

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 2023

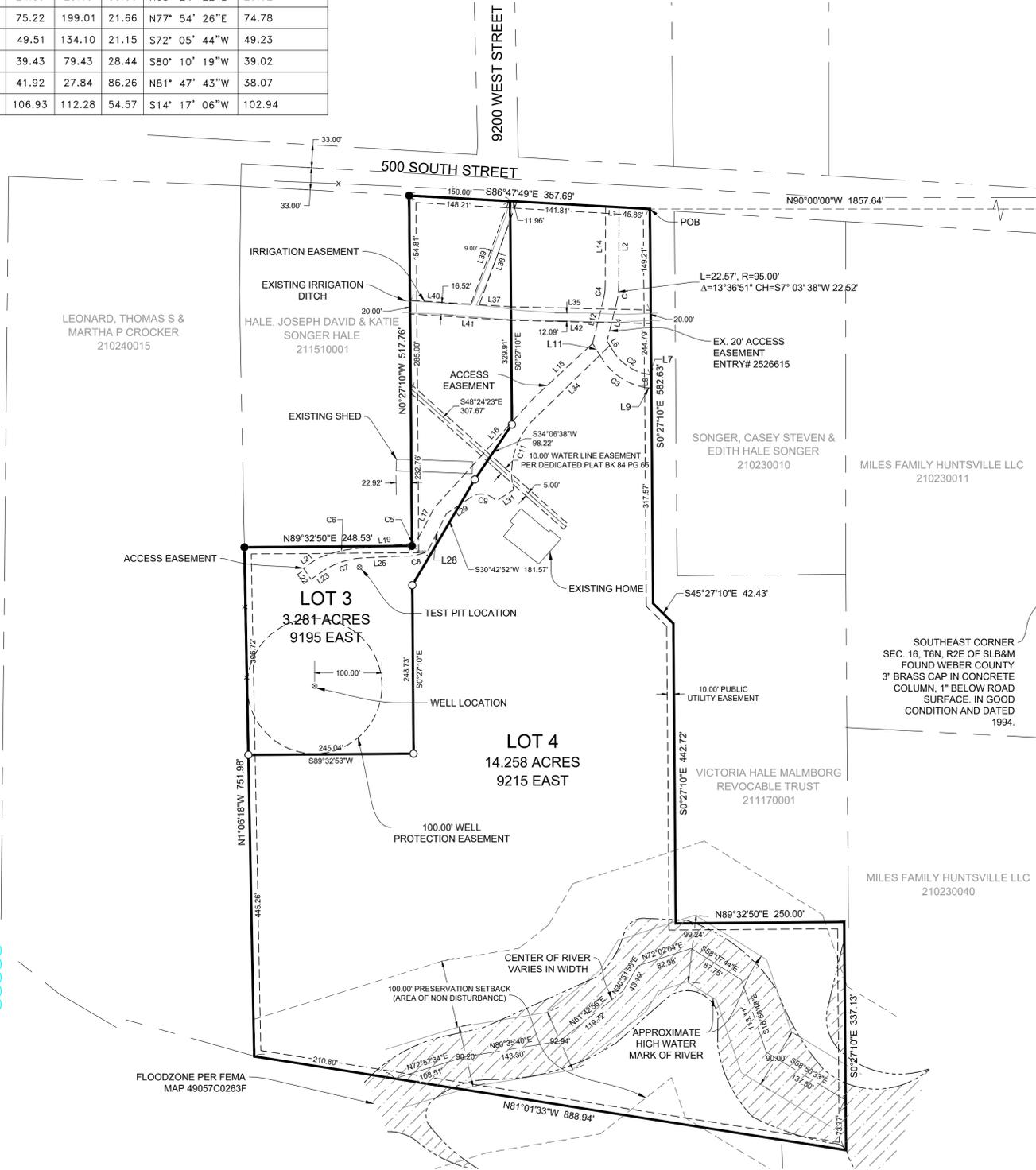
VICINITY MAP
NOT TO SCALE



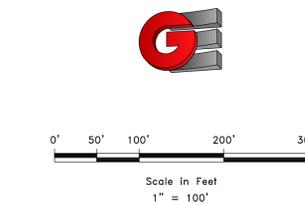
BOUNDARY DESCRIPTION
ALL OF LOT 2 HALE KINDERFARM SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON SOUTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET BEING LOCATED SOUTH 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°08'18" 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 17.528 ACRES.

