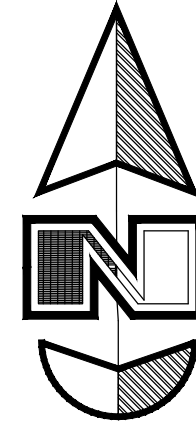


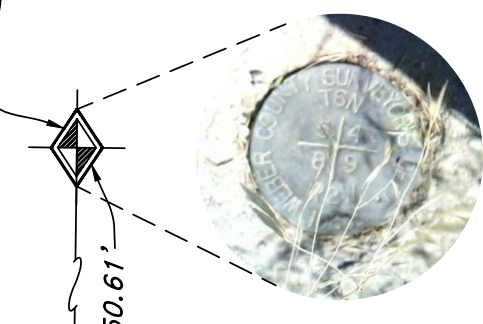
VICINITY MAP
Not to Scale



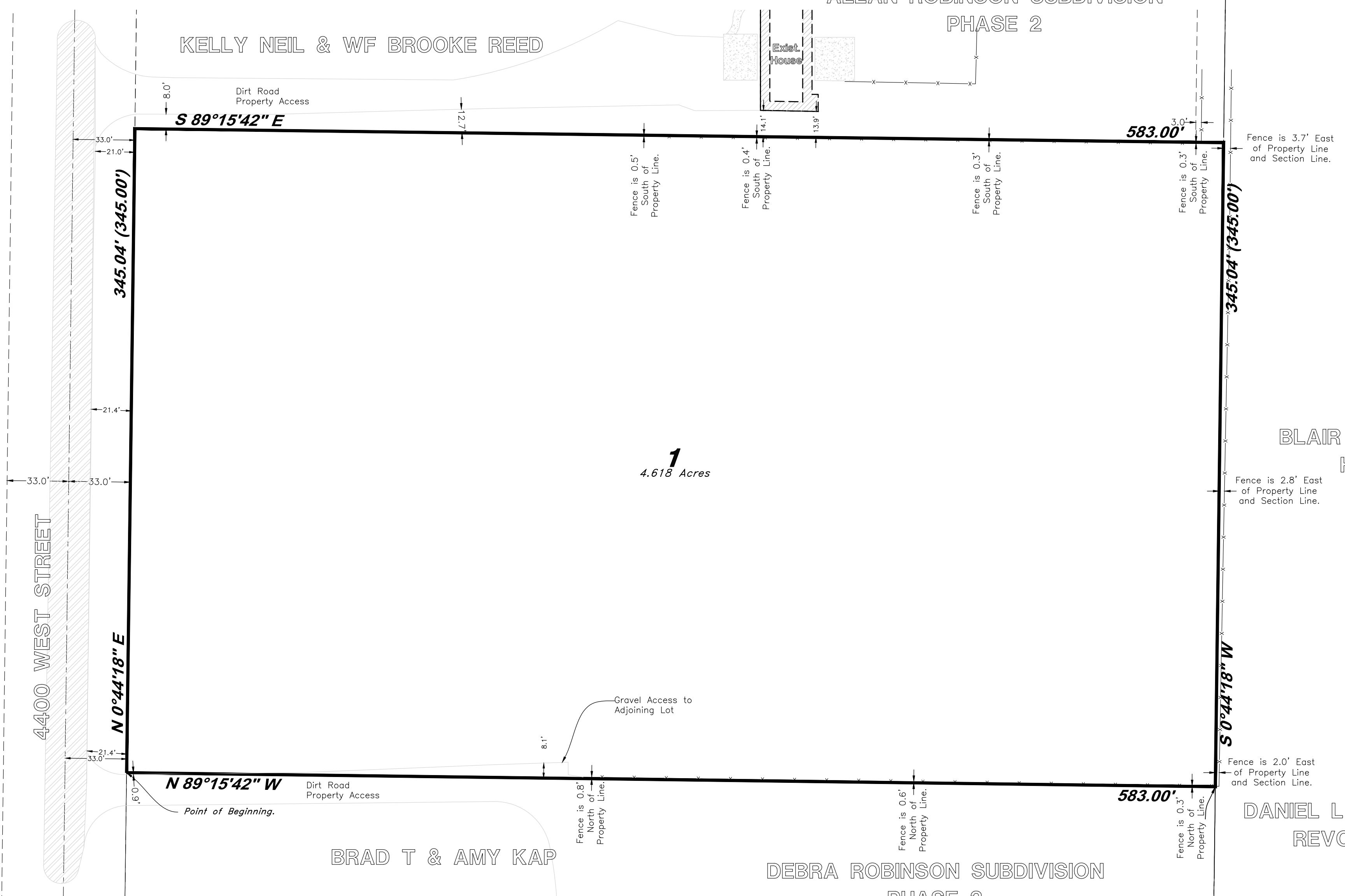
Legend

- ⊕ Monument to be set
- ⊕ Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- ▨ Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- ⊙ A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Northeast Corner Section 8, T6N, R2W SLB&M, U.S. Survey. (Found W.C.S. Monument in Good condition)



