SECOND CHANCE SUBDIVISION A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER, SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF <u>SECOND CHANCE SUBDIVISION</u> IN <u>WEBER COUNTY</u>, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS FOUND WEBER COUNTY BRASS CAP MONUMENT TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN FOUND IN SOUTH BOUND LANE OF 5900 WEST, SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY 3IN DOWN FROM SURFACE WITH SCRATCHED FACE RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER WEST QUARTER CORNER, SECTION 6, CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FEBRUARY 2008 TOWNSHIP 6 NORTH, RANGE 2 WEST, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS SALT LAKE BASE AND MERIDIAN HAVE BEEN COMPLIED WITH. N 85°40'50" W 5400.15 (N 85°40'50" W 5398.75) FOUND WEBER COUNTY BRASS CAP MONUMENT FOUND ON WEST SIDE OF 5100 WEST IN CONC BASE EAST QUARTER CORNER, SECTION 6 TOWNSHIP 6 NORTH, RANGE 2 WEST FOUND C&LS REBAR FOUND C&LS REBAR SALT LAKE BASE AND MERIDIAN FIRE HYD TRAVIS R. GOWER, PLS #6439364 1400 NORTH STREET (WEST 480±) S 88°09'52" E 484.17 OWNER'S DEDICATION WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIMIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT: METAL POLE & CABLE FENCE ,-10' UPAL EASEMENT SECOND CHANCE SUBDIVISION REBAR FALLS 0.55' NORTH OF --REBAR FALLS 0.19FT AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. LEGEND FENCE CORNER RUNNING SOUTH & EAST. **TEXISTING WATER METER** NORTH OF FENCE CORNER O' PUBLIC UTILITY EASEMENT 1.10' EAST & 0.53' SOUTH FENCE CORNER RUNNING WEST RUNNING EAST & WEST & SOUTH AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE 5789 WEST 5809 WEST LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY AND SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PROPOSED WATER Property Corner SET &" REBAR Preservation of water channels in their natural state whichever is applicable as maybe PROPOSED WATER AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCI 24" LONG WITH CAP STAMPED "UTAH LAND SURVEYING" UNLESS OTHERWISE NOTED IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS..... O. SCOTT WAYMEN SUSAN WAYMENT LAVELL ENGLAND SUSAN ENGLAND Fence Line LOT 3 TO BE DEDICATED TO WEBER CONTAINS 62,220 SQ. FEET CONTAINS 62,220 SQ. FEET COREY S. JENSEN CONTAINS 62,220 SQ. FEET POLLY JANE . JENSEN OR 1.43 ACRES OR 1.43 ACRES CORPORATION OF THE PRESIDING BISHOP OR 1.43 ACRES OF THE CHURCH OF JESUS CHRIST OF LA TTER -DAY SAINTS TAX ID. NO: 15-021-0019 **ACKNOWLEDGMENT** STATE OF UTAH **COUNTY OF** RECORD DESCRIPTION: WARRANTY DEED ENTRY NO: 2280649 2008 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,_ __SIGNER(S) OF THE ABOVE PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, wner's dedication and certification, who being by me duly sworn or affirmed, l RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A ACKNOWLEDGE TO ME _ ___SIGNED IT FREELY, VOLUNTARILY, AND FOR THE POINT 70 RODS NORTH AND 480 FEET EAST FROM THE SOUTHWEST 15' IRRIGATION EASEMENT PURPOSES THEREIN MENTIONED. CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 480 FEET, MORE OR LESS, TO A POINT 58 2/11 RODS EAST FROM THE WEST LINE OF SAID QUARTER SECTION; RUNNING THENCE NORTH 20 RODS, MORE OR NOTARY PUBLIC LESS, TO THE CENTER OF OF THE PUBLIC ROAD; THENCE WEST ALONG THE CENTER LINE OF SAID ROAD 480 FEET, MORE OR LESS, TO A POINT IMMEDIATELY NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH TO THE PLACE OF BEGINNING. AS SURVEYED DESCRIPTION: ACKNOWLEDGMENT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, STATE OF UTAH RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 00"42'55" EAST 1159.94 FEET AND EAST 492.69 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING -POINT OF BEGINNING THENCE NORTH 00'57'09" EAST ALONG AN EXISTING WIRE FENCE 423.00 FENCE CORNER IS PROPERTY CORNER UNDERSIGNED NOTARY PUBLIC.