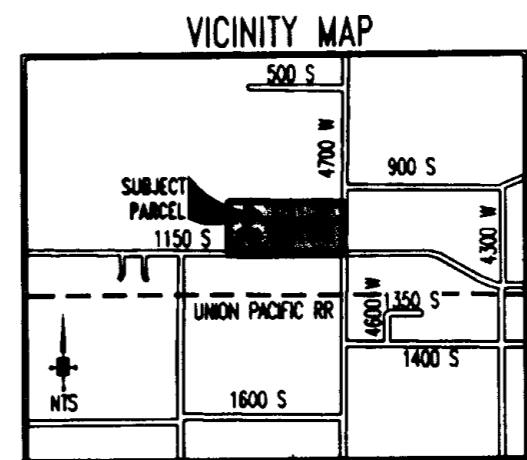


RAUZI SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION
20, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
JUNE 2008



NORTH 1/4 CORNER
OF SECTION 20,
T.6N., R.2W., S.L.B.&M.
(FOUND BRASS CAP MON. 4"
BELOW ASPHALT)

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL, 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 represented on this Plat, and that this plat of RAUZI SUBDIVISION in WEBER COUNTY, UTAH has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the WEBER COUNTY Recorder's office and from said survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of WEBER COUNTY concerning zoning requirements regarding lot measurements have been complied with.

SIGNED THIS 22ND DAY OF JULY, 2008
191517
UTAH LICENSE NUMBER

Stephen J. Fackrell
STEPHEN J. FACKRELL

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-SURVEY THE THREE SUBJECT PARCELS PRIOR TO CREATING DEVELOPABLE LOTS AND A REMAINDER PARCEL. DISCREPANCIES EXISTED WITH ALL OF THE PERIMETER ADJOINING DEEDS WHICH NECESSITATED THE NEED FOR BOUNDARY LINE AGREEMENTS. ONCE THE AGREEMENTS WERE OBTAINED THE BOUNDARY WAS HELD ALONG THE EXISTING FENCE ON THE NORTH AND WEST LINES. OUR EAST LINE WAS RE-ESTABLISHED AS A 40 FOOT OFFSET FROM SECTION LINE PER UDOT MAP NO. 50568(10). THE SOUTH LINE WAS RE-ESTABLISHED ALONG A NET AND TWO WIRE FENCES AT A BEARING OF N 89°05'54" W PER UDOT MAP NO. 50580(3). (SEE NOTATION ON THE FACE OF THIS SURVEY)

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract, RAUZI SUBDIVISION, 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 and 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.

In witness whereof the undersigned have hereunto set their signatures this _____ day of _____ A.D., 20____

KENNETH AND KAY RAUZI FAMILY LIVING TRUST

ACKNOWLEDGMENT

STATE OF UTAH
County of Weber
On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of Weber in said State of Utah, the signer () of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN WEBER COUNTY

RECEIVED

AUG 12 2008

WEBER CO SURVEYOR

PINNACLE
Engineering & Land Surveying, Inc.
1513 North Hillfield Rd., Suite #2 Layton, UT 84041 Phone: (801) 866-0676 Fax: (801) 866-0678

