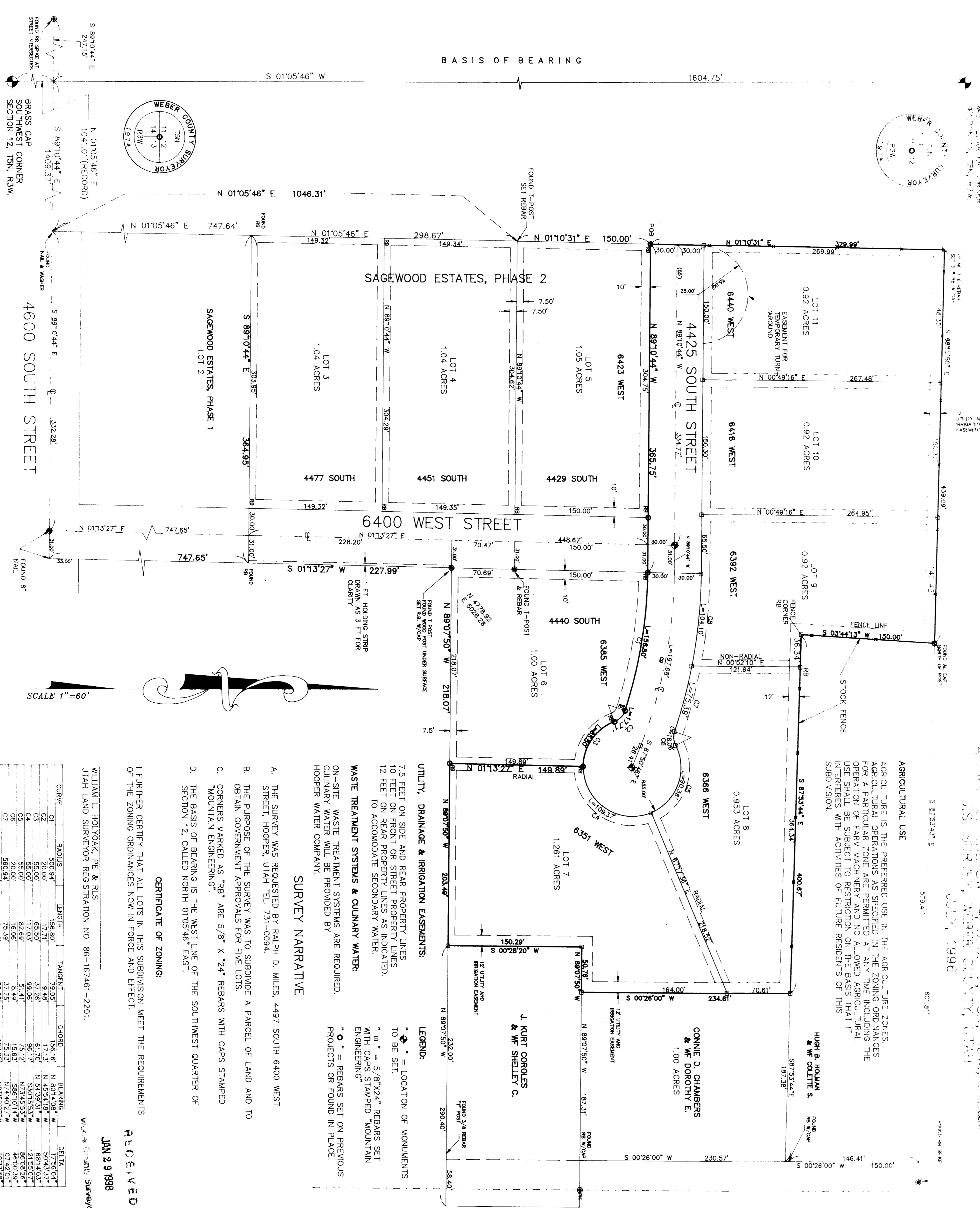


SAGEWOOD ESTATES, PHASE 3



AGRICULTURAL USE:
 Agricultural use 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 activities with activities of future residents of this subdivision.

WASTE TREATMENT SYSTEMS & CULINARY WATER:
 ON-SITE WASTE TREATMENT SYSTEMS ARE REQUIRED. HOOPER WATER COMPANY.

UTILITY, DRAINAGE & IRRIGATION EASEMENTS:
 7.5 FEET ON SIDE AND REAR PROPERTY LINES TO ACCOMMODATE SECONDARY WATER TO ACCOMMODATE SECONDARY WATER.

SURVEY NARRATIVE:
 A. THE SURVEY WAS REQUESTED BY RALPH D. MILES, 4497 SOUTH 6400 WEST STREET, HOOPER, UTAH TEL: 731-0094.
 B. THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE A PARCEL OF LAND AND TO OBTAIN GOVERNMENT APPROVALS FOR FIVE LOTS.
 C. CONGRESS MARKED AS 789° ARE 5/8" X 24" REBAR WITH CAPS STAMPED "MOUNTAIN ENGINEERING".
 D. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, CALLED NORTH 01°05'46" EAST.

