This is a partial review there include the following Common Open may be other red-lines and Space dedication as applicable The existing location, widths, and SURVEYORS CERTIFICATE STAGECOACH ESTATES SUBDIVISION "Grant and convey to the subdivision other dimensions of all existing or I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 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 comments once the road and lot (unit) owners association, all those WEST WEBER, UTAH platted land drains, culverts, 21 North Quarter Corner Section 21, Township 6 North, Range 2 West, parts or portions of said tract of land lots are adjusted LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21, completed by me in accordance with Section 17-23-17 and that I have verified all watercourses, wetlands, streams Salt Lake Base and Meridian. measurements, have placed monuments as shown hereon and that all lots meet the designated as common areas to be Fnd Weber County Surveyor Brass TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN corridor setbacks, flood plain within requirements of the Land Use Code. Cap Monument flush with surface KAPP, INVESTMENT SURVEY PERFORMED: JANUARY 2020 used for recreational and open space in fence line (see tie sht.). and immediately adjacent (within 30') COMPANY LLC purposes for the benefit of each lot **NARRATIVE** to the tract of land to be subdivided 15-057-0046 S89°36'09"E 1321.93' (unit) owners association member in See Record of Survey #6443 filed with the Weber County Surveyor WCO 106-1-5(a)(6) 147.00 1108.93 common with all others in the subdivision and grant and dedicate to BOUNDARY DESCRIPTION RADIAL LINE TABLE LINE TABLE 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, the county a perpetual open space LENGTH **BEARING** LINE LENGTH **BEARING** LINE SCALE OF FEET 180.00 S89°30'27"E R1 40.00' N00°22'17"E right and easement on and over the L1 LEGENDL2 R2 90.14 S89°30'27"E 33.00' N89°40'07"W common areas to guarantee to Weber Subject Parcel being more particularly described as follows: OPEN SPACE --Stream Protection Zone R3 L3 13.40' S42°06'38"E 33.00' S89°40'07"E 18 17 = SECTION CORNER & SECTION LINE County that the common areas remain A parcel of land comprising the 39.98 acres contained in Southwest Quarter of the R4 L4 122.02 N00°22'17"E 30.00 S00°29'33"W Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and open and undeveloped except for Meridian. Described in that certain Quit Claim Deed recorded as Entry #2779143 of the = SET 5/8" X 24" BAR & CAP LS 356548 & PROPERTY LINE R5 L5 30.00 122.82' N00°22'17"E N00°29'33"E Weber County Records. Basis of Bearing for subject description being South 89°37'43" East approved recreational, parking and L6 R6 10.00 N89°37'43"W 33.00' S47°53'22"W 2643.59 feet coincident with the south line of the Southwest Quarter of said Section 21. = ROAD RIGHT-OF-WAY LINES Subject Parcel being more particularly described as follows: open space purposes. S17°11'54"W (R` R7 L7 29.13 33.00' N47°53'22"E Temporary Turn-Around = 30.00' STORM DRAIN EASEMENT Beginning at the Weber County brass cap monument marking the South Quarter Corner of said Section 21, thence North 00°19'53" East 1317.84 feet coincident with the Center R8 L8 40.00' N00°19'53"E 33.00' S00°22'17"W WCO 106-7-1 L=24.08' R= 50.00' R9 = 10.00' PUBLIC UTILITY EASEMENT L9 40.00' S00°20'10"W 33.00' N00°22'17"E Quarter Section line to the number five rebar and cap stamped "Gardner Ena." Δ=277°24'01" East Quarter Corner Section 21, monumenting the C-S Sixteenth Corner; Thence South 89°36'09" East 1321.93 feet R10 50.00 S41°37'52"W = ADJOINING PROPERTY LINES Township 6 North, Range 2 West, coincident with the Center South Sixteenth Section line to a number five rebar and cap CURVE TABLE Salt Lake Base and Meridian. R11 50.00' S40°58'07"E stamped "Mtn Eng" monumenting the S-E Sixteenth Corner; Thence South 00°20'10" West Fnd Weber County Surveyor Brass = DIMENSION LINES CURVE | LENGTH **RADIUS** DELTA R18 50.00' 1317.23 feet coincident with the East Sixteenth Section Line to the East Sixteenth Corner; N48°19'44"W Cap Monument below surface of asphalt with ring & lid (see tie sht.) Thence North 89'37'43" West 1321.81 feet coincident with the south line of said Southwest = EXTANT FENCE LINE C1 R19 50.00 206.81 250.00 47°23'49" S49°04'17"W Quarter of the Southeast Quarter of Section 21 to the point of beginning. S89°30'27"E Where a subdivision complies C2 207.34 47°31'05" 250.00 (M) or (MEAS.) = MEASURED147.00 RADIAL LINE TABLE OPEN SPACE C3 23.60 (R) or (REC.) = RECORD15 00' 90°09'41" with the cluster subdivision LOT 9 LOT 10 ROS = RECORD OF SURVEY CONTAINS 17.39 acres C4 LINE **BEARING** 23.52 89°50'19" 15 00' 0.39 acres provisions of the Land Use 757,562 sq. ft. 16,905 sq. ft. 16,095 sq. ft. C5 R12 S24°59'56"W 82.51 283.00 16°42'21" Code, the final plat shall C6 R13 283.00' 13°09'35" N40°09'35"E 65.00 The existing location, indicate underneath the N89°30'27"W S89°30'27"E R14 С7 283.00 17°31'53" 86.59 N14°39'46"E widths, and other 146.44 147.00 R15 С8 subdivision name the words 113.59 217.00 29°59'30" N12°34'57"E LOT 8 dimensions of all existing С9 R16 217.00' 10.41 02°44'57" N15°08'55"E "Cluster Subdivision". WCO LOT 11 S89°40'07"E 0.39 acres 0.39 acres C10 R17 55.97 217.00' 14°46'38" N17°53'52"E or platted streets or 73.00 16,905 sq. ft. 106-1-8(c)(1)b. 16,095 sq. ft. C11 60.31 283 00' 12°12'41" railroad lines within and is this a cluster subdivision? C12 283.00 10.27 02°04'48" N89°30'27"W S89°30'27" immediately adjacent C13 **1**46.72 147.00 283.00' 125.94 25°29'49" (within 30') to the tract of C14 LOT 12 38.18 07°43'47" LOT 7 land to be subdivided 0.39 acres C15 0.39 acres 217.00' 22°53'26" 86.69 16.831 sq. ft. PH 20 16,879 sq. ft. OWNERS DEDICATION C16 217.00' 24°30'23" WCO 106-1-5(a)(6) C17 23.55 15.00' 89°57'36" Known all men by these presents that we, the undersigned owners of the above LOT 14 described tract of land having caused the same to be subdivided into lots and C18 23.57' 15.00' 90°02'24" 1700 SOUTH STREET 15,569 sq. ft. VISI PA(public streets as shown on this plat and name said tract Stagecoach Estates Subdivision, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public streets the **OPEN SPACE** Check acreage on all lots 1<u>11</u> 130, same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes -132.04 -- -- \times as shown hereon, with no buildings or structures being erected within such LOT 15 WEBER-MORGAN HEALTH DEPARTMENT is walkway open space or dedicated for easements, in witness we have hereunto set our signatures. LOT 6 public walk 13,380 sq. ft. for this subdivision have been investigated by this office and are 14,081 sq. ft. Signed this_____day of______2021. approved for on-site waste water disposal systems. S89°40'07"F S89°37'43"E 623.81' 55.35' 63.26' 63.17' 63.17' 63.17' 63.17' 63.17' 63.17' 63.17' 63.03' 147.00' Signed this _____ day of _____ , 2021. LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 40 LOT 5 0.30 acres 0.33 acres Director, Weber-Morgan Health Department 13,230 sq. ft. 14,186 sq. ft. Temporary Turn-Around XXXXXX L=24.08' S89°40'07"E N89°40'07"W R= 50.00' 147.00' 147.00 *— ∆=277°24'01"* LOT 41 LOT 4 0.30 acres 0.33 acres 13,230 sq. ft. 14,186 sq. ft. N89°40'07"W The location, widths, and N89°40'07"W 147.00' 106.10 other dimensions of proposed 147.00 -63.17' -63.17 ACKNOWLEDGMENT LOT 37 LOT 42 public streets, private streets, LOT 3 STATE