OVERALL BOUNDARY DESCRIPTION

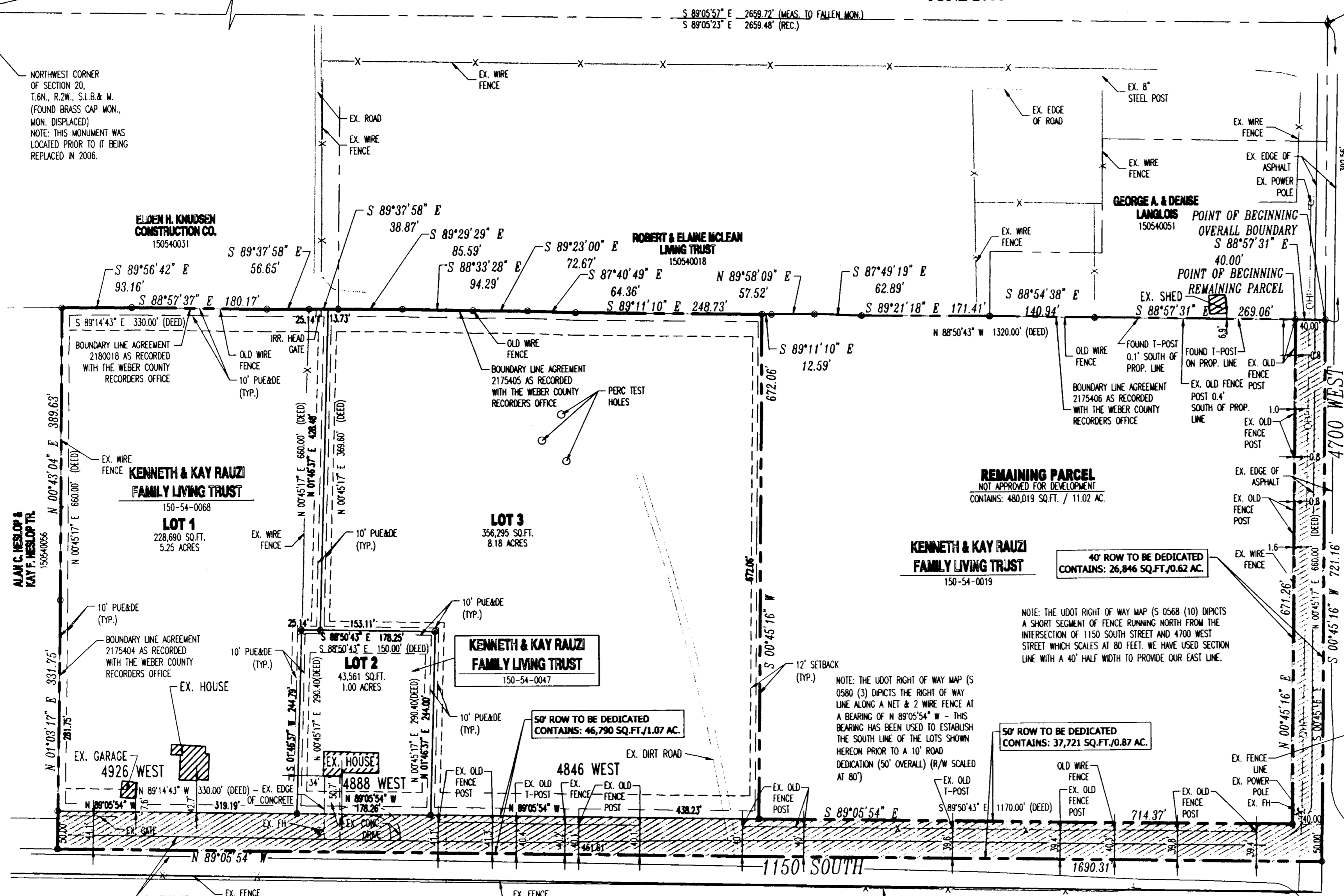
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SECTION LINE AND THE EXTENSION OF AN OLD WIRE FENCE AND A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NUMBER 2175406 AT THE WEBER COUNTY RECORDER'S OFFICE SAID POINT ALSO BEING LOCATED SOUTH 00°45'16" WEST ALONG SECTION LINE 392.56 FEET FROM THE NORTH QUARTER OF SAID SECTION AND RUNNING
THENCE SOUTH 00°45'16" WEST ALONG SAID SECTION LINE 721.16 FEET TO A POINT ON THE CENTER LINE OF 1150 SOUTH STREET (UDOT RIGHT OF WAY);
THENCE NORTH 89°05'54" WEST ALONG SAID CENTER LINE 1690.31 FEET TO THE EXTENSION OF A WIRE FENCE AND BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NUMBER 2175404 AT THE WEBER COUNTY RECORDER'S OFFICE;
THENCE NORTHERLY THE FOLLOWING (2) TWO CALLS TO AND ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT:
NORTH 00°31'17" EAST 331.75 FEET,
NORTH 00°43'04" EAST 389.63 FEET TO A BOUNDARY LINE AGREEMENT AND FENCE LINE RECORDED AS ENTRY NUMBER 2180018 AT THE WEBER COUNTY RECORDER'S OFFICE;
THENCE ALONG SAID BOUNDARY LINE AGREEMENT AND FENCE THE FOLLOWING FOUR(4) CALLS:
SOUTH 89°56'42" EAST 93.16 FEET,
SOUTH 88°57'37" EAST 180.17 FEET,
SOUTH 89°37'58" EAST 56.65 FEET,
SOUTH 89°29'29" EAST 85.59 FEET,
SOUTH 88°33'28" EAST 94.29 FEET,
SOUTH 89°11'10" EAST 248.73 FEET,
SOUTH 89°05'54" WEST 171.41 FEET,
SOUTH 89°21'18" EAST 62.89 FEET,
SOUTH 88°54'38" EAST 140.94 FEET,
SOUTH 88°57'31" EAST 269.06 FEET TO THE POINT OF BEGINNING.
CONTAINS: 480,019 SQ.FT. / 11.02 AC.

