

**HOWARD INDUSTRIAL PARK SUBDIVISION
WEST WARREN, WEBER COUNTY, UTAH**
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JANUARY 2022

North Quarter Corner Section 20,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County Brass Cap 3"
below surface of asphalt.

Northeast Corner
Section 20, Township 6 North,
Range 3 West, Salt Lake
Base and Meridian.
Fnd. as per WCS tie sheet.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.73'	15.00'	89°16'40"
C2	260.34'	60.00'	248°36'38"
C3	29.94'	25.00'	68°36'38"
C8	23.75'	15.00'	90°43'20"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.39'	S89°52'15"E
L2	47.82'	N89°52'15"W
L3	48.19'	N89°52'15"W

Now that a fourth lot is being added we feel it is appropriate to request the ROW width specified on the County Transportation plan. Please dedicate 10' of ROW. The Western Weber Transportation shows this as a Minor Arterial 60' half width.

106-2-1 (b) Master planned street. A street shown in an applicable general plan, small area plan, master streets plan, development agreement, or similar adopted planning document, shall be installed by the applicant in the general location depicted in the planning document.

106-2-4.10 (g)(1)and(2)
Lot frontage public utility easements. Each lot shall have a ten-foot public utility easement abutting a street right-of-way and spanning the lot width. This ten-foot easement is not required in a zone that allows a zero front setback.

Other public utility easements. Other public utility easements shall be provided if, and only if, authorized or required by the County Engineer or Land Use Authority, who shall specify the easement's location and width, with a minimum width no less than five feet.

We recommend that there be a cross access easement wide enough for lot one to be able to access 9175 West. This will be required if the county restricts access to lot 1 from 900 S. It is still recommended even if access for lot 1 is not restricted.

30' public pathway easement as depicted in the Future Street and Transit Map of the Western Weber General Plan.

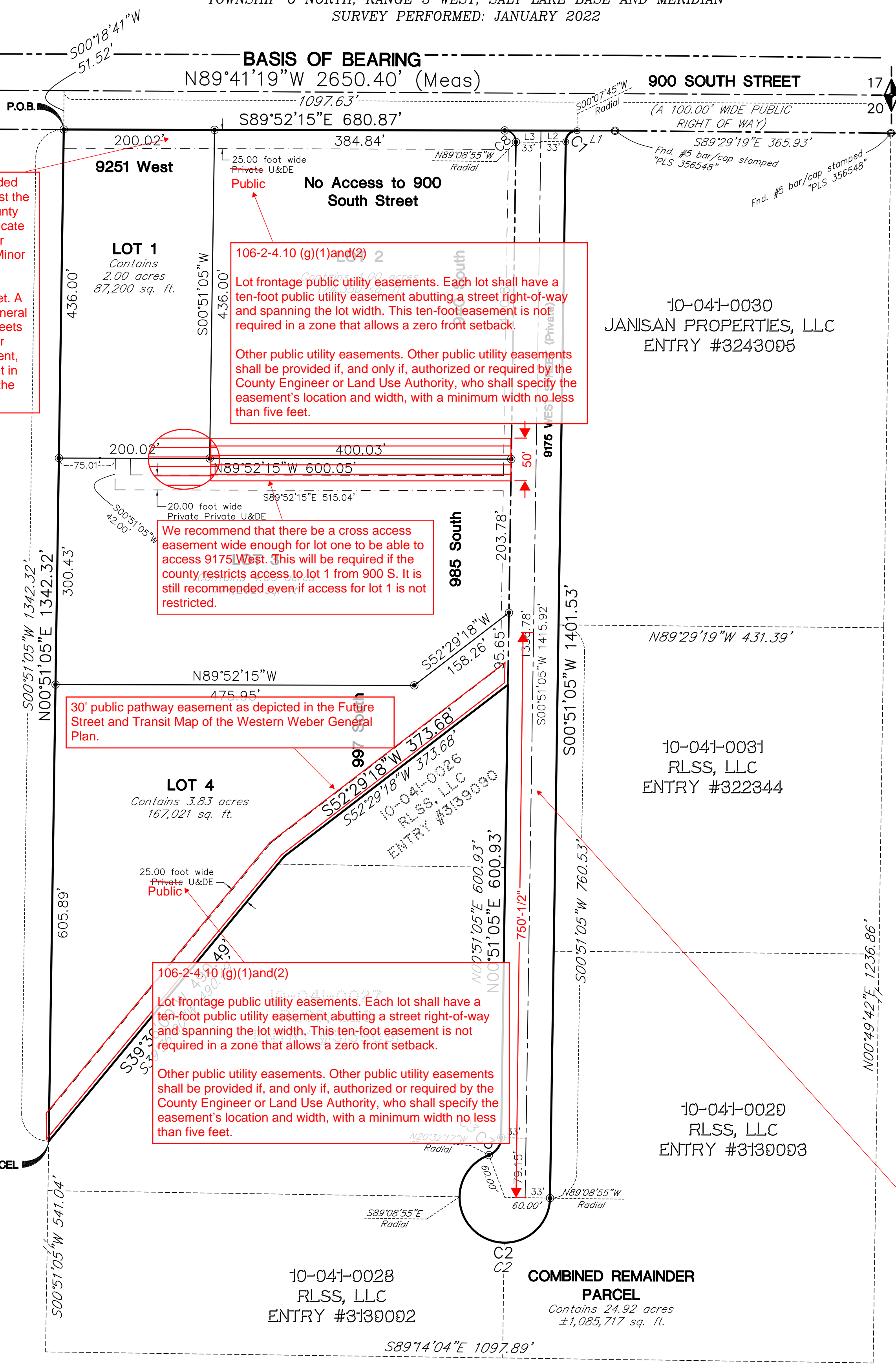
106-1-8.2 (b)(3) A subdivision located in the A-1, A-2, A-3, or AV-3 Zone shall have the following plat note:.....

