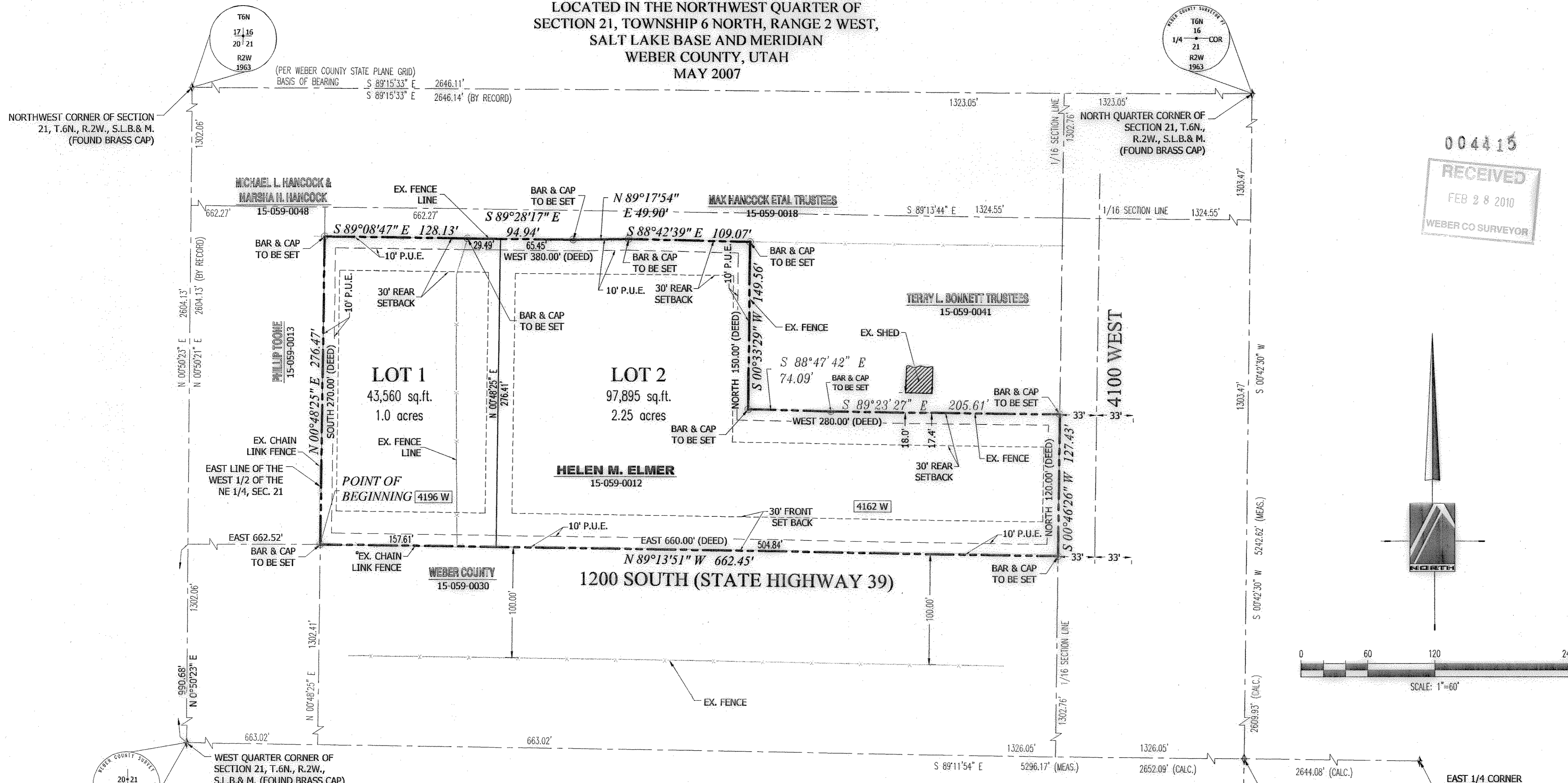
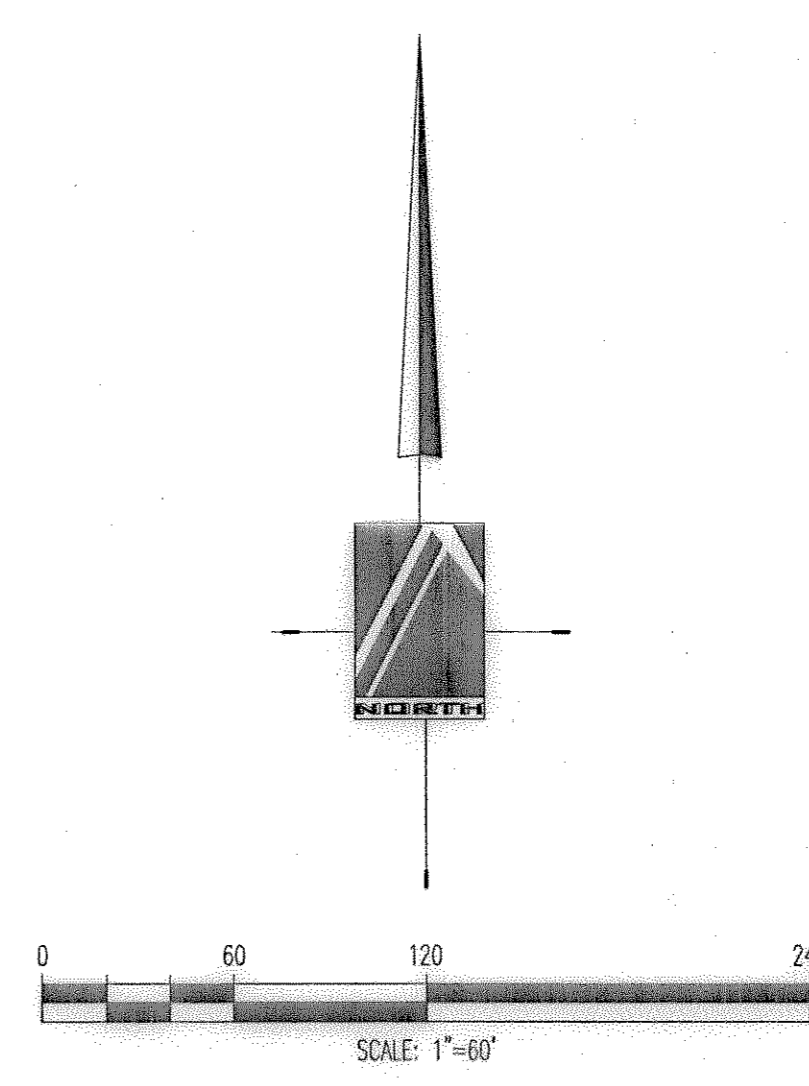


