MARGARET WAYMENT SUBDIVISION

A PART OF THE N.E. 1/4 OF SECTION 12, T. 6 N., R. 3 W., S.L.B.&M. WEBER COUNTY, UTAH

AUG. 22, 2003

ORIGINAL LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian: Beginning at the Northeast corner of said Quarter Section; and running thence West 33 Rods; thence South 22 Rods, thence East 33 Rods; thence North 22 Rods to the place of beginning.

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian: Beginning at the Northeast corner of said Quarter Section and running thence S.0°45'12"W. 363.00' feet (South 22 Rods) along Section Line (as Monumented), thence N.89°35'31"W. 544.51 feet (West 33 Rods), thence N.0°145'12"E. (North) 363.00 feet to an Existing Fence Line, thence S.89°35'31"E. 544.51 feet along and beyond said fence line to the point of beginning. Containing 197,657 Sq. ft/4.53 Acres, more or less.

SURVEYOR'S CERTIFICATE

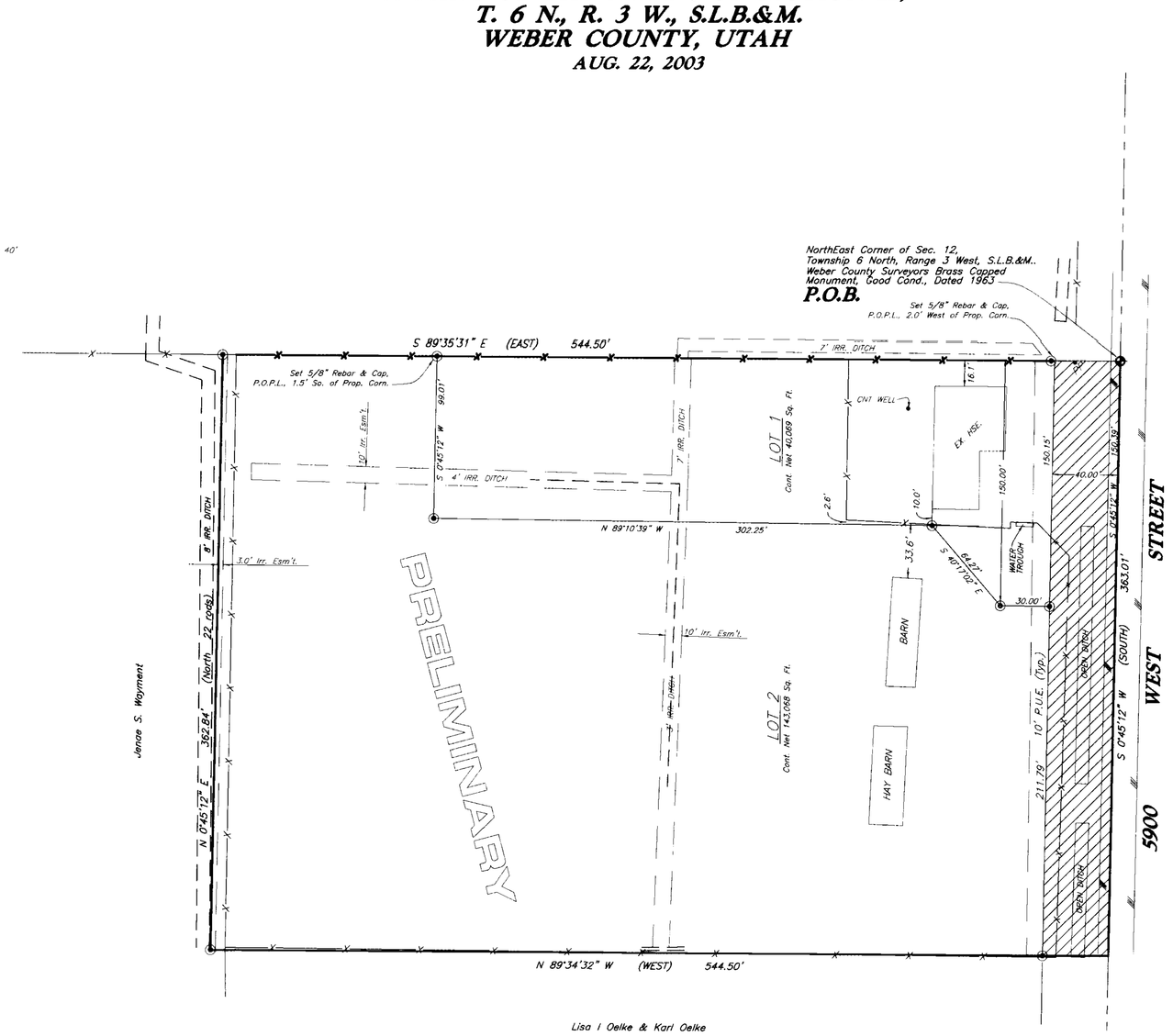
I, Cynthia L. Segriff do hereby certify that i am a Registered Land Surveyor, and that i hold Certificate No. 7511 (170143) as prescribed by the Laws of the State of Utah. and that I have made a Survey on the ground, and from records of the Weber County Recorders Office as described above and as Shown per this Plat.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)
Fka Cynthia L. Robinett