This note is not applicable in the M-3 Zone

PLAT NOTES:
"Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

"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 this property until curb and gutter is installed."

PREPARED BY:
Boundary Consultants
Professional Land Surveyors
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801-792-1569
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FOR:
RLSS LLC
700 South 6150 West
Ogden, Utah 84404



OVERALL REMAINDER PARCEL DESCRIPTION

A parcel of land lying and situate in the East Half of the Northeast Quarter, of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being North 89°41'19" West 2650.40 feet, measured, between the Weber County brass cap monuments monumenting the north line of the Northeast Quarter of said Section 20. Subject Parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Section 20, thence North 89°41'19" West 1097.63 feet; Thence South 00°18'41" West 51.52 feet to a point on the south right of way of 900 South Street; Thence South 00°18'41" West 51.52 feet to a point on the south right of way of 900 South Street; Thence South 00°18'41" West 1342.32 feet to a number five rebar and cap stamped "INTERMOUNTAIN SURVEY"; Thence North 00°49'42" East 1236.86 feet to a number five rebar and cap stamped "PLS 356548" monumenting the southeast corner of that particular parcel of land described in that certain Warranty Deed to Janison Properties, LLC, recorded as Entry 3243095 in the Office of the Weber County Recorder; Thence North 89°29'19" West 431.39 feet coincident with the south boundary of said "Janison" parcel to a number five rebar and cap stamped "PLS 356548"; Thence South 00°51'05" West 760.53 feet to a point of curvature; Thence westerly and northerly 260.34 feet along the arc of a 60.00 foot radius curve to the right (center bears North 89°08'55" West) through a central angle of 248°36'38" to a point of reverse curvature; Thence northerly 29.94 feet along the arc of a 25.00 foot radius curve to the left (center bears North 20°32'17" West) through a central angle of 68°36'38" to a point of tangency; Thence North 00°51'05" East 600.94 feet; Thence South 52°29'18" West 373.68 feet; Thence South 39°36'00" West 490.49 feet to the point of beginning.

Contains 24.92 acres or ±1,085,717 sq. ft.

The county may allow a private street if it is constructed to a public works standard, as allowed by the County Engineer, and if the land under the street is dedicated to the county based on the sections below:

106-2-2.1 (b) (4) The final plat shall dedicate the land under the private street to the County for the purpose of future conversion to a public street at a time the governing body determines a public street is necessary, if ever.