BROWN SIDE ESTATES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH
MAY 2007

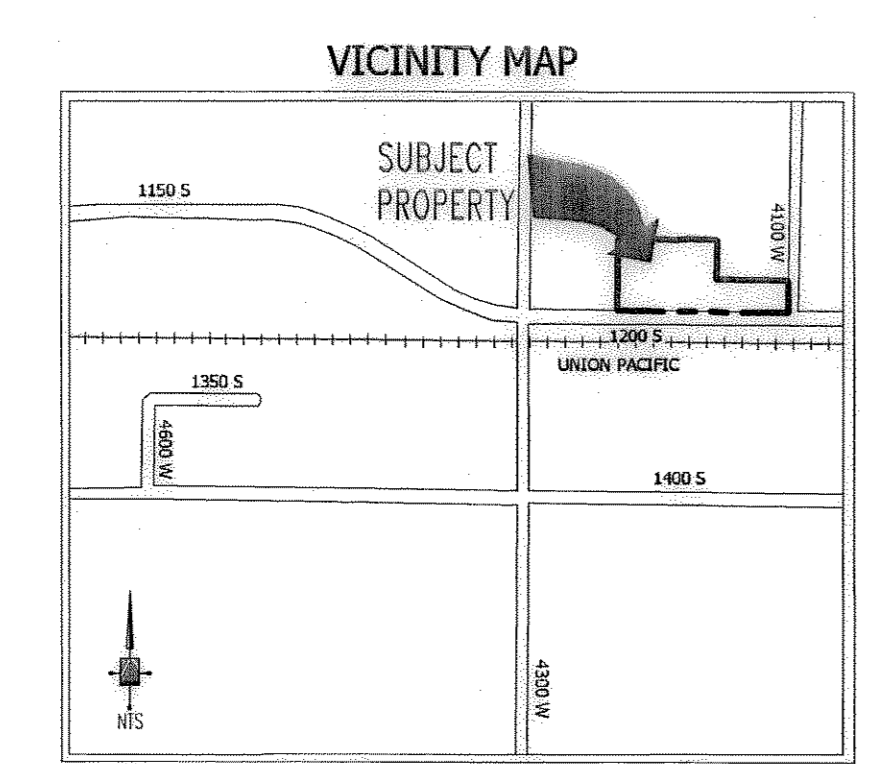


004415
RECEIVED
FEB 28 2010
WEBER CO SURVEYOR



SETBACKS
30' FRONT YARD SETBACK
30' REAR YARD SETBACK
14'/10' SIDE YARD SETBACK FOR A TOTAL OF 24'

P.U.E. & D.E.
10' ALONG REAR LOT LINES & ROAD FRONTS



LEGEND

- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING FENCE
- SECTION CORNER
- #5 X 24" REBAR WITH CAP MARKED "PINNACLE" TO BE SET

AGRICULTURAL STATEMENT
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES ON ALL 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."

