

HALE KINDERFARM 1ST AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JUNE 2022

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

ALL OF LOT 2 HALE KINDERFARM SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON SOUTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET BEING LOCATED SOUTH 00°03'49" WEST 804.98 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" WEST 1857.64 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 00°27'10" EAST 582.63 FEET; THENCE SOUTH 45°27'10" EAST 42.43 FEET; THENCE SOUTH 00°27'10" EAST 442.72 FEET; THENCE NORTH 89°32'50" EAST 250.00 FEET; THENCE SOUTH 00°27'10" EAST 337.13 FEET; THENCE NORTH 81°01'33" WEST 888.94 FEET; THENCE NORTH 01°06'18" WEST 751.98 FEET; THENCE NORTH 89°32'50" EAST 248.53 FEET; THENCE NORTH 00°27'10" WEST 517.76 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 86°47'49" EAST 357.69 FEET TO THE POINT OF BEGINNING, CONTAINING 17.526 ACRES.

PLEASE NOTE: THIS IS NOT A FINAL REVIEW. MORE COMMENTS MAY BE ADDED IN FUTURE REVIEWS.

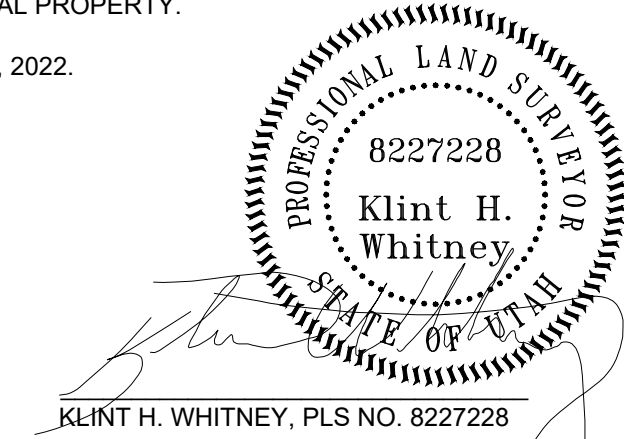
PLEASE NOTE: ADDRESSES WILL BE PROVIDED ON THE 2ND REVIEW.

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... within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5.10(f)

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS PULSIFER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RE-TRACE OR RE-ESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

NAME NEEDS TO BE UPDATED. → PULSIFER SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2022.

THE PHILLIP N. HALE REVOCABLE TRUST ESTABLISHED BY DECLARATION OF TRUST DATED JANUARY 14, 1998

BY: PHILLIP N. HALE / TRUSTEE

THE BARBARA B. HALE REVOCABLE TRUST ESTABLISHED BY DECLARATION OF TRUST DATED JANUARY 14, 1998

BY: BARBARA B. HALE / TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2022, personally appeared before me PHILLIP N. HALE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE OF THE PHILLIP N. HALE REVOCABLE TRUST ESTABLISHED BY DECLARATION OF TRUST DATED JANUARY 14, 1998, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said PHILLIP N. HALE acknowledged to me that said "Corporation executed the same.