RECEIVED
 JAN 2 1998
 WILLIAM L. HOLYOAK, PE & RLS
 UTAH LAND SURVEYOR REGISTRATION NO. 86-167461-2201
 V.L.S. - 2101 Sageado

LINE	BEARING	DISTANCE	AREA
1	N 01°05'46" E	1046.31'	1046.31
2	S 89°10'44" E	1409.35'	1409.35
3	N 01°05'46" E	747.64'	747.64
4	S 89°10'44" E	1409.35'	1409.35
5	N 01°05'46" E	1046.31'	1046.31
6	S 89°10'44" E	1409.35'	1409.35
7	N 01°05'46" E	747.64'	747.64
8	S 89°10'44" E	1409.35'	1409.35
9	N 01°05'46" E	1046.31'	1046.31
10	S 89°10'44" E	1409.35'	1409.35
11	N 01°05'46" E	747.64'	747.64
12	S 89°10'44" E	1409.35'	1409.35
13	N 01°05'46" E	1046.31'	1046.31
14	S 89°10'44" E	1409.35'	1409.35
15	N 01°05'46" E	747.64'	747.64
16	S 89°10'44" E	1409.35'	1409.35
17	N 01°05'46" E	1046.31'	1046.31
18	S 89°10'44" E	1409.35'	1409.35
19	N 01°05'46" E	747.64'	747.64
20	S 89°10'44" E	1409.35'	1409.35
21	N 01°05'46" E	1046.31'	1046.31
22	S 89°10'44" E	1409.35'	1409.35
23	N 01°05'46" E	747.64'	747.64
24	S 89°10'44" E	1409.35'	1409.35
25	N 01°05'46" E	1046.31'	1046.31
26	S 89°10'44" E	1409.35'	1409.35
27	N 01°05'46" E	747.64'	747.64
28	S 89°10'44" E	1409.35'	1409.35
29	N 01°05'46" E	1046.31'	1046.31
30	S 89°10'44" E	1409.35'	1409.35
31	N 01°05'46" E	747.64'	747.64
32	S 89°10'44" E	1409.35'	1409.35
33	N 01°05'46" E	1046.31'	1046.31
34	S 89°10'44" E	1409.35'	1409.35
35	N 01°05'46" E	747.64'	747.64
36	S 89°10'44" E	1409.35'	1409.35
37	N 01°05'46" E	1046.31'	1046.31
38	S 89°10'44" E	1409.35'	1409.35
39	N 01°05'46" E	747.64'	747.64
40	S 89°10'44" E	1409.35'	1409.35
41	N 01°05'46" E	1046.31'	1046.31
42	S 89°10'44" E	1409.35'	1409.35
43	N 01°05'46" E	747.64'	747.64
44	S 89°10'44" E	1409.35'	1409.35
45	N 01°05'46" E	1046.31'	1046.31
46	S 89°10'44" E	1409.35'	1409.35
47	N 01°05'46" E	747.64'	747.64
48	S 89°10'44" E	1409.35'	1409.35
49	N 01°05'46" E	1046.31'	1046.31
50	S 89°10'44" E	1409.35'	1409.35
51	N 01°05'46" E	747.64'	747.64
52	S 89°10'44" E	1409.35'	1409.35
53	N 01°05'46" E	1046.31'	1046.31
54	S 89°10'44" E	1409.35'	1409.35
55	N 01°05'46" E	747.64'	747.64
56	S 89°10'44" E	1409.35'	1409.35
57	N 01°05'46" E	1046.31'	1046.31
58	S 89°10'44" E	1409.35'	1409.35
59	N 01°05'46" E	747.64'	747.64
60	S 89°10'44" E	1409.35'	1409.35
61	N 01°05'46" E	1046.31'	1046.31
62	S 89°10'44" E	1409.35'	1409.35
63	N 01°05'46" E	747.64'	747.64
64	S 89°10'44" E	1409.35'	1409.35
65	N 01°05'46" E	1046.31'	1046.31
66	S 89°10'44" E	1409.35'	1409.35
67	N 01°05'46" E	747.64'	747.64
68	S 89°10'44" E	1409.35'	1409.35
69	N 01°05'46" E	1046.31'	1046.31
70	S 89°10'44" E	1409.35'	1409.35
71	N 01°05'46" E	747.64'	747.64
72	S 89°10'44" E	1409.35'	1409.35
73	N 01°05'46" E	1046.31'	1046.31
74	S 89°10'44" E	1409.35'	1409.35
75	N 01°05'46" E	747.64'	747.64
76	S 89°10'44" E	1409.35'	1409.35
77	N 01°05'46" E	1046.31'	1046.31
78	S 89°10'44" E	1409.35'	1409.35
79	N 01°05'46" E	747.64'	747.64
80	S 89°10'44" E	1409.35'	1409.35
81	N 01°05'46" E	1046.31'	1046.31
82	S 89°10'44" E	1409.35'	1409.35
83	N 01°05'46" E	747.64'	747.64
84	S 89°10'44" E	1409.35'	1409.35
85	N 01°05'46" E	1046.31'	1046.31
86	S 89°10'44" E	1409.35'	1409.35
87	N 01°05'46" E	747.64'	747.64
88	S 89°10'44" E	1409.35'	1409.35
89	N 01°05'46" E	1046.31'	1046.31
90	S 89°10'44" E	1409.35'	1409.35
91	N 01°05'46" E	747.64'	747.64
92	S 89°10'44" E	1409.35'	1409.35
93	N 01°05'46" E	1046.31'	1046.31
94	S 89°10'44" E	1409.35'	1409.35
95	N 01°05'46" E	747.64'	747.64
96	S 89°10'44" E	1409.35'	1409.35
97	N 01°05'46" E	1046.31'	1046.31
98	S 89°10'44" E	1409.35'	1409.35
99	N 01°05'46" E	747.64'	747.64
100	S 89°10'44" E	1409.35'	1409.35