SUBDIVIDER
JENNIFER BROWN
1407 N. 250 W.
SUNSET, UT 84015

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

SURVEYOR'S CERTIFICATE
I, STEPHEN J. JACKRELL, 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 BROWN SIDE ESTATES 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 RECORDERS 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, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 23 DAY OF FEBRUARY, 2008
191517
UTAH LICENSE NUMBER
STEPHEN J. JACKRELL

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE NORTH LINE OF THE CENTRAL PACIFIC RAILWAY COMPANY RIGHT OF WAY, SAID POINT BEING THE NORTH LINE OF 1250 SOUTH STREET AND ON AN EXISTING FENCE LINE, SAID POINT ALSO BEING LOCATED NORTH 00°50'23" EAST ALONG SECTION LINE 990.68 FEET AND EAST 662.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, SECTION 6, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS SOUTH 89°15'33" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION) AND RUNNING THENCE NORTH 00°48'25" EAST THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION (AS CALLED FOR IN THE WEST ADJOINERS DEED) 276.47 FEET TO A POINT ON AN EXISTING FENCE LINE RUNNING EAST; THENCE SOUTH 89°08'47" EAST ALONG SAID FENCE 128.13 FEET; THENCE SOUTH 89°28'17" EAST ALONG SAID FENCE 94.94 FEET; THENCE NORTH 89°17'54" EAST ALONG SAID FENCE 49.90 FEET; THENCE SOUTH 88°42'39" EAST ALONG SAID FENCE 109.07 FEET; THENCE SOUTH 00°33'29" WEST 149.56 FEET TO A POINT ON AN EXISTING FENCE LINE RUNNING EAST; THENCE SOUTH 88°47'42" EAST ALONG SAID FENCE 74.09 FEET; THENCE SOUTH 89°23'27" EAST ALONG SAID FENCE 205.61 FEET TO THE WEST LINE OF 4100 WEST STREET; THENCE SOUTH 00°46'26" WEST 127.43 FEET TO SAID NORTH RIGHT OF WAY LINE AND FENCE LINE; THENCE NORTH 89°13'51" WEST ALONG SAID LINES 662.45 FEET TO THE POINT OF BEGINNING.

CONTAINS: 141,455 sq.ft. / 3.25 acres / 2 Lots

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREOF DESCRIBED PARCEL PRIOR TO DEVELOPMENT. BOUNDARIES FOR THIS SURVEY WERE RE-ESTABLISHED BASED ON THE FOLLOWING: THE SOUTH LINE WAS RE-ESTABLISHED BASED ON A DEED CALL TO THE NORTH LINE OF THE CENTRAL PACIFIC RAILROAD RIGHT OF WAY WHICH WAS ESTABLISHED BASED ON AN OLD EXISTING FENCE AND OFFSET NORTHERLY 100 FEET ESTABLISHING THE NORTH LINE OF 1200 SOUTH (STATE HIGHWAY 39); THE WEST LINE WAS ESTABLISHED BASED ON THE ADJOINERS CALL TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21 AND THE FACT THAT WE ARE EASTERLY OF A FENCE; THE EAST LINE (ALONG 4100 WEST STREET) WAS HELD AT THE 1/16 SECTION LINE; BOTH NORTHERLY LINES WERE HELD AT THE EXISTING FENCE LINE CREATING A GAP WITH THE ADJOINERS. THE FINAL EAST LINE WAS HELD AT THE EXISTING FENCE. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°15'33" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER LOCATED IN SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATING, OR CONSTRUCTION IS INTENDED.

INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED AN OWNERSHIP PLAT, TIE SHEETS FROM THE WEBER COUNTY RECORDERS OFFICE, AND LEGAL DESCRIPTIONS FROM SAID RECORDERS OFFICE. NO OTHER DOCUMENTS OF RECORD OR NOT WERE USED IN THE BOUNDARY DETERMINATION.

OWNER'S 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

BROWN SIDE ESTATES

and do hereby: 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__.

STANLEY E. BROWN
GLENDA A. BROWN

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

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 AFFECT.

SIGNED THIS ___ DAY OF ___, 2008

SIGNATURE

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

SIGNED THIS ___ DAY OF ___, 2008

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 ___, 2008

SIGNATURE

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 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

ATTEST: _____
CHAIRMAN, WEBER COUNTY 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, PLANNING COMMISSION

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