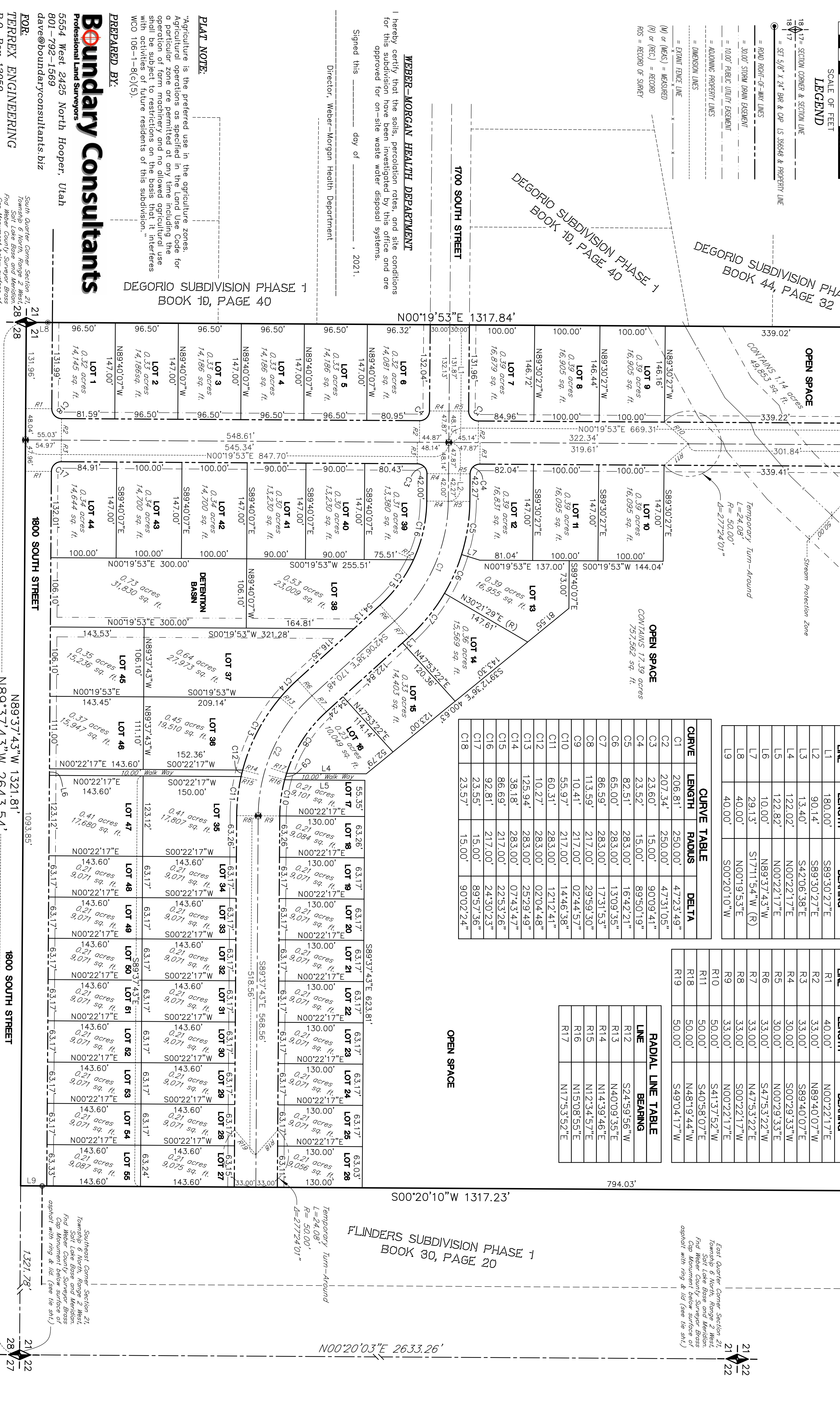
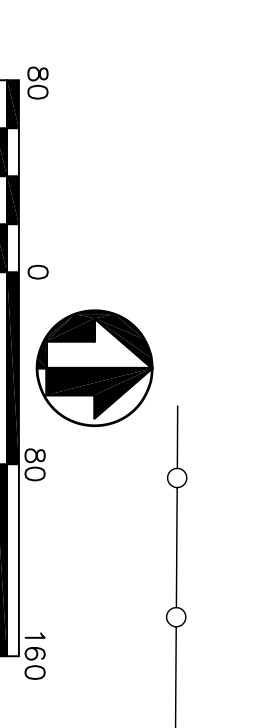


