORTH FORK RANCH SUBDIVISION

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



LEGEND

	SECTION MONUMENT		STREET MONUMENT		REFERENCE/WITNESS MONUMENT
	BREAK LINE		PROPERTY LINE		CENTER LINE
	GAS LINE		EASEMENT LINE		WATER LINE
	AREA TO BE DEDICATED TO WEBER COUNTY FOR PUBLIC RIGHT-OF-WAY				

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING STATE PLANE NORTH BEARING BETWEEN 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 86°13'18" WEST 1263.27 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 33°47'54" EAST 281.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7; AND RUNNING THENCE NORTH 86°13'18" EAST 38.15 FEET TO THE CENTERLINE OF NORTH FORK ROAD; THENCE SOUTH 33°47'54" EAST ALONG SAID CENTERLINE 602.02 FEET; THENCE SOUTH 86°13'18" WEST ALONG THE NORTH LINE OF LOT 1, NORTH FORK RIVER PROPERTIES SUBDIVISION, A DISTANCE OF 824.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 14°35'42" 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 86°13'18" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 622.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 376,774 SQ/FT OR 8.650 ACRES

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 HAMMOND
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.

SIGNATURE _____

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.

SIGNATURE _____

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.

SIGNATURE _____

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 17-23-47 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 HERIN 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 ORDINANCES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

MICHAEL L. WANGEMANN, PLS #6431156 DATE _____

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT:

NORTH FORK RANCH SUBDIVISION

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 DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS 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, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

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.

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.

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.

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.

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.

WEBER/MORGAN HEALTH DEPARTMENT

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.

SIGNATURE _____

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 RECORDER

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

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 _____
DEPUTY _____

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 174,468 SQ/FT
OR 4.005 ACRES

LOT 2,
CONTAINS 182,438 SQ/FT
OR 4.188 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:
1. 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.

I AGREE WITH THE PLACEMENT OF THE PROPCOR ON THE GRID, BUT ALTHOUGH YOU HAVE INCLUDED BOUNDING CALL TO THE LOT CORNER, MATHEMATICALLY IT APPEARS THAT THE NW CORNER OF PARCEL IS 0.56' TOO FAR WEST. SEE ADJACENT SURVEY # 3160 BY CLS SURVEYING.

CALCULATE THIS DISTANCE TO BE 621.67' OVERALL, HENCE 583.56' AFTER ROAD DEDICATION (38.11'). PLEASE VERIFY!

BOUNDARY DESCRIPTION HAS A CLOSURE ERROR OF 37.27'. LAST DISTANCE CALL GOES TO CL STREET INSTEAD OF TO THE P.O.B.

REVISE BOUNDARY DESCRIPTION TO REFLECT CURRENT DISTANCE CHANGES. RECHECK RESPECTIVE SQUARE FOOTAGES AND ACRES.

THIS DISTANCE IS SUBJECT TO CHANGE!

I AGREE WITH THE PLACEMENT OF THE PROPCOR ON THE GRID, BUT ALTHOUGH YOU HAVE INCLUDED BOUNDING CALL TO LOT CORNER, MATHEMATICALLY IT APPEARS THAT THE SW CORNER OF PARCEL IS 1.44' TOO FAR WEST. SEE ADJACENT SURVEY # 3106 BY CLS SURVEYING.

CALCULATE THIS DISTANCE TO BE 823.37' OVERALL, HENCE 785.26' AFTER ROAD DEDICATION. PLEASE VERIFY!

FOUND NEW POSITION OF 3" WEBER COUNTY SURVEYOR BRASS CAP MONUMENT (1998) IN GOOD CONDITION SOUTHEAST CORNER, SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (N82°54'03"E 23.25')

CALCULATED POSITION OF OLD SOUTHEAST CORNER, SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

FOUND REBAR & ORANGE CAP STAMPED "REEVE & ASSOCIATES" 1.30 FEET WEST OF OLD CAP.

FOUND REBAR & YELLOW CAP STAMPED "REEVE & REEVE - OGDEN"

FOUND 3" WEBER COUNTY SURVEYOR BRASS CAP MONUMENT (1963) IN GOOD CONDITION EAST QUARTER CORNER, SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

POINT OF BEGINNING FOUND REBAR & YELLOW CAP STAMPED "REEVE & ASSOCIATES"

33' HALF WIDTH PORTION OF GROUND TO BE DEDICATED TO WEBER COUNTY FOR PURPOSE OF PUBLIC RIGHT-OF-WAY CONTAINS 19,866.75 SQ/FT

100' SETBACK FOR AREA OF NON-DISTURBANCE

SET REBAR & CAP STAMPED "UTAH LAND SURVEYING"

SET REBAR & CAP STAMPED "UTAH LAND SURVEYING"

SET REBAR & CAP STAMPED "UTAH LAND SURVEYING"

FOUND REBAR & YELLOW CAP STAMPED "REEVE & ASSOCIATES" LYING ON ITS SIDE UNDER THE GRASS ON THE EDGE ON THE RIVER SET REBAR & CAP STAMPED "UTAH LAND SURVEYING"

FOUND REBAR & ORANGE CAP STAMPED "REEVE & ASSOCIATES" 1.30 FEET WEST OF OLD CAP.

FOUND REBAR & YELLOW CAP STAMPED "REEVE & REEVE - OGDEN"

FOUND NEW POSITION OF 3" WEBER COUNTY SURVEYOR BRASS CAP MONUMENT (1998) IN GOOD CONDITION SOUTHEAST CORNER, SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (N82°54'03"E 23.25')

CALCULATED POSITION OF OLD SOUTHEAST CORNER, SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN