

Story Farm Subdivision

Weber County, Utah

A Part of the Northwest Quarter of Section 28,
Township 7 North, Range 1 East, S.L.B.&M.
August 2013

Northwest Corner of Sec. 28,
T. 7 N., R. 1 E., S.L.B.&M. Fnd
Weber Co. Brass Cap Mon.
1981 Good Condition.

North Quarter Corner of Sec. 28,
T. 7 N., R. 1 E., S.L.B.&M. Fnd
Weber Co. Brass Cap Mon.
1976 Good Condition.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and 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 have Hereby Subdivided said Tract into One (1) Lot, know Hereafter as Story Farm Subdivision in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the Ground, I Further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this _____ day of _____, 2013.

K Greg Hansen Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian. Beginning at an existing fence corner being a point on the Northeastery Right-of-Way Line of State Highway 162 Located South 89°19'49" East 1406.32 Feet along the North line of said Northwest Quarter and South 00°00'00" East 2002.08 Feet from the Northwest Corner of said Northwest Quarter; Running Thence along said fence line the following two (2) courses; (1) North 44°20'46" East (North 45° East by record) 256.74 Feet; and (2) North 02°44'05" East (North 01°31' East by record) 469.99 Feet to the southwest corner of the Spencer Ferrin Subdivision; Thence South 49°45'45" East 932.43 Feet along the south boundary line of said Spencer Ferrin Subdivision to the West Boundary of the Brent Story Property, Entry No. 2044575 being an existing fence line; Thence along said West Boundary Line and fence line the following four (4) courses; (1) South 46°24'18" West (South 45° West by record) 265.13 Feet; (2) North 59°27'20" West 77.96 Feet (60 Feet more or less by record); (3) South 47°17'08" West 180.14 Feet; and (4) South 59°13'16" West 154.60 Feet to said Northeastery Right-of-Way Line of State Highway 162; Thence along said Northeastery Right-of-Way Line the following two (2) Courses: (1) North 51°59'25" West 418.93 Feet; and (2) Along the arc of a 2897.90 Foot Radius Curve to the Left 73.94 Feet, Having a Central Angle of 01°27'43", Chord Bears North 52°43'17" West 73.94 Feet to the point of beginning. Containing 9.24 Acres.

Subject to the following 30.00 Foot wide Ingress and Egress Easement:

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian. Beginning at a point on the Northeastery Right-of-Way Line of State Highway 162 Located South 89°19'49" East 1406.32 Feet along the North line of said Northwest Quarter and South 00°00'00" East 2002.08 Feet from the Northwest Corner of said Northwest Quarter; Running Thence North 44°20'46" East 256.74 Feet; Thence North 02°44'05" East 215.50 Feet; Thence North 52°22'52" East 199.21 Feet; Thence South 49°45'45" East 30.69 Feet; Thence South 52°22'52" West 191.79 Feet; Thence South 44°20'46" West 264.19 Feet to said Right-of-Way Line; Thence in a Northwesterly Direction to the left Along the Arc of a 2897.90 Foot Radius Curve, a Distance of 30.26 Feet, Chord Bears North 53°09'13" West 30.26 Feet, Having a Central Angle of 00°35'54" to the Point of Beginning.

OWNER'S DEDICATION AND CERTIFICATION

Know 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 as shown on this plat and name said tract Story Farm Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets the 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 as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority in witness we have here unto set our signature this _____ day of _____, 2013.

William C. Story

Dixie R. Story

ACKNOWLEDGMENT

On this _____ day of _____, William C. Story and Dixie R. Story, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of _____, State of Utah, the Signers of the Attached Owners' Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public
13-3-92c V12.DWG 13-3-92 KGH 08/05/13

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

Easement "A" Description

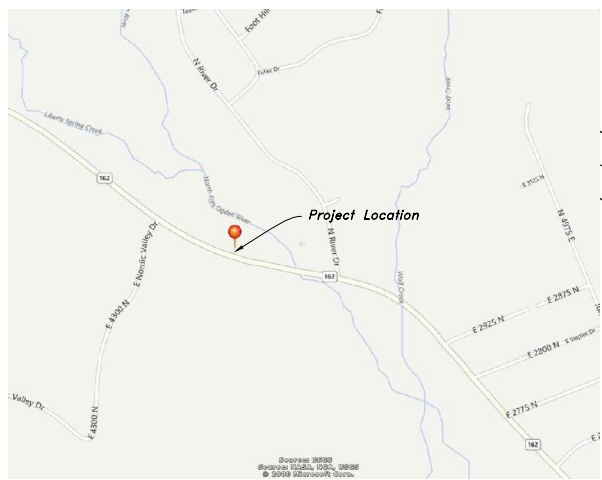
A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian. Beginning at a point on the Northeastery Right-of-Way Line of State Highway 162 Located South 89°19'49" East 1406.32 Feet along the North line of said Northwest Quarter and South 00°00'00" East 2002.08 Feet from the Northwest Corner of said Northwest Quarter; Running Thence North 44°20'46" East 256.74 Feet; Thence North 02°44'05" East 215.50 Feet; Thence North 52°22'52" East 199.21 Feet; Thence South 49°45'45" East 30.69 Feet; Thence South 52°22'52" West 191.79 Feet; Thence South 02°44'05" West 213.02 Feet; Thence South 44°20'46" West 264.19 Feet to said Right-of-Way Line; Thence in a Northwesterly Direction to the left Along the Arc of a 2897.90 Foot Radius Curve, a Distance of 30.26 Feet, Chord Bears North 53°09'13" West 30.26 Feet, Having a Central Angle of 00°35'54" to the Point of Beginning.

- Notes:
1- The Vertical Datum is NGVD29
2- The Sewer System will be septic
3- Lowest Floor of any structure Cannot be below an elevation of 4216

NARRATIVE

The purpose of this survey was to establish and set the property corners of the parcels as shown and described hereon creating a two (2) lot subdivision. The survey was ordered by Chuck Story. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 28, T7N, R1E, S.L.B.&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears South 89°19'49" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Vicinity Map



WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission. Signed this _____ Day of _____, 2013

Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

I hereby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements. Signed this _____ Day of _____, 2013

Weber County Engineer

APPROVED
WEBER FIRE DISTRICT
10/23/2013 8:40:27 AM

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 Signed this _____ Day of _____, 2013

Chairman, Weber County Commission

Attest

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 the 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 _____, 2013

Weber County Surveyor

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 _____, 2013

Weber County Attorney

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 Wastewater Disposal Systems. Signed this _____ Day of _____, 2013

Weber-Morgan Health Department

HAI
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

Developer:
Chuck Story
3192 No. Hwy 162
Eden, Utah 84310
(801) 644-9246