ALLAN ROBINSON SUBDIVISION
PHASE 2



SURVEYORS NARRATIVE

This survey was requested by Ryan Toller for the purpose of finding the boundaries of the parcel to create a subdivision to make the lot build-able.
 Basis of Bearing for this survey is South 0°44'18" West measured between the found Northeast Corner of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, and the Found East Quarter Corner of Said Section 8.
 Measured distance was used on the West and East sides of the parcel rather than the record to hold the call in the deed. "along the East Right of Way line of 4400 West street, 345.00 feet, more or less, to the Southwest Corner of Allan Robinson Subdivision Phase 2" the measured distance being to Allan Robinson Subdivision. The bearing held in the survey also does not match that of description because of the call along Allan Robinson Subdivision. Said Subdivision being established with a different basis of bearing. After rotating the bearing N 89°15'42" W paralleling the Debra Robinson Subdivision.
 4400 West was established using the Debra Robinson Subdivision Phase 3 as a 66.00 foot Right of Way.
 Field work was completed February 08, 2021 Property Corners were monument as depicted on this plat.

RECORD DESCRIPTION

Part of the Northeast Quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
 Beginning at a point which is the Northwest Corner of Debra Robinson Subdivision Phase 3 as recorded with the Weber County Recorder of the State of Utah Book 77 at Page 37 of Plats, Which is also at a point on the 4400 West street and running thence North 0°44'18" East along the East Right of Way line of 4400 West street, 345.00 feet, more or less, to the Southwest Corner of Allan Robinson Subdivision Phase 2 as recorded with the Weber county recorder of the state of Utah in Book 40 at Page 84 of Plats; thence South 89°15'37" East 583.00 feet, more or less, along the South line of Allan Robinson Subdivision Phase 2 and continuing along said course to the Section line; thence South 0°44'18" West 345.00 feet, more or less, to the Northeast Corner of Debra Robinson Subdivision Phase 3; thence North 89°15'42" West 583.00 feet, more or less, to the East line of 4400 West street, being the Point of Beginning.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

TENTATIVE FINAL

Andy Hubbard

East Quarter Corner of Section 8, T6N, R2W SLB&M U.S. Survey (Monument Found)



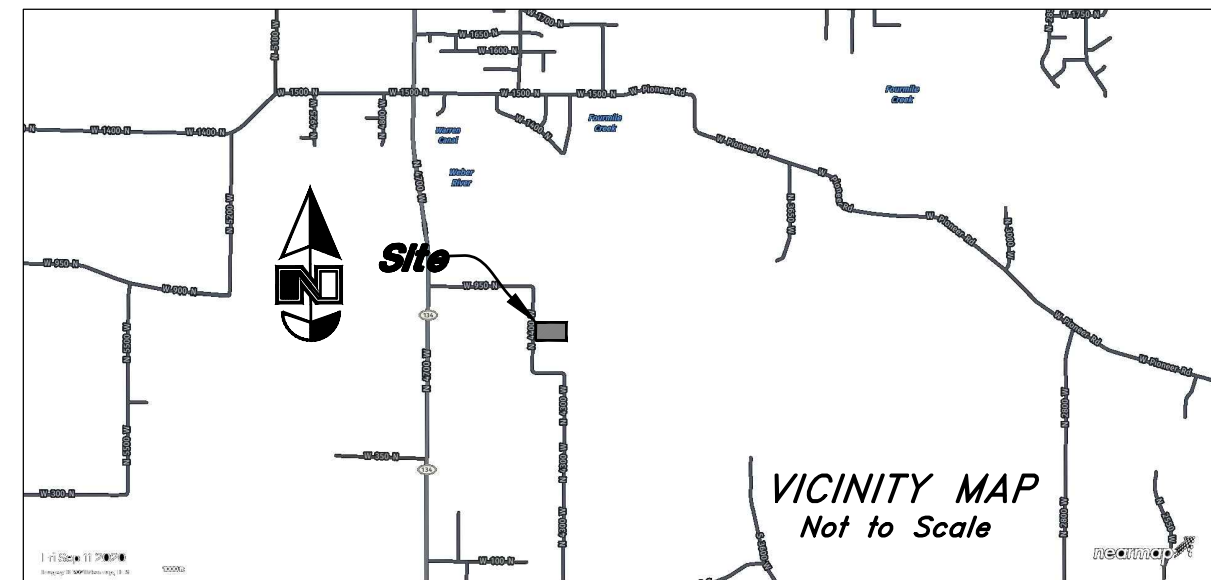
REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.L.C. (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Record of Survey
Toller
 Approx. 4400 West 780 North Ogden City, Weber County, Utah
 A part of the Northeast Quarter of Section 8, T6N, R2W SLB&M, U.S. Survey

