

STRATFORD SUBDIVISION
 A PART OF THE NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B.&M.
 WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of STRATFORD SUBDIVISION in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground and meets the Weber County A2 zoning requirements.

Signed this day of _____, 2008
 167819
 License No.



SUBDIVISION BOUNDARY

A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 700 NORTH STREET AND AN EXISTING FENCE LINE, LOCATED NORTH 89°03'26" WEST 2840.83 FEET AND NORTH 00°45'22" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 00°45'22" EAST 486.32 FEET ALONG SAID EXISTING FENCE LINE TO THE SOUTH BANK OF THE LITTLE WEBER CREEK; THENCE ALONG SAID SOUTH BANK THE FOLLOWING SEVEN (7) COURSES (1) SOUTH 73°05'56" EAST 77.84 FEET; (2) SOUTH 38°19'32" EAST 105.88 FEET; (3) SOUTH 38°07'18" EAST 157.23 FEET; (4) NORTH 87°36'50" EAST 51.15 FEET; (5) NORTH 08°07'10" EAST 32.58 FEET; (6) NORTH 73°04'51" EAST 58.13 FEET; (7) NORTH 89°11'58" EAST 37.86 FEET; THENCE SOUTH 89°03'26" EAST 363.41 FEET; THENCE SOUTH 00°00'00" EAST 152.00 FEET; THENCE SOUTH 89°03'26" EAST 220.00 FEET; THENCE SOUTH 00°00'00" EAST 198.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 700 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°03'26" WEST 970.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.15 ACRES AND TWO (2) LOTS.

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 (Private Streets, Private Rights-of-Way) as shown hereon and name said tract STRATFORD SUBDIVISION, and do hereby:

- (a) Public Streets & Parks: 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.
- (b) Private Streets, Access, Rights-of-way: Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns.
- (c) Common Open Space: Grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes.
- (d) Public Utility, Drainage and Canal Maintenance Easements: Grant and dedicate a perpetual right and easement over, upon and under the 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 service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
- (e) Private Land Drain Easements: Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.
- (f) Dedicate grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.

Signed this day of _____, 2008.

Name _____ Name _____
 by: _____ by: _____
 Name _____ Name _____

ACKNOWLEDGMENT

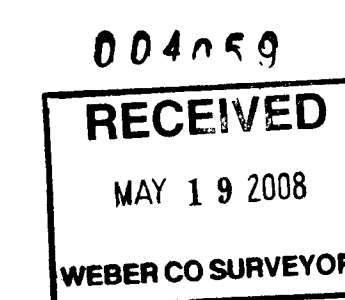
State of Utah } SS
 County of _____
 On the _____ day of _____, 2008, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Commission Expires _____ Notary Public _____

State of Utah } SS
 County of _____

On the _____ day of _____, 2008, personally appeared before me, _____ of _____, who being by me duly sworn did say that they are _____ and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors, and acknowledged to me that said Corporation executed the same.

Commission Expires _____ Notary Public _____



HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Brigham City, Utah 84302
 67 East 100 North Logan, Utah 84321
 Brigham City (435) 723-3491
 Ogden (435) 752-9197
 (435) 723-7663 (801) 399-4905 (435) 752-8272

WEBER COUNTY RECORDER
 ENTRY NO. _____ FILED FOR RECORD AND
 RECORDED _____ AT _____
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____ RECORDED
 FOR _____
 _____ COUNTY RECORDER
 BY: _____ DEPUTY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ERIC STRATFORD. THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B.&M. AS WELL AS EXISTING FENCE LINES AND REBAR. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 ASSUMED TO BEAR NORTH 00°45'22" EAST.

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 _____, 2008.

Signature _____

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 approved for on-site wastewater disposal systems.

THIS _____ DAY OF _____, 2008

Director, Weber-Morgan Health Department

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 _____, 2008.

Signature _____

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and the financial guarantee of public improvements associated with this subdivision, thereon are hereby accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2008.

Chairman, Weber County Commission

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2008.

Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with the county standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this day of _____, 2008.

