

VIENNA SITE SUBDIVISION

A PART OF THE N. W. 1/4 OF SEC. 1, T.6N., R.3W AND THE S.W. 1/4 OF SEC. 36, T. 7 N., R. 3W., S.L.B. & M.

WEBER COUNTY, UTAH

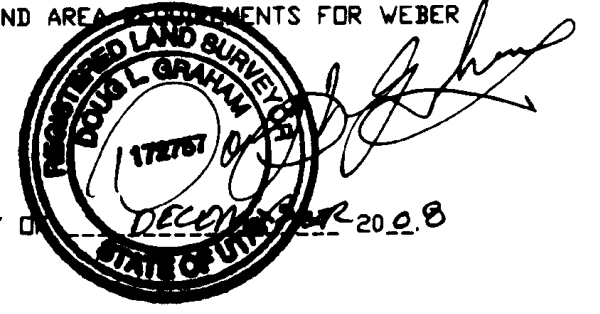
DECEMBER 2008

RECORD OF SURVEY

SURVEYORS CERTIFICATE

I DOUG L GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-29-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF VIENNA SITE SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.



SIGNED THIS 20th DAY OF DECEMBER 2008

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 HEREON AND NAME SAID TRACT VIENNA SITE 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 FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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.

SIGNED THIS _____ DAY OF _____ 20__

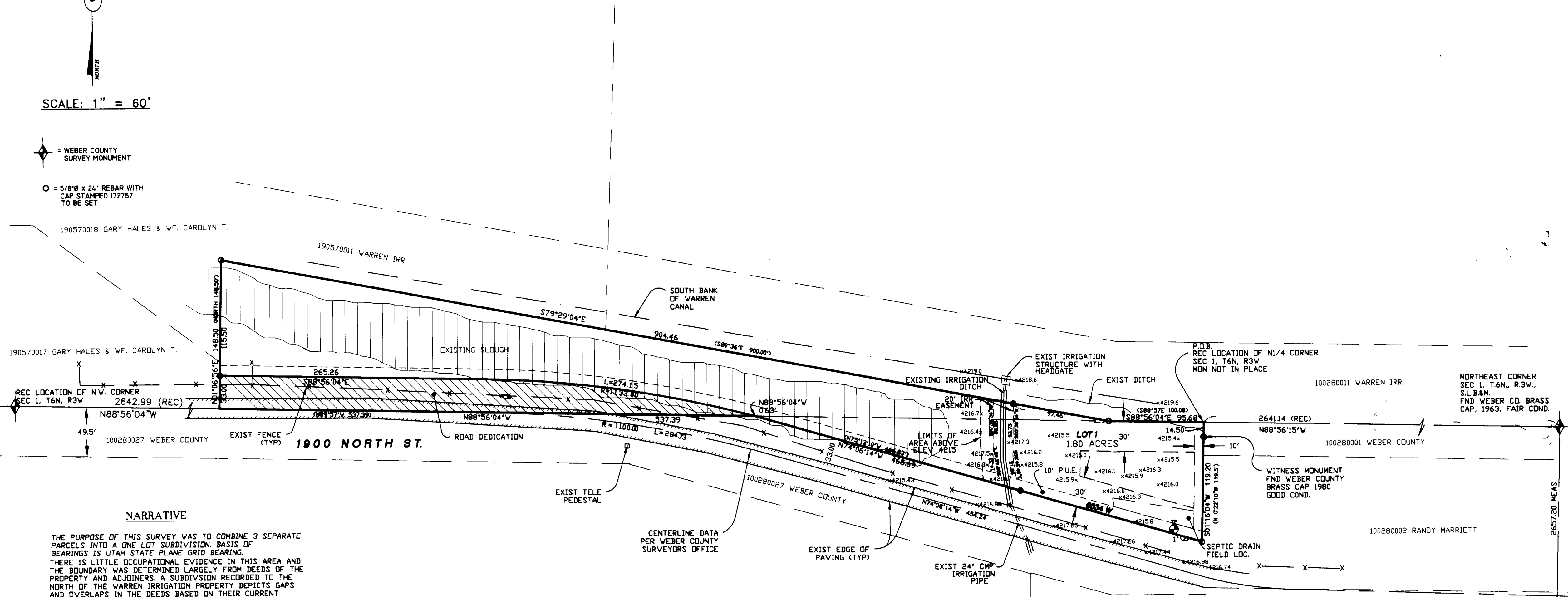
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)
ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS SATISFACTORY EVIDENCED AND WHO BY ME DULY SWORN COR AFFIRMED, DID SAY THAT HE OWNS THE _____ (TITLE OR OFFICE) OF THE _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM (HE) IN BEHALF OF AND THAT SAID CORPORATION HAS THE AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION EXPIRES _____ NOTARY PUBLIC

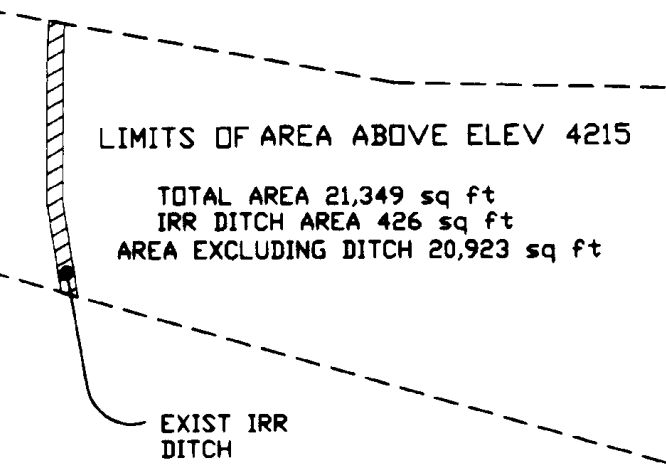
SCALE: 1" = 60'

