

BOWDEN STORAGE SUBDIVISION

A PART OF THE N. W. 1/4 OF SEC. 27 T. 7 N., R. 1 E., S.L.B. & M.

WEBER COUNTY, UTAH

OCTOBER 2009

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 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF BOWDEN STORAGE 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 5TH DAY OF OCTOBER 2009



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 BOWDEN STORAGE 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__

ACKNOWLEDGMENT

STATE OF UTAH) ss
COUNTY OF WEBER)

ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

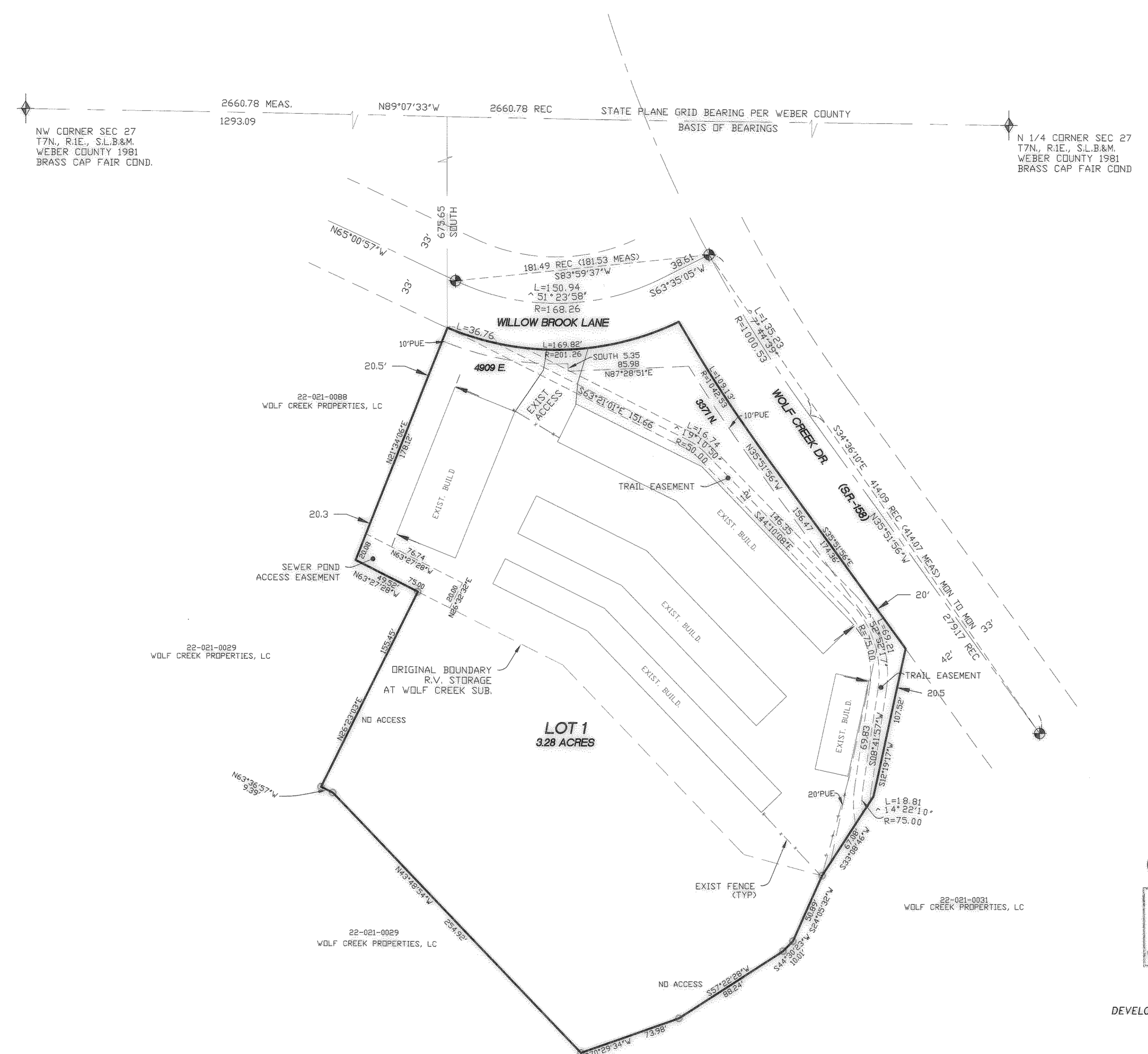
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT BEING SOUTH 89°07'33" EAST 1293.09 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 675.65 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27 AND RUNNING THENCE 169.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 201.26 FEET AND A CENTRAL ANGLE OF 48°20'47" (K.C. BEARS N88°18'39"E 164.83'); THENCE 109.13 FEET THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 104.23 FEET AND A CENTRAL ANGLE OF 89°09'2" (K.C. BEARS S28°22'00"E 109.09') THENCE SOUTH 35°51'56" EAST 174.36 FEET; THENCE SOUTH 12°19'17" WEST 107.52 FEET; THENCE SOUTH 33°08'46" WEST 67.08 FEET; THENCE SOUTH 24°02'52" WEST 50.89 FEET; THENCE SOUTH 44°30'23" WEST 100.1 FEET; THENCE SOUTH 37°22'28" WEST 88.24 FEET; THENCE SOUTH 70°29'34" WEST 73.98 FEET; THENCE NORTH 43°48'54" WEST 254.92 FEET; THENCE NORTH 63°36'57" WEST 9.39 FEET; THENCE NORTH 26°23'03" EAST 155.45 FEET; THENCE NORTH 63°27'28" WEST 49.52 FEET; THENCE NORTH 21°34'06" EAST 178.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.28 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ENLARGE THE AREA OF A PREVIOUS SUBDIVISION FOR THE ADDITION OF BUILDINGS TO THE SITE. THE PREVIOUS SUBDIVISION (R.V. STORAGE AT WOLF CREEK) WILL BE VACATED AND THIS PLAT WILL DEFINE THE AREA OF THE NEW SUBDIVISION. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN ON THIS PLAT AND THE PREVIOUS SUBDIVISION.