Feb, 2021
 SHEET NO.
C2
 21N710



Toller Homestead Subdivision

A part of the Northeast Quarter of Section 8, T6N, R2W, SB&M, U.S. Survey
Weber County, Utah
February 2021

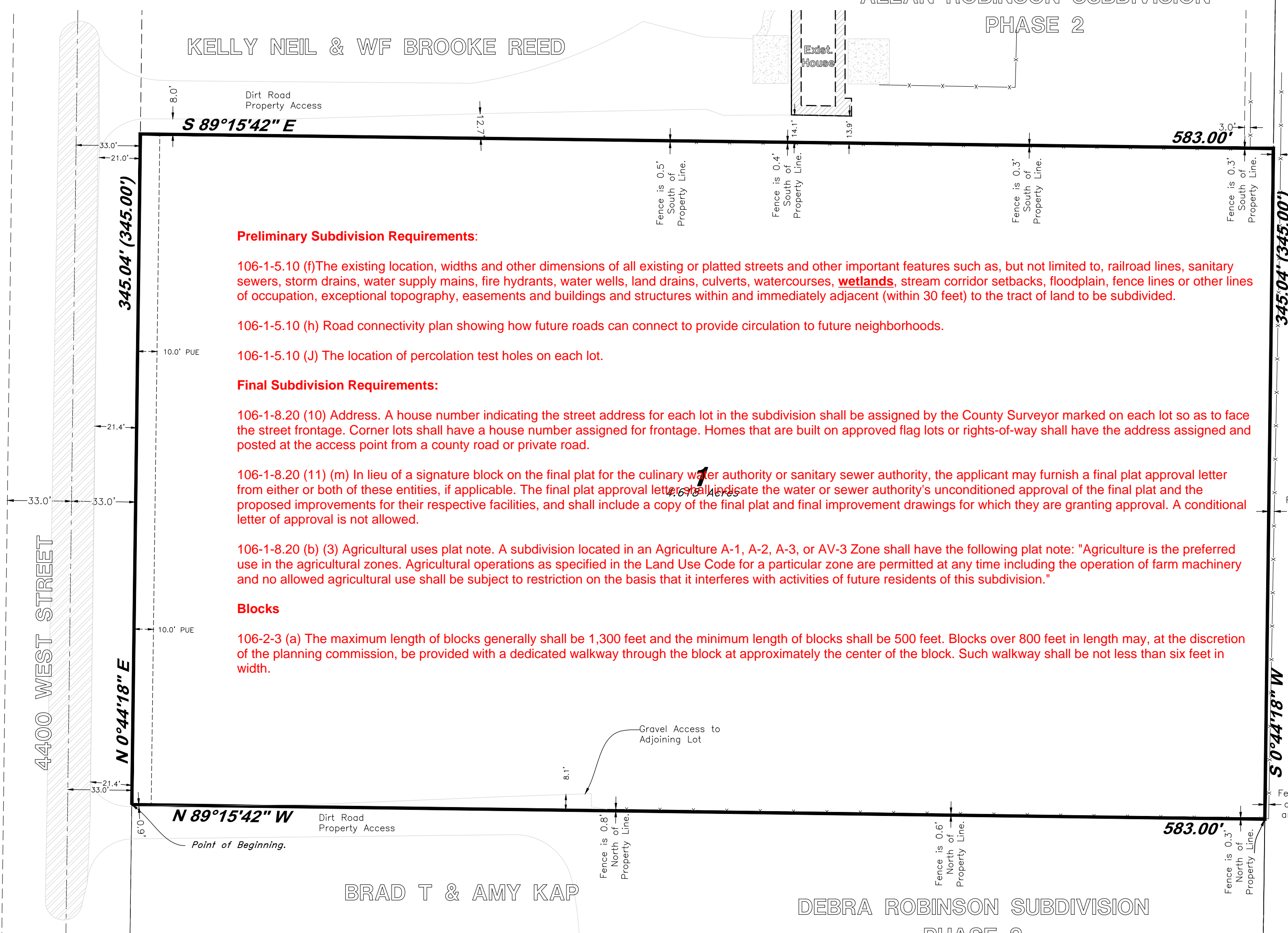
SURVEYORS NARRATIVE

This survey was requested by Ryan Toller for the purpose creating a subdivision to make a build-able lot. Basis of Bearing for this survey is South 0°44'18" West measured between the found Northeast Corner of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, and the Found East Quarter Corner of Said Section 8. See Record of survey filed with Weber County for more information regarding the re-tracement of the property lines. Property Corners were monument as depicted on this plat.