STAMP _____ NOTARY PUBLIC

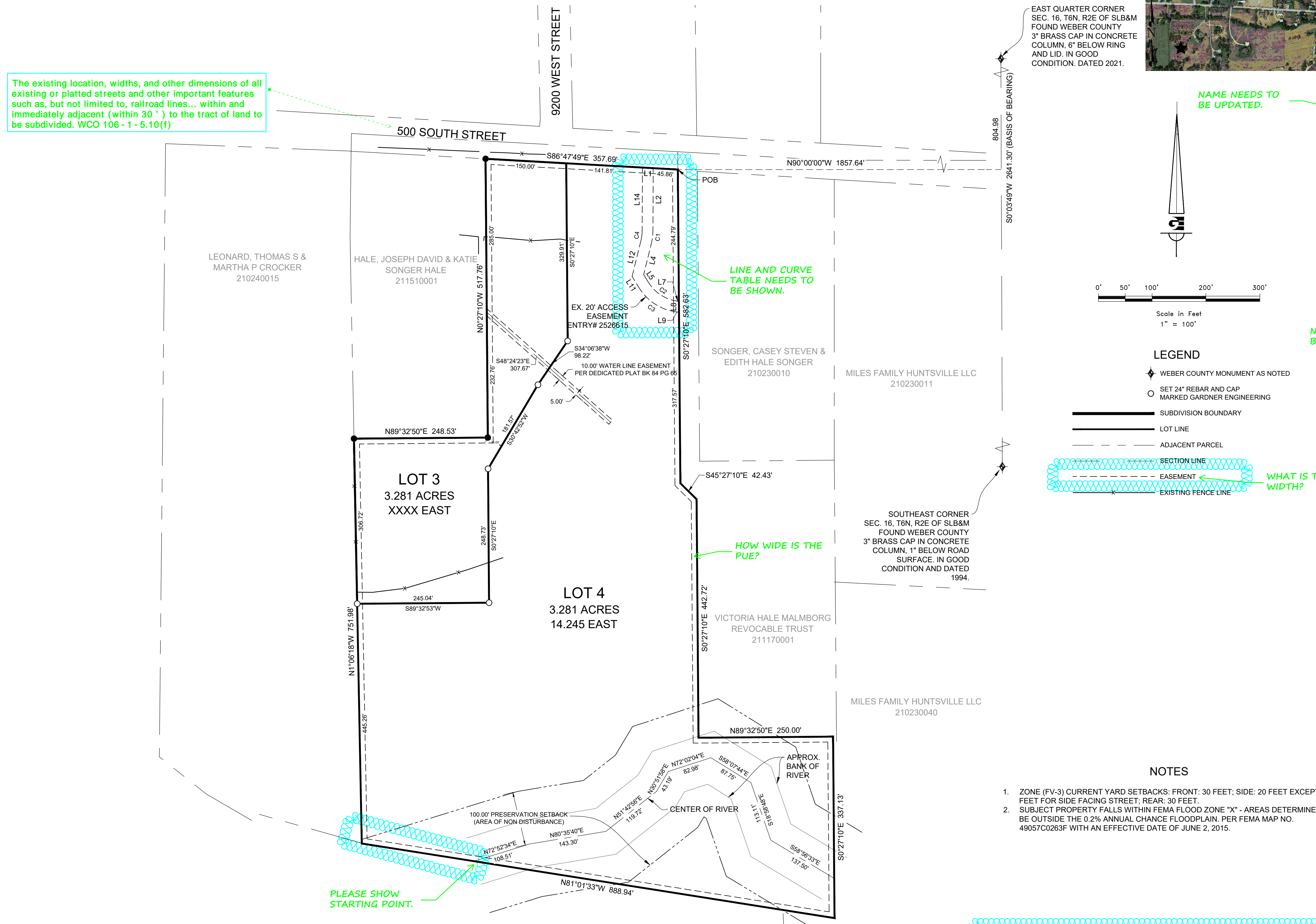
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2022, personally appeared before me BARBARA B. HALE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE OF THE BARBARA B. HALE REVOCABLE TRUST ESTABLISHED BY DECLARATION OF TRUST DATED JANUARY 14, 1998, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said BARBARA B. HALE acknowledged to me that said "Corporation executed the same.

The individual or company names and addresses of the applicant, engineer and land surveyor of the subdivision. WCO 106-1-5.10(c); UCA 17-23-17(3)(j)

STAMP _____ NOTARY PUBLIC



EAST QUARTER CORNER SEC. 16, T6N, R2E OF SLB&M FOUND WEBER COUNTY 3" BRASS CAP IN CONCRETE COLUMN, 6" BELOW RING AND LID, IN GOOD CONDITION, DATED 2021.

804.98
S0°03'49"W 2641.30' (BASIS OF BEARING)

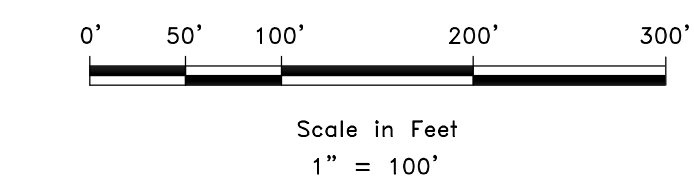
NAME NEEDS TO BE UPDATED.

LINE AND CURVE TABLE NEEDS TO BE SHOWN.

HOW WIDE IS THE PUE?

WHAT IS THE WIDTH?

PLEASE SHOW STARTING POINT.



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NOTES

1. ZONE (FV-3) CURRENT YARD SETBACKS: FRONT: 30 FEET; SIDE: 20 FEET EXCEPT 30 FEET FOR SIDE FACING STREET; REAR: 30 FEET
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0263F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JENNIFER PULSIFER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°03'49" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

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| 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 HAVE BEEN SATISFIED. 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 _____, 2022. _____ 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 _____, 2022. _____ COUNTY ATTORNEY | 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 _____, 2022. _____ COUNTY ENGINEER | 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 _____, 2022. _____ CHAIRMAN, WEBER COUNTY COMMISSION | WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 2022. _____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION | WEBER - MORGAN HEALTH DEPARTMENT I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 2022. _____ DIRECTOR WEBER-MORGAN HEALTH DEPT. |
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|--|----------------|---|
| DEVELOPER: JENNIFER PULSIFER | S1 1 | COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____ |
| CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 | | |