WEBER COUNTY SURVEY MONUMENT
5/8" x 24" REBAR WITH CAP STAMPED 172757 TO BE SET



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMBINE 3 SEPARATE PARCELS INTO A ONE LOT SUBDIVISION BASIS OF BEARINGS IS UTAH STATE PLANE GRID BEARING. THERE IS LITTLE OCCUPATIONAL EVIDENCE IN THIS AREA AND THE BOUNDARY WAS DETERMINED LARGELY FROM DEEDS OF THE PROPERTY AND ADJOINERS. A SUBDIVISION RECORDED TO THE NORTH OF THE WARREN IRRIGATION PROPERTY DEPICTS GAPS AND OVERLAPS IN THE DEEDS BASED ON THEIR CURRENT LOCATION OF THE CANAL (NOV. 1995). IT IS MY OPINION THAT AN IRRIGATION CANAL THAT HAS BEEN CONSISTENTLY DREDGED AND CLEANED NOT ONLY IN THE 13 YEARS SINCE THAT SUBDIVISION WAS RECORDED, BUT ALSO IN THE 100+ YEARS BEFORE, IS BEST DETERMINED BY THE DEEDED LOCATION THAT WAS INITIALLY GRANTED TO THE CANAL COMPANY. MECHANICAL DIGGING AND BERMING OF AN IRRIGATION CANAL IS NOT REPRESENTATION OF REPARIAN RIGHTS. THE EAST LINE OF THE PARCEL (QUARTER SECTION LINE) WAS DETERMINED FROM A PREVIOUS SURVEY AND OCCUPATION TIES THAT EXTENDED TO THE SOUTH 2643.90' FROM THE NORTH QUARTER CORNER LOCATION. THE CENTERLINE OF 1900 NORTH AND HENCE THE ROAD DEDICATION WAS DETERMINED BY THE WEBER COUNTY SURVEYORS OFFICE. RECORD BEARINGS AND DISTANCES (AS SHOWN IN PARANTHESIS) ARE CALCULATED FROM THE CONGLOMERATE OF THE 3 DEEDS THAT DEFINE THIS PARCEL.



PERC TABLE

PERC TEST HOLE NO.	DEPTH, IN.	PERC RATE, MPH	SOILS EVALUATION @3551, WEBER-MORGAN HEALTH DEPARTMENT
1	28"	53"	0-10" LOAM, GRANULAR STRUCTURE
			10-48" SILTY LOAM
			28-42" SILTY CLAY LOAM

FOUND TEST PIT
x4216.6 EXISTING ELEV.

AGRICULTURAL NOTE

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

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____ 20__
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

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 _____ 20__
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 THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____ 20__
SIGNATURE _____

WEBER COUNTY ATTORNEY

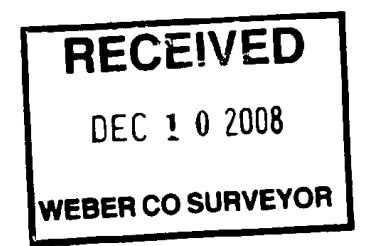
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____ 20__
SIGNATURE _____

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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 _____ 20__
TITLE CHAIRMAN, WEBER COUNTY COMMISSION
SIGNATURE _____
ATTEST: _____

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 _____ 20__
SIGNATURE _____



004204

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 3 WEST AND A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 1) RUNNING THENCE SOUTH 01°16'04" WEST 119.20 FEET TO THE NORTH LINE OF 1900 NORTH STREET) THENCE NORTH 74°06'14" WEST 465.69 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1) THENCE ALONG SAID NORTH LINE NORTH 88°56'04" WEST 537.39 FEET) THENCE NORTH 01°06'56" EAST 148.50 FEET TO THE SOUTH LINE OF THE WARREN CANAL) THENCE SOUTH 79°29'04" EAST 904.46 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1) THENCE ALONG SAID NORTH LINE SOUTH 88°56'04" EAST 95.68 FEET TO THE NORTH 1/4 CORNER OF SECTION 1 AND THE POINT OF BEGINNING.

CONTAINS 2.14 ACRES



LANDMARK SURVEYING INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 V. #A-3, WEST VALLEY, UTAH 84401
PHONE 801-731-4075 FAX 801-731-8506

CLIENT: DEREK ANDERSON
VIENNA PARTNERS L.L.C.
1961 E. TARTAN AVE., S.L.C. UT. 84108
LOCATION: PART OF N.E. SEC 1, T6N, R3W
AND S.E. SEC 6, T7N, R3W.
SURVEYED: SEPT 2008

REVISIONS:	DRAWN BY: DLG
11-25-08/MLG	CHECKED BY: DLG
12-08-08	DATE: 09-29-08
12-10-08	FILE: 30555UB

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 20__
AT _____ IN BOOK _____ OF _____
PAGE _____
WEBER COUNTY RECORDER
BY _____ DEPUTY