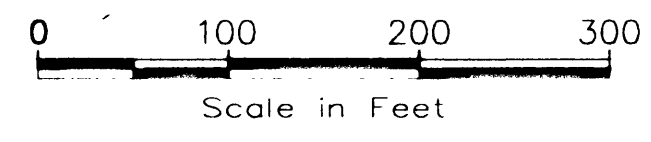
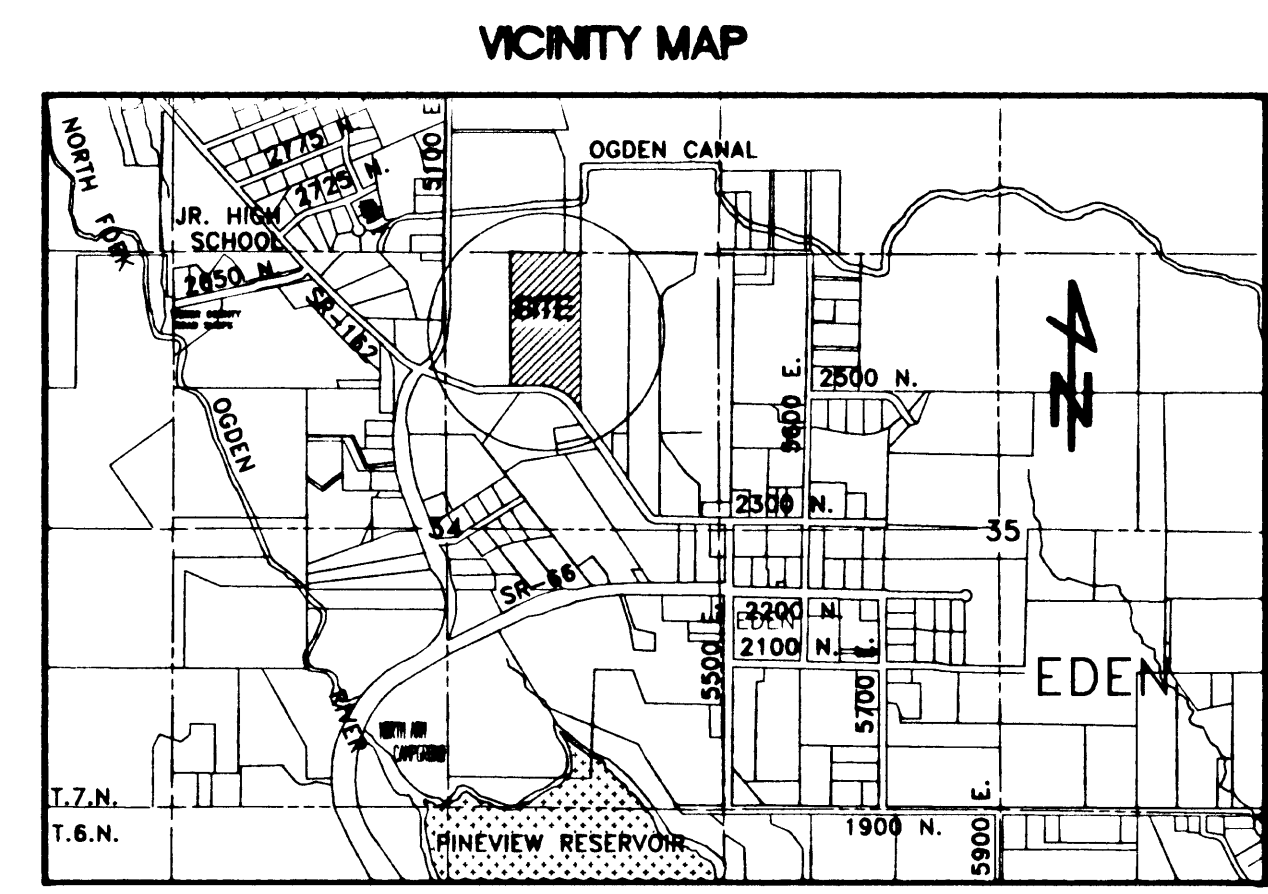


BROWN'S SUBDIVISION
THE EAST HALF OF THE NORTHWEST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 34
AND PART OF THE NORTHEAST QUARTER OF
SECTION 34, T7N, R1E, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER 2001



SURVEYOR'S CERTIFICATE

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAN COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

BOUNDARY DESCRIPTION

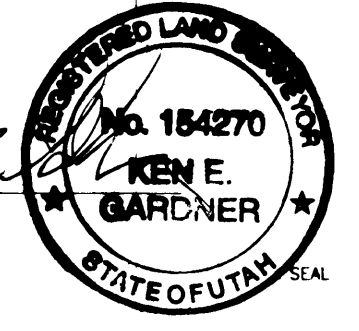
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, MORE PARTICULARLY DESCRIBED:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 34 WHICH BEARS BEGINNING N 89°50'05" W 1324.99 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 34 AND THENCE THE FOLLOWING COURSES:

COURSES:	LENGTH
S 00°45'23" W	1,444.76 FT.
ALONG A FENCE LINE TO THE NORTH R.O.W. OF UTAH STATE ROAD #182, THENCE;	
N67°28'49" W	12.80 FT.
ALONG AN OLD EXISTING FENCE BEING THE SAID NORTH R.O.W. LINE; THENCE	
N45°11'43" W	160.73 FT.
ALONG AN OLD EXISTING FENCE BEING THE SAID NORTH R.O.W. LINE; THENCE	
N68°47'51" W	37.89 FT.
ALONG AN OLD EXISTING FENCE BEING THE SAID NORTH R.O.W. LINE; THENCE	
N83°49'42" W	75.38 FT.
ALONG AN OLD EXISTING FENCE BEING THE SAID NORTH R.O.W. LINE; THENCE	
N88°51'57" W	428.84 FT.
ALONG AN OLD EXISTING FENCE BEING THE SAID NORTH R.O.W. LINE TO A WEST FENCE LINE; THENCE	
N 01°36'11" E	1,298.70 FT.
ALONG A FENCE LINE TO THE NORTH LINE OF SAID SECTION 34, THENCE;	
S 89°50'05" E	647.06 FT.
ALONG THE NORTH LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING.	

CONTAINS 867,219 SQ. FT.
19.909 ACRES

BASIS OF BEARING: N 89°50'05" W
FROM THE NORTHEAST CORNER OF SECTION 34 TO THE NORTH 1/4 CORNER OF SECTION 34, T7N, R1E, SLB&M, O.R. (WEBER COUNTY SURVEYOR).



12/17/2001
DATE
SIGNATURE

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT BROWN'S 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.

GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM 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.

William David Brown
BY:
WILLIAM DAVID BROWN
OWNER / DEVELOPER

SUMMARY OF WEBER-MORGAN HEALTH DEPARTMENT RECOMMENDATIONS & PERCOLATION TESTS AND SOIL EXPLORATION WAS BY ROGER WILDE ON 7/8/98 & 10/21/01. ACTUAL TEST RESULTS ARE ON FILE WITH THE WEBER-MORGAN HEALTH DEPARTMENT. THE LOCATION AND TEST RECOMMENDATIONS WERE FURNISHED BY THE DEVELOPER AND HAVE NOT BEEN VERIFIED BY GARDNER ENGINEERING.

PERC TEST LOCATION	PERC RATE	TYPE WASTEWATER DISPOSAL
TP 1	40 MPI	MAX TRENCH DEPTH 12"
TP 2	40 MPI	MAX TRENCH DEPTH 12"
TP 3	40 MPI	AT-GRADE SYSTEM

- NOTES**
- 45 REBAR 24" LONG AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 154270) AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - TP LOCATION OF PERCOLATION TEST PITS.
 - MW LOCATION OF GROUND WATER MONITORING WELLS.

DEVELOPER
DAVID BROWN
232 N. DONNA AVENUE
OGDEN, UTAH 84404
(801) 430-1055

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 5th DAY OF MARCH 2001

David C. Barker
WEBER COUNTY PLANNING DIRECTOR
FOR CHAIRMAN

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 16th DAY OF December, 2001

Curtis Christensen

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 5th DAY OF March 2001

Alan H. Benson
CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: Admin. Assist. ATTEST: *Fatima Blackford*

WEBER-MORGAN COUNTY 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 25th DAY OF January 2001

Mike Tibbets
DIRECTOR, WEBER-MORGAN COUNTY HEALTH DEPARTMENT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER) SS

ON THIS 21st DAY OF December, 2001,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE SIGNER AND OWNER MR. WILLIAM DAVID BROWN WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Josel S. Martinez
NOTARY PUBLIC

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2001

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT MAKE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITY AND LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 16th DAY OF December, 2001

Ken E. Gardner

AGRICULTURAL AV-3 ZONE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCES 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.

NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF DAVID BROWN FOR THE PURPOSE OF SUBDIVIDING HIS PROPERTY TO CREATE AGRICULTURAL VALLEY ZONE LOTS.

Prepared By:
William David Brown

WEBER COUNTY RECORDER

ENTRY NO. 1832202 FEE PAID \$33.00 FILED FOR RECORD AND RECORDED 01-MAR-2002 AT 11:31 AM IN BOOK 55 OF OFFICIAL RECORDS, PAGE 49 RECORDED FOR WILLIAM DAVID BROWN

Doug Crofts
COUNTY RECORDER
BY: *Karen Thompson*
DEPUTY

5150 SOUTH WASHINGTON BLVD.
OGDEN, UT 84405
(801) 476-0202

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