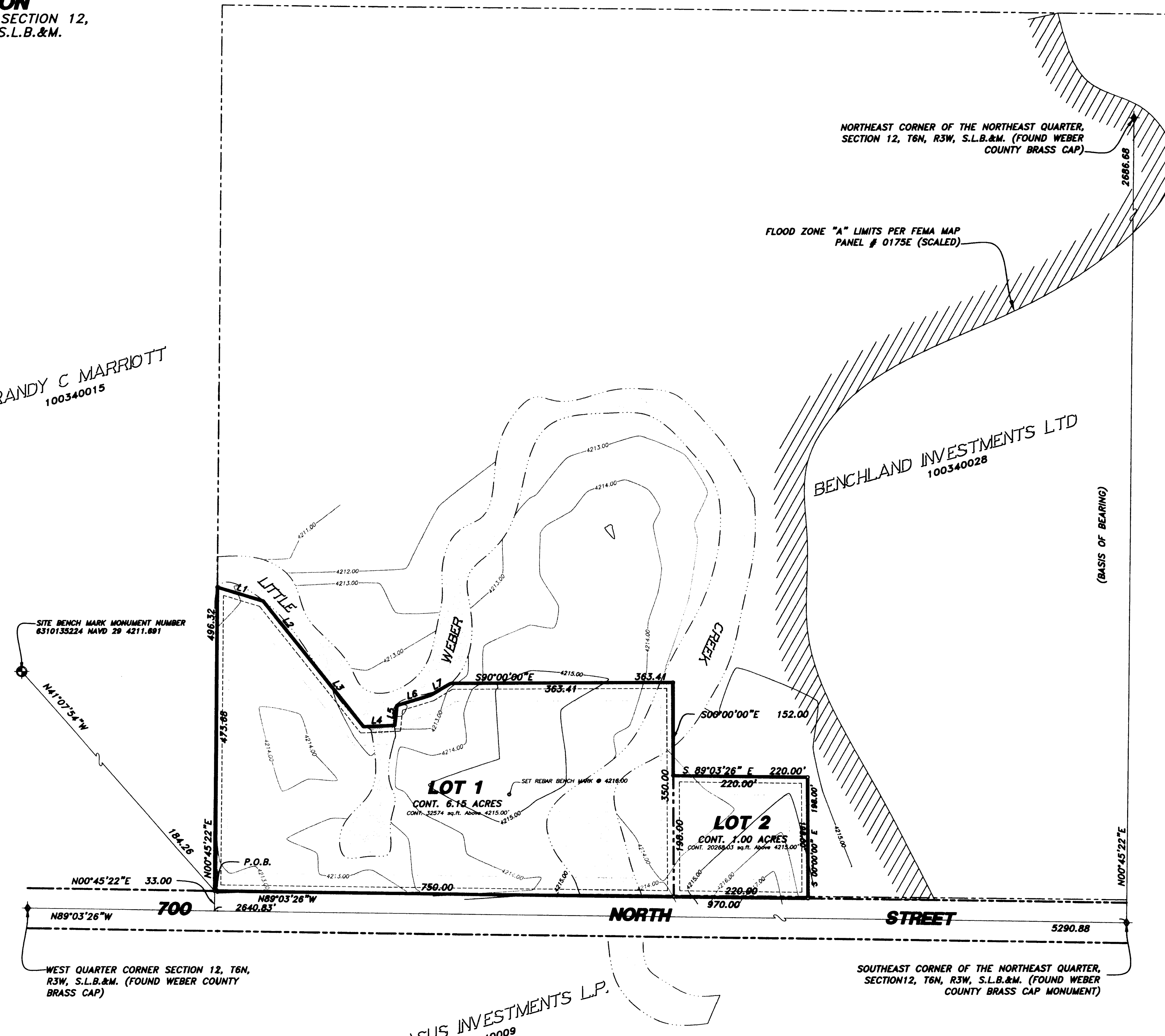
Signature _____

RANDY C MARRIOTT
 100340015

BENCHLAND INVESTMENTS LTD
 100340028

PEGASUS INVESTMENTS L.P.
 100340009

SITE BENCH MARK MONUMENT NUMBER
 6310135224 NAVD 29 4211.891

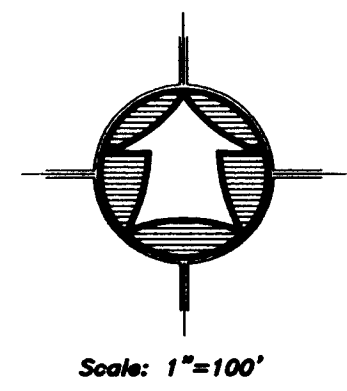


LINE TABLE

LINE	LENGTH	BEARING
L1	77.84	S73°05'56"E
L2	105.88	S38°19'52"E
L3	157.23	S38°07'18"E
L4	51.15	N87°36'50"E
L5	32.58	N06°07'10"E
L6	58.13	N73°08'51"E
L7	37.86	N59°11'38"E

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY
- SECTION LINE
- SETBACK LINE
- TOP BANK
- FENCE LINE
- 10.00 FOOT P.U.E.
- NAVD 27 BENCH MARK
- SECTION CORNER
- SET #5 24" REBAR W/ CAP ON ALL CORNERS



NOTE:
 10 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.
 THE PROPERTY IN ITS ENTIRETY IS LOCATED IN FEMA FLOOD ZONE A.