106-7-1 Subdivision Dedication; Parcel for future public street. [privately operated and maintained streets, the same to be held in fee by the governing body and reserved for future conversion to a public street at a time of the governing body's choosing];

106-1-8.20 (b) (7) Private Street plat note A parcel dedicated to the county but intended for a privately operated and maintained street, pursuant to Section 106-2-2.1, shall be labeled as "Privately operated and maintained street. See note [enter note number here]. The note shall read as follows: "Use of a street labeled as "Privately operated and maintained street" is reserved for the exclusive and private use of the adjoining lot owners until and unless the governing body assumes public responsibility for the street."

In order for this, and other public dedications to be effective, provide the following dedication language and the plat note as referenced above:

We hereby dedicate, grant and convey to the governing body all those parts or portions of said tract of land designated as privately operated and maintained streets, the same to be held in fee by the governing body and reserved for future conversion to a public street at a time of the governing body's choosing, public trails, the same to be used by the public for nonmotorized transportation and recreation, public utility easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals, or any other utility or street-related facility as authorized by the County, drainage easement, the same to be used for the perpetual preservation of water channels in their natural state

This permanently dead-end street is longer than allowed. A possible solution to this issue would be to provide an access stubbing to adjacent property.

106-2-2.4 (a) (1) (c) Permanently terminal street shall have a maximum length of 750 feet. This length shall be measured from the point at which the street or street-route becomes terminal to the furthest extent along the terminal street or terminal street-route. If the terminal street or terminal street-route loops back onto itself, the furthest extent shall be the midpoint of the loop.

SURVEYORS CERTIFICATE
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed in accordance with Section 17-23-17 and that I have verified all measurements as shown, and have or will set all monuments as depicted hereon.

NARRATIVE
See Records of Survey #'s 4675, 6390, & 7161, filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION
A parcel of land lying and situate in the East Half of the Northeast Quarter, of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being North 89°41'19" West 2650.40 feet, measured, between the Weber County brass cap monuments monumenting the north line of the Northeast Quarter of said Section 20. Subject Parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Section 20, thence North 89°41'19" West 1097.63 feet; Thence South 00°18'41" West 51.52 feet to a point on the south right of way of 900 South Street and the True Point of Beginning; Thence South 89°52'15" East 680.87 feet coincident with said south right of way; Thence departing said right of way southerly along the arc of a 15.00 foot radius curve to the left (center bears South 00°07'45" West) through a central angle of 89°16'40" to a point of tangency; Thence South 00°51'05" West 1401.53 feet to a point of curvature; Thence northerly 260.34 feet along the arc of a 60.00 foot radius curve to the right (center bears North 89°08'55" West) through a central angle of 248°36'38" to a point of reverse curvature; Thence northerly 29.94 feet along the arc of a 25.00 foot radius curve to the left (center bears North 20°32'17" West) through a central angle of 68°36'38" to a point of tangency; Thence North 00°51'05" East 600.93 feet; Thence South 52°29'18" West 373.68 feet; Thence South 39°36'00" West 490.49 feet; Thence North 00°51'05" East 1342.32 feet to the subject of beginning.

Contains 16.17 acres, ±704,569 sq. ft. and 4 Lots



OWNERS DEDICATION
Known 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 HOWARD INDUSTRIAL PARK SUBDIVISION, and hereby dedicate all Private Utility and Drainage Easements to the owners / purchasers of the hereon lots as designated through deeds, agreements or covenants.

Signed this _____ day of _____, 2023.

RLSS, LLC
By: Rob Howard, it's manager

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF WEBER }

On the _____ day of _____, 2023, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, Rob Howard the signer of the above Owner's Dedication, one (1) in number, who duly acknowledged to me that he is the authorized signatory for RLSS, LLC and that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

Commission Number _____

LITTLE MOUNTAIN SERVICES DISTRICT
Little Mountain Services District hereby approves this plat.
This _____ day of _____, 2023.

WEBER COUNTY RECORDER

ENTRY NUMBER _____
FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____
DAY OF _____, 2023, IN BOOK _____, AT PAGE _____ OF THE OFFICIAL RECORDS.
DEPUTY COUNTY RECORDER _____

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 _____, 2023.

Signature

COUNTY SURVEYOR'S CERTIFICATE
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 execute this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2023.

Signature

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 _____, 2023.

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2023.

Chairman, Weber County Planning Commission

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 _____, 2023.

Chairman, Weber County Commission
Attest: _____
Title: _____