LINE #	LENGTH	BEARING
L1	20.02	S86° 47' 49"E
L2	116.68	S0° 15' 09"W
L4	60.48	S13° 52' 02"W
L5	16.72	S31° 42' 51"E
L7	4.61	S81° 03' 57"E
L8	20.27	S0° 27' 17"E
L9	7.91	N81° 03' 57"W
L11	20.38	N31° 42' 51"W
L12	68.88	N13° 52' 02"E
L14	117.71	N0° 15' 09"E
L15	120.34	N47° 14' 39"E
L16	217.85	N42° 16' 59"E
L17	49.46	N27° 58' 55"E
L19	55.58	N84° 20' 52"E
L21	25.14	N55° 14' 29"E
L22	20.00	N34° 38' 08"W
L23	28.24	S55° 21' 52"W
L25	64.32	S87° 04' 32"W
L28	62.52	S26° 36' 17"W
L29	43.28	S56° 15' 45"W
L31	30.62	S57° 44' 03"W
L34	163.30	S45° 54' 57"W
L35	206.35	N88° 39' 33"W
L37	48.00	N86° 22' 34"W
L38	162.27	N20° 06' 49"E
L39	162.35	N20° 18' 56"E
L40	90.57	N86° 22' 34"W
L41	150.08	N86° 21' 26"W
L42	207.37	N88° 39' 43"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.57	95.00	13.61	S7° 03' 38"W	22.52
C2	64.60	75.00	49.35	S56° 23' 18"E	62.62
C3	86.59	95.56	51.92	N55° 01' 56"W	83.65
C4	17.82	75.00	13.61	N7° 03' 38"E	17.78
C5	24.89	25.69	55.50	N65° 24' 22"E	23.92
C6	75.22	199.01	21.66	N77° 54' 26"E	74.78
C7	49.51	134.10	21.15	S72° 05' 44"W	49.23
C8	39.43	79.43	28.44	S80° 10' 19"W	39.02
C9	41.92	27.84	86.26	N81° 47' 43"W	38.07
C11	106.93	112.28	54.57	S14° 17' 06"W	102.94



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.



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

- WELL NOTES**
- WATER RIGHT NUMBER: E6328 (35-14097)
 - WELL DRILLER LICENSE #527
 - THE WELL IS 120 FEET DEEP WITH A "BENTONITE CHIP 3/8 IN." SEAL TO A DEPTH OF 40 FEET.
 - THE WELL YIELDS 30 GPM WITH A 1-FOOT DRAWDOWN IN 3 HR.
 - THE WATER SAMPLES FOR THE PARTIAL INORGANIC ANALYSIS WERE SUBMITTED TO CHEMTECH-FORD LABORATORIES ON 11-09-22. THE WATER ANALYSIS WAS SATISFACTORY.
 - A BACTERIOLOGICAL WATER SAMPLE WAS COLLECTED BY WEBER-MORGAN HEALTH DEPARTMENT ON 11-09-22. THE WATER ANALYSIS WAS SATISFACTORY.
 - THIS IS NOT A SHARED WELL.
- THE REQUIRED 100-FOOT PROTECTION ZONE AROUND THE WELL MUST BE KEPT FREE FROM ANY SEPTIC TANK ABSORPTION SYSTEMS, GARBAGE DUMPS, HAZARDOUS AND TOXIC MATERIAL STORAGE OR DISPOSAL SITES, FEEDLOTS AND OTHER CONCENTRATED SOURCES OF POLLUTION.

- SOIL TEST NOTES**
- WASTEWATER SITE AND SOILS EVALUATION #15385
9215 EAST 500 SOUTH HUNTSVILLE, UTAH
PARCEL #21-151-0002
- EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0438914 E 4567126 N)
0-36" SANDY LOAM, GRANULAR TO BLOCKY STRUCTURE, 10% GRAVEL
36-64" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 80% GRAVEL AND SOME COBBLE

- NOTES**
- ZONE (FV-3) CURRENT YARD SETBACKS: FRONT: 30 FEET; SIDE: 20 FEET EXCEPT 30 FEET FOR SIDE FACING STREET; REAR: 30 FEET.
 - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 490570203P WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
 - THE WATER IS TO BE USED FOR THE IRRIGATION OF 0.1833 ACRE FROM APRIL 1 TO OCTOBER 31.
 - DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THE PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO 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.

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, HEREAFTER TO BE KNOWN AS HALE KINDERFARM 1ST AMENDMENT 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 RETRACE OR REESTABLISH 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 _____, 2023.

KLINT H. WHITNEY, PLS NO. 8227228

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:

HALE KINDERFARM 1ST AMENDMENT

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 _____, 2023.

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 _____, 2023, 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 _____, 2023, 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.

STAMP NOTARY PUBLIC

DEVELOPER: JENNIFER PULSIFER 245 NORTH WINE STREET #804 SALT LAKE CITY, UTAH, 84103	S1	COUNTY RECORDER
	1	ENTRY NO. _____ FEE PAID _____
		FILED FOR AND RECORDED _____
		AT _____ IN BOOK _____ OF OFFICIAL _____
		RECORDS, PAGE _____ RECORDED _____
		FOR _____
		COUNTY RECORDER
		BY: _____



APPROVED
BY THE WEBER COUNTY
SURVEYOR'S OFFICE

<p>WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2023.</p> <p>_____ COUNTY SURVEYOR</p> <p>RECORD OF SURVEY # _____</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2023.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2023.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2023.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2023.</p> <p>_____ DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
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