OF UTAH 0.34 acres 0.33 acres private access rights of way, PLAT NOTE: 14,700 sq. ft. DETENTION COUNTY OF WEBER 14.186 sq. ft BASIN or alleys with proper labeling S89°40'07"E "Agriculture is the preferred use in the agriculture zones. N89°40'07"W On the_____day of_____2021, personally appeared before me, the Agricultural operations as specified in the Land Use Code for of spaces to be dedicated to 147.00 147.00' undersigned Notary, in and for said County of Weber, in said State of Utah, the a particular zone are permitted at any time including the signers of the above Owner's Dedication, two (2) in number, who duly operation of farm machinery and no allowed agricultural use public or designated as LOT 43 LOT 2 acknowledged to me that they signed it freely and voluntarily for the purposes shall be subject to restrictions on the basis that it interferes N89°37'43"W N89°37'43"W 0.34 acres 63.17 63.17 63.17 63.17 0.33 acres 63.17**'** private. WCO 106-1-5(a)(7) therein mentioned. with activities of future residents of this subdivision." 14,700 sq. ft. 14,186sq. ft. 106.10 111.10' WCO 106-1-8(c)(5). LOT 48 | LOT 49 | LOT 50 | LOT 51 | LOT 52 | LOT 53 | LOT 54 | LOT 55 LOT 47 LOT 45 S89°40'07"E PREPARED BY: Notary Public My Commission Expires Boundary Consultants Professional Land Surveyors LOT 1 LOT 44 Southeast Corner Section 21, 0.32 acres 0.34 acres Township 6 North, Range 2 West, 14,145 sq. ft. 14,644 sq. ft. Salt Lake Base and Meridian. Fnd Weber County Surveyor Brass 5554 West 2425 North Hooper, Utah Cap Monument below surface of 801-792-1569 asphalt with ring & lid. (see tie sht.) dave@boundaryconsultants.biz South Quarter Corner Section 21, Township 6 North, Range 2 West, 28 Salt Lake Base and Meridian. 28 The Weber County Surveyor Res -----1800 SOUTH STREET N89°37'43"W 1321.81 TERREX ENGINEERING 1800 SOUTH STREET N89°37'43"W 2643.54' P.O. Box 13059 Cap Monument below surface of WEBER COUNTY RECORDER asphalt without ring & lid (see tie sht.) BASIS OF BEARING OGDEN, Utah 84412 801-458-9647 ENTRY NUMBER WEBER COUNTY PLANNING COMMISSION APPROVAL WEBER COUNTY ATTORNEY COUNTY SURVEYOR'S CERTIFICATE WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE hereby certify that the Weber County Surveyor's Office has reviewed This is to certify that this subdivision plat, the dedication of FILED FOR RECORD AND RECORDED THIS this plat and all conditions for approval by this office have been streets and other public ways and financial guarantee of public satisfied. The approval of this plat by the Weber County Surveyor I hereby certify that the required public improvement improvements associated with this subdivision, thereon are hereby I have examined the financial guarantee and other documents associated with this subdivision plat and in my does not relieve the Licensed Land Surveyor who execute this plat standards and drawings for this subdivision conform with approved and accepted by the Commissioners of Weber County, _2021, IN BOOK County standards and the amount of the financial quarantee from the responsibilities and/or liabilities associated therewith. This is to certify that this subdivision plat was duly opinion they conform with the County Ordinance applicable Utah this _____ day of _____ , 2021. OFFICIAL RECORDS is sufficient for the installation of these improvements. thereto and now in force and affect. approved by the Weber County Planning Commission on Signed this _____ day of _____ , 2021 Signed this _____, day of ____, 2021. Signed this _____ day of _____ , 2021. the _____ day of _____ , 2021. Chairman, Weber County Commission DEPUTY COUNTY RECORDER Chairman, Weber County Planning Commission Signature Signature

Owner's Dedication Certificate shall