004366
RECEIVED
OCT 07 2009
WEBER CO SURVEYOR

DEVELOPER: RAY BOWDEN
KBC LEASING L.L.C.
3371 N WOLF CREEK DR.
EDEN, UT

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__

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 _____ 20__.

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 _____ 20__

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__

WEBER COUNTY PLANNING COMMISSION APPROVAL

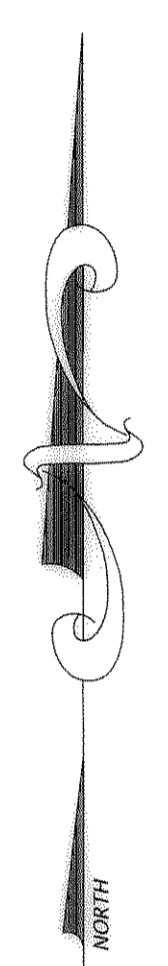
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20__.

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.

SCALE: 1" = 50'

- = SET 5/8"Ø x 24" REBAR WITH CAP STAMPED 172757
- ⊕ = FOUND STREET MONUMENT



LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W., #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8906		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ PAGE _____ WEBER COUNTY RECORDER BY _____ DEPUTY
CLIENT: ERIC HOUSEHOLDER WOLF CREEK PROPERTIES L.L.C. LOCATION: PART OF NW 1/4 SEC 27 T.7N, R.1E., S.L.B.&M. SURVEYED: AUGUST 2009		
REVISIONS: 09-16-09 09-24-09	DRAWN BY: K.R. CHECKED BY: D.B. DATE: 05-27-04 FILE: 2602FIN	

SIGNATURE