Northeast Corner Section 8, T6N, R2W SLB&M, U.S. Survey. (Found W.C.S. Monument in Good condition)

ALLAN ROBINSON SUBDIVISION PHASE 2

KELLY NEIL & WF BROOKE REED



Preliminary Subdivision Requirements:

106-1-5.10 (f) The existing location, widths and other dimensions of all existing or platted streets and other important features such as, but not limited to, railroad lines, sanitary sewers, storm drains, water supply mains, fire hydrants, water wells, land drains, culverts, watercourses, wetlands, stream corridor setbacks, floodplain, fence lines or other lines of occupation, exceptional topography, easements and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided.

106-1-5.10 (h) Road connectivity plan showing how future roads can connect to provide circulation to future neighborhoods.

106-1-5.10 (j) The location of percolation test holes on each lot.

Final Subdivision Requirements:

106-1-8.20 (10) Address. A house number indicating the street address for each lot in the subdivision shall be assigned by the County Surveyor marked on each lot so as to face the street frontage. Corner lots shall have a house number assigned for frontage. Homes that are built on approved flag lots or rights-of-way shall have the address assigned and posted at the access point from a county road or private road.

106-1-8.20 (11) (m) In lieu of a signature block on the final plat for the culinary water authority or sanitary sewer authority, the applicant may furnish a final plat approval letter from either or both of these entities, if applicable. The final plat approval letter shall indicate the water or sewer authority's unconditioned approval of the final plat and the proposed improvements for their respective facilities, and shall include a copy of the final plat and final improvement drawings for which they are granting approval. A conditional letter of approval is not allowed.

106-1-8.20 (b) (3) Agricultural uses plat note. A subdivision located in an Agriculture A-1, A-2, A-3, or AV-3 Zone shall have the following plat note: "Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision."

Blocks

106-2-3 (a) The maximum length of blocks generally shall be 1,300 feet and the minimum length of blocks shall be 500 feet. Blocks over 800 feet in length may, at the discretion of the planning commission, be provided with a dedicated walkway through the block at approximately the center of the block. Such walkway shall be not less than six feet in width.

NOTES

1. A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.

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 ___, 2021.

Chairman, Weber County Commission

Attest: _____

Title: _____

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 ___, 2021.

Chairman, Weber County Planning Commission

DEVELOPER:
Ryan Toller
2674 West 2925 North
Farr West, Utah

ENGINEER/SURVEYOR:
Great Basin Engineering, Inc.
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515



SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Allan Robinson Subdivision Phase 3 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

TENTATIVE FINAL
Signed this ___ day of ___, 2021.

6242920
License No. _____
Andy Hubbard

DESCRIPTION

Part of the Northeast Quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is the Northwest Corner of Debra Robinson Subdivision Phase 3 as recorded with the Weber County Recorder of the State of Utah Book 77 at Page 37 of Plats, which is also at a point on the 4400 West street and running thence North 0°44'18" East along the East Right of Way line of 4400 West street, 345.00 feet, more or less, to the Southwest Corner of Allan Robinson Subdivision Phase 2 as recorded with the Weber county recorder of the state of Utah in Book 40 at Page 84 of Plats; thence South 89°15'42" East (Record South 89°15'37" East) 583.00 feet, more or less, along the South line of Allan Robinson Subdivision Phase 2 and continuing along said course to the Section line; thence South 0°44'18" West 345.00 feet, more or less, to the Northeast Corner of Debra Robinson Subdivision Phase 3; thence North 89°15'42" West 583.00 feet, more or less, to the East line of 4400 West street, being the Point of Beginning.

OWNERS DEDICATION

We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a Lot as shown on the plat and name said tract Toller Homestead Subdivision and do hereby grant and convey to Weber County the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further 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 forever.

Signed this ___ day of ___, 2021.

Ryan Toller - Owner

Tracy Toller - Owner

ACKNOWLEDGMENT

State of Utah } ss
County of Weber

The foregoing instrument was acknowledged before me this ___ day of ___ 2021 by _____ Ryan Toller.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

ACKNOWLEDGMENT

State of Utah } ss
County of Weber

The foregoing instrument was acknowledged before me this ___ day of ___ 2021 by _____ Tracy Toller.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for 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 ___, 2021.

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 effect.

Signed this ___ day of ___, 2021.

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 ___, 2021.

Director, Weber-Morgan Health Department

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 Engineer

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