__ _SIGNER(S) OF THE ABOVE — 10' IRRIGATION EASEMENT FEET TO THE CENTERLINE OF 1400 NORTH STREET; THENCE SOUTH OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID 88'09'52" EAST ALONG SAID CENTERLINE 484.17 FEET: THENCE SOUTH -WOOD POST IS (EAST 480.00) EAST 492.69' ACKNOWLEDGE TO ME _ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE 00'43'04" WEST ALONG AN EXISTING WIRE FENCE 412.71 FEET TO A PROPERTY CORNER, PURPOSES THEREIN MENTIONED. WOOD FENCE POST; THENCE NORTH 89"22"52" WEST ALONG AN EXISTING 4.52 (EAST 480±) N 89°22'52" W 485.81 WIRE FENCE 485.81 FEET TO THE POINT OF BEGINNING. MY COMMISSION EXPIRES ---(NORTH 70 RODS) N00°42'55"E 1159.94 NOTARY PUBLIC CONTAINS 3 LOTS AND 202,639 SQ. FEET OR 4.65 ACRES TALBOT ACRES PROPERTY LINE BRADLEY JAY & KRISTIN TALBOT OF TALBOT ACRES-FOUND WEBER COUNTY BRASS CAP MONUMENT WITH SCRATCHED FACE, WEBER COUNTY ENGINEER IN SOUTH BOUND LANE OF 5900 WEST, HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT **ACKNOWLEDGMENT** UNDER 3IN OF FRESH ASPHALT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM SOUTHWEST CORNER, SECTION 6, WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE TOWNSHIP 6 NORTH, RANGE 2 WEST, Financial guarantee is sufficient for the installation of SALT LAKE BASE AND MERIDIAN THESE IMPROVEMENTS. THE PURPOSE OF THIS SURVEY WAS TO BREAK UP THE NELLIE M. NELSON REVOCABLE TRUST PROPERTY, INTO THREE EQUAL PARCELS, AT THE REQUEST OF SUSAN ENGLAND. ___, 2008 PERSONALLY APPEARED BEFORE ME, THE SIGNED THIS FOUND WEBER COUNTY BRASS CAP MONUMENT _SIGNER(S) OF THE ABOVE UNDERSIGNED NOTARY PUBLIC. FOUND IN CONC BASE AT THE BASE OF OLD FENCE POST _(AND)__ OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SOUTHEAST CORNER, SECTION 6. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND BRASS CAP MONUMENTS OF THE SOUTHWEST. CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP SIGNATURE ACKNOWLEDGE TO ME _ _SIGNED IT FREELY, VOLUNTARILY, AND FOR THE 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT. (S 00'42'55" W) TOWNSHIP 6 NORTH, RANGE 2 WEST, Purposes therein mentioned. SALT LAKE BASE AND MERIDIAN. 2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF WEBER COUNTY PLANNING COMMISSION APPROVAL MY COMMISSION EXPIRES ACTUAL FIELD MEASUREMENTS. this is to certify that this subdivision plat was duly approved by the **NOTARY PUBLIC** 3. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF___ RECEIVED 4. THE SURVEYED PROPERTY IS LOCATED IN AGRICULTURAL ZONE A-1 OF THE WEBER COUNTY ZONING CODE. THE FOLLOWING APPLY: minimum lot size = 40,000 sq/ft; minimum lot width = 150 feet; front yard set back = 30 feet; side yard setback = 10 feet; rear yard = 30 feet; maximum building height = **LOTS 1,2, & 3 ARE ALL ABOVE THE 4215.00 ELEVATION MORATORIUM** 5. THE CENTERLINE OF 1400 NORTH STREET WAS ESTABLISHED BY A PREVIOUS SURVEY FILED BY CONSTRUCTION AND LAND SURVEYING FOR EDWARD J. PAYMENT. THIS SURVEY EXPLAINED THAT THEY HAD SPLIT THE EXISTING ASPHALT ROAD AND EXISTING FENCES TO ESTABLISH THE CENTERLINE, THIS ALSO FITS THE EXISTING FENCE LINES THAT LINE 1400 NORTH WEBER COUNTY RECORDER WEBER COUNTY BENCHMARK 6-2 NE 7 ELEVATION=4221.125 WAS USED WEBER CO SURVEYOR 003936 6. AGRICULTURE IS THE PREFERRED USE IN AGRICULTURE ZONES. AGRICULTURE 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 USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS CHAIRMAN, WEBER COUNTY PLANNING COMMISSION FEE PAID_____FILED FOR___ RECORD AND RECORD**E**D,_ 2008, AT_____IN BOOK____OF UTAH LAND SURVEYING, LLC WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER - MORGAN HEALTH DEPARTMENT THE OFFICIAL RECORDS, PAGE____ HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF 10/22/2007 SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR RECORDED FOR CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, 2302 West 2100 South AND FOR HARMONY WITH LINES AND MONUMENTS ON AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY RECORD IN THE COUNTY OFFICES. THE APPROVAL OF FORCE AND EFFECT. APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTA Syracuse, UT 84075 THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES SIGNED THIS_____DAY OF____ SIGNED THIS ______ DAY OF ______, 2008. SIGNED THIS_____DAY OF____

CHAIRMAN, WEBER COUNTY COMMISSION.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

NOT RELIEVE THE LICENSED LAND SURVEYOR WHO

EXECUTED THIS PLAT FROM THE RESPONSIBILITIES

AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNATURE

SURVEYOR'S CERTIFICATE

I,TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT: AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS

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DRAWN: CHECKED: REVISION: WEBER COUNTY RECORDER