REGISTERED LAND SURVEYOR NO. 7511 CYNTHIA L. ROBINETT STATE OF UTAH

NARRATIVE

The Purpose of this Property Survey was to Divide the Total Parcel Land in to 2 Parcels of land for the purpose of Conveyance to each of the Sons of Margaret & Gerald Wayment. This Divide of Property has caused a Subdivision To be performed of this property per the Weber County Planning Rules and Regulations. There is a Long Standing Fence Line along the North Line of this Parcel of Land, in Which we are Holding to as being the best available evidence Of the North Line of this Quarter Section Line. When we project the Existing Fence Line into the Northeast Section Corner Monument, we find that it comes Into the center of said monument. Possibly this fence line was used to Set the Position of the NorthEast Corner of said Section. We have Held the South Deed Distance of (22 Rods) 363 feet, from said Existing Weber County Surveyors Monument and Held the North Fence Line Bearing of said Parcel to Complement the South Deed Line. The West Deed Line is Parallel to the East Line of said Quarter Section.
Basis of Bearings is along the East Section Line of the NorthEast Quarter of Of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian.



LEGEND:

( )	DISTANCE AND OR BEARING PER DEED OR PLAT. NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
	EXISTING FENCES.
◎	SET 5/8" REBAR/C.L.S. CAP.
	STREET DEDICATION = 14,520 SQ. FT.
Esm't.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT MARGARET WAYMENT SUBDIVISION AND DO 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 DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2003

ACKNOWLEDGEMENT

STATE OF UTAH)
: SS:
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2003

PERSONALLY APPEARED _____, AND _____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

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 _____, 2003

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 2003

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 _____, 2003

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE _____ DAY OF _____, 2003

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

003225

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 2003

COUNTY SURVEYOR

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 _____, 2003

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION — ATTEST

NOTE:

AGRICULTURE IS THE PERFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

FEB 1 '04

003225

East Quarter Corner of Sec. 12, Township 6 North, Range 3 West, S.L.B.&M.. Weber County Surveyors Brass Capped Monument, Good Cond., Dated 1963

CLIENT : MARGARET WAYMENT
DWG. NO. PS03-17
SURVEY DATE : 7/23/03
REVISIONS : X X X
SCALE : 1:-40'
DRAWN : CLS
CHECKED : CL

C.L.S., Inc.
810 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 Fax. (801) 627-1068

SURVEY LOCATION : NE 1/4 SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN

C.L.S., Inc.
810 CANYON ROAD
OGDEN, UTAH 84404
(801) 399-4935

CLIENT: MIKE WAYMENT

SURVEY LOCATION: NE 1/4 SEC. 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN

SURVEY DATE: AUG 2003

JOB No. PS03-17