CERTIFICATE OF ZONING:
 I FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION MEET THE REQUIREMENTS OF THE ZONING ORDINANCES NOW IN FORCE AND EFFECT.

BOUNDARY DESCRIPTION:
 A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASIN AND MERIDIAN U.S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12;
 THENCE SOUTH 07°05'46" WEST 1604.75 FEET ALONG THE SECTION LINE;
 THENCE SOUTH 48°04'04" WEST 1409.35 FEET ALONG THE SECTION LINE;
 THENCE NORTH 01°05'46" EAST 1046.31 FEET TO THE NORTHWEST CORNER OF LOT 1, SAGEWOOD ESTATES, PHASE 2;
 THENCE NORTH 01°05'46" EAST 1046.31 FEET TO THE POINT OF BEGINNING.
 THENCE NORTH 01°05'46" EAST 1046.31 FEET ALONG A FENCE LINE TO THE WEST QUARTER CORNER OF SAID SECTION 12;
 THENCE SOUTH 07°05'46" WEST 1604.75 FEET ALONG THE SECTION LINE;
 THENCE SOUTH 48°04'04" WEST 1409.35 FEET ALONG THE SECTION LINE;
 THENCE NORTH 01°05'46" EAST 1046.31 FEET TO THE POINT OF BEGINNING.
 THENCE NORTH 01°05'46" EAST 1046.31 FEET ALONG A FENCE LINE TO THE WEST QUARTER CORNER OF SAID SECTION 12;
 THENCE SOUTH 07°05'46" WEST 1604.75 FEET ALONG THE SECTION LINE;
 THENCE SOUTH 48°04'04" WEST 1409.35 FEET ALONG THE SECTION LINE;
 THENCE NORTH 01°05'46" EAST 1046.31 FEET TO THE POINT OF BEGINNING.
 THENCE NORTH 01°05'46" EAST 1046.31 FEET ALONG A FENCE LINE TO THE WEST QUARTER CORNER OF SAID SECTION 12;
 THENCE SOUTH 07°05'46" WEST 1604.75 FEET ALONG THE SECTION LINE;
 THENCE SOUTH 48°04'04" WEST 1409.35 FEET ALONG THE SECTION LINE;
 THENCE NORTH 01°05'46" EAST 1046.31 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT:
 I, RALPH D. MILES, SHARON MILES, NOTARY PUBLIC, UTAH, MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR:
 I, WILLIAM L. HOLYOAK, PE & RLS, UTAH LAND SURVEYOR REGISTRATION NO. 86-167461-2201, V.L.S. - 2101 Sageado, do hereby certify that the above described tract of land contains 6.018 acres, the basis of bearing is the west line of said southwest quarter of section 12, called North 01°05'46" East.

REVISIONS:
 DATE BY COMMENTS
 06-12-96 M.H. ORIGINAL SURVEY
 06-06-96 M.H. REVISED PER WEBER COUNTY REVIEW
 06-25-96 M.H. REVISED PER WEBER COUNTY REVIEW

WILLIAM L. HOLYOAK, PE & RLS
 UTAH LAND SURVEYOR REGISTRATION NO. 86-167461-2201
 V.L.S. - 2101 Sageado

MOUNTAIN ENGINEERING
 2300 WEST 1000 SOUTH, HOOPER, UTAH 84302
 PH: 731-222-1111
 FAX: 731-222-1112

SAGEWOOD ESTATES, PHASE 3
 SECTION 12, T5N, R3W,
 HOOPER, WEBER COUNTY, UTAH

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