REMAINING PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF 4700 WEST STREET AND AN OLD WIRE FENCE AND A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NUMBER 2175406 AT THE WEBER COUNTY RECORDER'S OFFICE SAID POINT ALSO BEING LOCATED SOUTH 00°45'16" WEST ALONG SECTION LINE 392.56 FEET AND NORTH 88°57'31" WEST 40.00 FEET ALONG THE EXTENSION OF SAID AGREEMENT FROM THE NORTH QUARTER OF SAID SECTION AND RUNNING
THENCE SOUTH 00°45'16" WEST ALONG SAID WEST LINE 671.26 FEET TO A POINT ON THE NORTH LINE OF 1150 SOUTH STREET (UDOT RIGHT OF WAY);
THENCE NORTH 89°05'54" WEST ALONG SAID NORTH LINE 714.37 FEET;
THENCE NORTH 00°45'16" EAST 672.06 FEET TO A BOUNDARY LINE AGREEMENT AND FENCE LINE RECORDED AS ENTRY NUMBER 2175405 AT THE WEBER COUNTY RECORDER'S OFFICE;
THENCE ALONG SAID BOUNDARY LINE AGREEMENT AND FENCE THE FOLLOWING FOUR(4) CALLS:
SOUTH 89°11'10" EAST 12.59 FEET;
NORTH 89°58'09" EAST 57.52 FEET;
SOUTH 87°49'19" EAST 62.89 FEET;
SOUTH 89°21'18" EAST 171.41 FEET TO A BOUNDARY LINE AGREEMENT AND FENCE LINE RECORDED AS ENTRY NUMBER 2175406 AT THE WEBER COUNTY RECORDER'S OFFICE;
THENCE ALONG SAID BOUNDARY LINE AGREEMENT AND FENCE THE FOLLOWING TWO(2) CALLS:
SOUTH 88°54'38" EAST 140.94 FEET;
SOUTH 88°57'31" EAST 269.06 FEET TO THE POINT OF BEGINNING.
CONTAINS: 480,019 SQ.FT./11.02 ACRES

LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT
- - - SETBACK
- - - SECTION LINE
- ◆ FOUND SECTION CORNER
- ◆ PUBLIC UTILITY & DRAINAGE EASMENT
- ◆ PLUDE
- ◆ CONTOUR
- CORNER TO BE SET WITH 5/8" REBAR W/ ORANGE CAP OR NAIL & WASHER STAMPED "PINNACLE LS 191517"
- ▨ RIGHT-OF-WAY TO BE DEDICATED



SETBACKS
FRONT YARD: 20' SETBACK
REAR YARD: 30' SETBACK
SIDE YARD: 10 FEET WITH TOTAL WIDTH OF TWO SIDELYARDS NOT LESS THAN 24 FEET.

P.U.E.&D.E.
10' ALONG REAR LOT LINES
10' ALONG ROAD FRONTAGE
10' ALONG EACH SIDE LOT LINES, WITH 5' ON EACH SIDE OF LOT LINE.

DEVELOPER
LES MEYERHOFFER
4928 WEST 1150 SOUTH
OGDEN, UTAH 84404
(801) 726-7205

AGRICULTURAL OPERATIONS NOTICE:
AGRICULTURE IS THE PREFERRED 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 USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

SCALE: 1"=100'

WEST 1/4 CORNER OF SECTION 20, T.6N., R.2W., S.L.B.&M. (FOUND BRASS CAP MON.)

WEST 1/4 CORNER OF SECTION 20, T.6N., R.2W., S.L.B.&M. (FOUND BRASS CAP MON.)

WEBER COUNTY SURVEYOR

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 _____, 2008

SIGNATURE

WEBER COUNTY ENGINEER

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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 2008

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 _____, 2008.

SIGNED THIS ____ DAY OF _____, 2008

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 2008.

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 _____, 2008.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____
WEBER COUNTY CLERK

WEBER-MORGAN COUNTY 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.

SIGNED THIS ____ DAY OF _____, 2008.

DIRECTOR, WEBER-MORGAN COUNTY HEALTH DEPARTMENT

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

COUNTY RECORDER

BY _____
DEPUTY RECORDER