STAGECOACH ESTATES SUBDIVISION  
WEST WEBER, UTAH  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE COUNTY AND MERIDIAN  
SURVEY PERFORMED: JANUARY 2020  
KAPP, INVESTMENT  
COMPANY LLC  
15-057-0046



LINE	LENGTH	BEARING
L1	180.00'	S89°30'27"E
L2	90.14'	S89°30'27"E
L3	13.40'	S42°06'38"E
L4	122.02'	N00°22'17"E
L5	122.82'	N00°22'17"E
L6	10.00'	N89°37'43"W
L7	29.13'	S17°11'54"W (R)
L8	40.00'	N00°19'53"E
L9	40.00'	S00°20'10"W

LINE	LENGTH	BEARING
R1	40.00'	N00°22'17"E
R2	33.00'	N89°40'07"W
R3	33.00'	S89°40'07"E
R4	30.00'	S00°29'33"W
R5	30.00'	N00°22'17"E
R6	33.00'	S47°53'22"W
R7	33.00'	N47°53'22"E
R8	33.00'	S00°22'17"W
R9	33.00'	N00°22'17"E
R10	50.00'	S41°37'52"W
R11	50.00'	S40°58'07"E
R12	50.00'	N48°19'44"W
R13	50.00'	S49°04'17"W
R14	50.00'	S49°04'17"W
R15	50.00'	S49°04'17"W
R16	50.00'	S49°04'17"W
R17	50.00'	S49°04'17"W
R18	50.00'	S49°04'17"W
R19	50.00'	S49°04'17"W

**SURVEYORS CERTIFICATE**  
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 355548 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

**NARRATIVE**  
See Record of Survey #643 filed with the Weber County Surveyor.

**BOUNDARY DESCRIPTION**  
The Southwest Quarter of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah. Containing 40 acres, More or Less.

Subject Parcel being more particularly described as follows:  
A parcel of land comprising the 39.98 acres contained in Southwest Quarter of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Described in that certain Quit Claim Deed recorded as Entry 8279/8927/43 East 263.259 feet, coincident with the south line of the Southwest Quarter of said Section 21. Subject Parcel being more particularly described as follows:  
Beginning at the Weber County cross cap monument marking the South Quarter Corner of said Section 21, thence north 89°37'43" west 1321.81 feet, coincident with the Center Monumenting the G-S Sixteenth Corner, Thence South 89°36'09" East 1321.93 feet, coincident with the Center South Sixteenth Corner, Thence South 00°20'10" West 1317.23 feet, coincident with the East Sixteenth Section Line to the East Sixteenth Corner, Thence North 89°37'43" West 1321.81 feet, coincident with the south line of said Southwest Quarter of the Southeast Quarter of Section 21 to the point of beginning.

**OWNERS DEDICATION**  
Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and parcels of various sizes and shapes and having caused the same to be dedicated to the public as shown hereon, do hereby dedicate to the public the streets, sidewalks, and other public ways and facilities shown hereon and do hereby dedicate to the public the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips of easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements, in witness whereof we have hereunto set our signatures.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

XXXXXX  
XXXXXX  
XXXXXX

**ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
COUNTY OF WEBER }

On the \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Declaration, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**WEBER COUNTY RECORDER**  
ENTRY NUMBER \_\_\_\_\_  
FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS.  
DEPUTY COUNTY RECORDER \_\_\_\_\_

**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantees 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 \_\_\_\_\_, 2021.

**COUNTY SURVEYOR'S CERTIFICATE**  
I hereby certify that the Weber County Surveyor's 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 execute this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**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 \_\_\_\_\_, 2021.

**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 \_\_\_\_\_, 2021.

Chairman, Weber County Planning Commission \_\_\_\_\_ Title: \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees or other improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Chairman, Weber County Commission \_\_\_\_\_ Title: \_\_\_\_\_

**PREPARED BY:**  
**Boundary Consultants**  
Professional Land Surveyors  
5554 West 2425 North Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

**TEPPER ENGINEERING**  
South Quarter Corner Section 21,  
Township 6 North, Range 2 West,  
Salt Lake Base and Meridian,  
Weber County Surveyor Brass  
Cap Monument below surface of  
asphalt with ring & lid (see the plat).

**WEBER-MORGAN HEALTH DEPARTMENT**  
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site waste water disposal systems.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Director, Weber-Morgan Health Department \_\_\_\_\_

**PLAT NOTE:**  
Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.  
WCO 106-1-8(C)(5).

**DEGORIO SUBDIVISION PHASE 1**  
BOOK 10, PAGE 40

**DEGORIO SUBDIVISION PHASE 2**  
BOOK 44, PAGE 32

**FLINDERS SUBDIVISION PHASE 1**  
BOOK 30, PAGE 20