

Northwest Corner of Sec. 21, T6N, R2E, SLB&M, Calculated Position from Weber County Surveyor Data.

FINAL PLAT OF KENT BECKSTROM SUBDIVISION

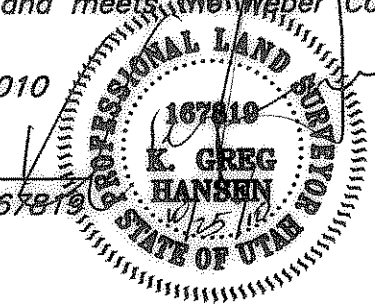
WEBER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 EAST, S.L.B.&M.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plat of KENT BECKSTROM 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 completed of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements, made on the ground, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this 15th day of OCTOBER, 2010

K. Greg Hansen License No. 167810



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BEING A WEBER COUNTY BRASS CAP MONUMENT; RUNNING THENCE NORTH 00°04'14" WEST 361.50 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°33'36" EAST 361.50 FEET; THENCE SOUTH 00°04'14" EAST 361.50 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°33'36" WEST 361.50 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES.

REMAINDER PARCEL

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED NORTH 00°04'14" WEST 361.50 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER FROM THE SOUTHWEST CORNER OF SAID SECTION BEING A WEBER COUNTY BRASS CAP MONUMENT; RUNNING THENCE NORTH 00°04'14" WEST 628.97 FEET ALONG THE WEST LINE OF SAID SECTION TO NORTHWEST CORNER OF THE K-J FOUR INVESTMENTS LTD. PROPERTY; THENCE ALONG THE BOUNDARY LINE OF SAID PROPERTY THE FOLLOWING FOUR (4) COURSES; NORTH 89°43'15" EAST 822.87 FEET (NORTH 89°05'49" EAST 827.81 FEET BY RECORD); (2) SOUTH 01°12'54" EAST (SOUTH 01°00'45" EAST BY RECORD) 360.00 FEET; (3) NORTH 88°53'40" EAST (NORTH 89°05'49" EAST BY RECORD) 452.54 FEET TO 8900 EAST; (4) SOUTH 00°22'42" EAST (SOUTH 01°00'45" EAST BY RECORD) 165.53 FEET ALONG 8900 EAST TO THE NORTHEAST CORNER OF MERTZ SUBDIVISION NO. 1; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 89°45'20" WEST (SOUTH 89°57'29" WEST BY RECORD) 738.41 FEET; (2) SOUTH 01°04'34" EAST (SOUTH 00°52'25" EAST BY RECORD) 293.63 FEET; (3) SOUTH 60°37'10" EAST (SOUTH 60°25'01" EAST BY RECORD) 327.57 FEET; (4) SOUTH 89°20'08" EAST (SOUTH 89°07'59" EAST BY RECORD) 450.53 FEET TO 8900 EAST STREET; THENCE SOUTH 00°22'42" EAST (SOUTH 00°10'33" EAST BY RECORD) 24.96 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°33'36" WEST 924.58 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°04'14" WEST 361.50 FEET; THENCE NORTH 89°33'36" WEST 361.50 FEET TO THE POINT OF BEGINNING. CONTAINING 15.49 ACRES.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a lot as shown hereon and name said tract KENT BECKSTROM SUBDIVISION, 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.
and do also hereby:
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.

Signed this _____ day of _____, 2010.

Name Kent Beckstrom

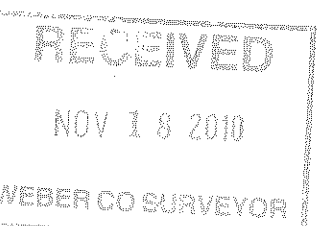
ACKNOWLEDGMENT

State of Utah } SS
County of _____

On the _____ day of _____, 2010, 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 _____

004480



004480

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- CENTERLINE
- - - DITCH
- FENCE LINE
- SECTION CORNER
- STREET MONUMENT
- SET 5/8" REBAR W/ CAP

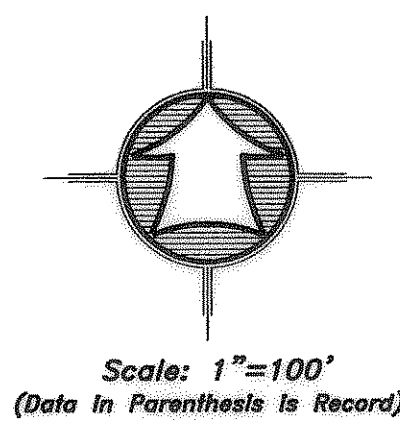
DEVELOPER:
Kent Beckstrom
P.O. Box 658
Brigham City, Utah
(801) 721-1439

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

10-3-138 10-3-138.dwg 8/31/2010

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
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 create a one lot subdivision and set the property corners of Lot 1 as shown and described hereon. The survey was ordered by Kent Beckstrom. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 21, T6N, R2E of the SLB&M with the South line of said section being the basis of bearing, which bears S 89°33'36" E, Weber County Grid Bearing.

10 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.

Owner shall obtain all permits necessary for the excavation and installation of culverts within the County R.O.W. prior to the commencement of work.

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 _____, 2010.

Signature _____

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 _____, 2010.

Chairman, Weber County Commission _____

Attest: _____

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.

Signed this _____ day of _____, 2010.

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 _____, 2010.

Chairman, Weber County Planning Commission _____

Attest: _____

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 _____, 2010.

Signature _____

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 _____, 2010.

Signature _____