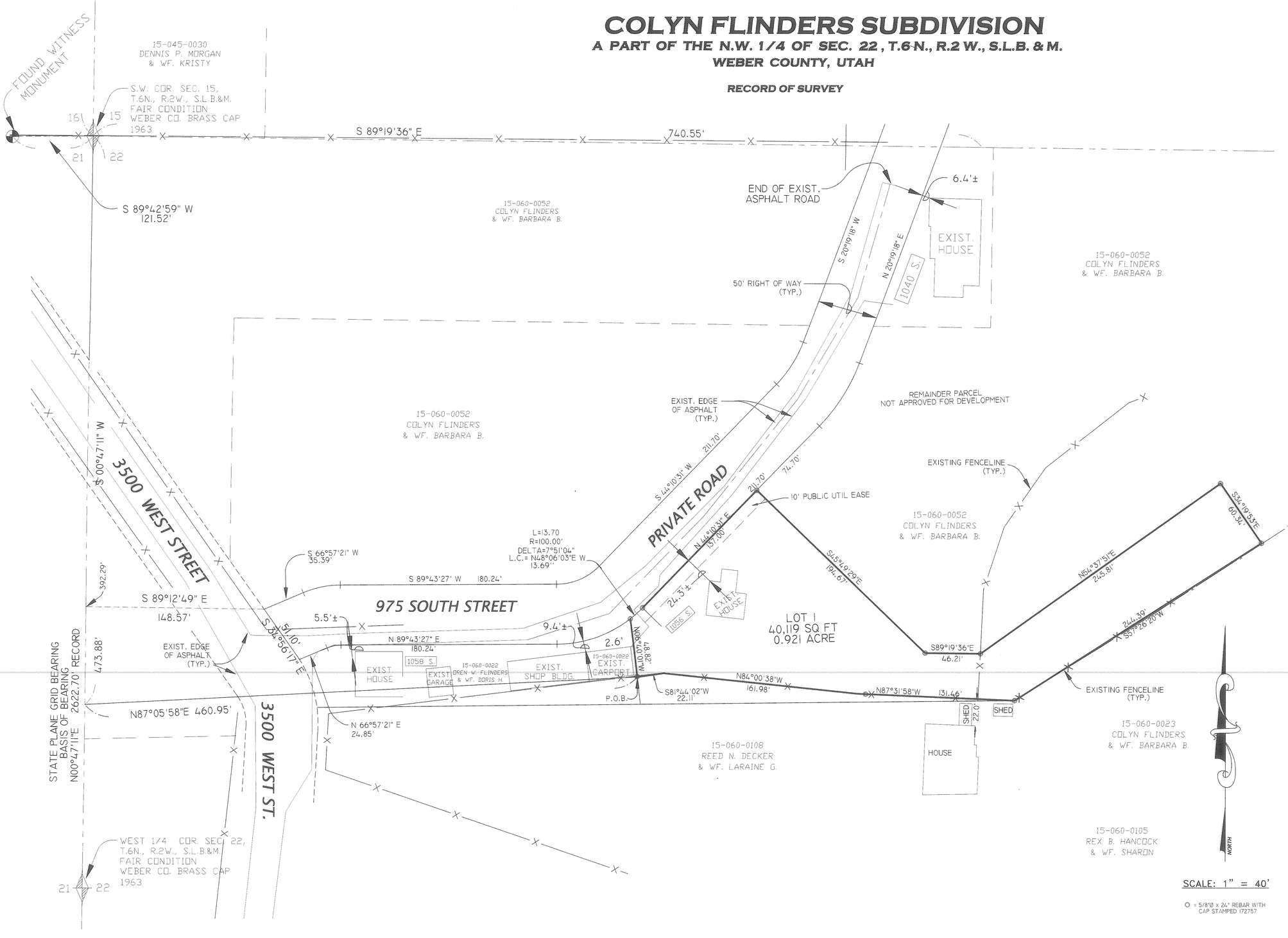
COLYN FLINDERS SUBDIVISION

A PART OF THE N.W. 1/4 OF SEC. 22, T.6 N., R.2 W., S.L.B. & M.

WEBER COUNTY, UTAH

RECORD OF SURVEY



SCALE: 1" = 40'

○ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 172757

SURVEYOR'S CERTIFICATE

I DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 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.

SIGNED THIS 14TH DAY OF February, 20 12

P.L.S. # 167594 _____ SIGNATURE

REGISTERED LAND SURVEYOR DALLAS K. BUTTARS 167594 STATE OF UTAH

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 AS SHOWN HEREON AND NAME SAID TRACT COLYN FLINDERS SUBDIVISION

AND DO HEREBY 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 15 DAY OF Feb 20 12

Colyn Flinders — Barbara Flinders

_____ _____

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

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
BEGINNING AT A POINT BEING SOUTH 0°47'11" WEST 473.88 AND NORTH 87°05'58" EAST 460.95 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22 AND RUNNING THENCE NORTH 6°40'01" WEST 48.82 FEET, THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 13.70 FEET, (LONG CHORD= N48°06'03"E 13.69 FEET), THENCE NORTH 44°10'31" EAST 137.00 FEET, THENCE SOUTH 45°49'29" EAST 194.67 FEET, THENCE SOUTH 89°19'36" EAST 46.21 FEET, THENCE NORTH 54°37'51" EAST 245.81 FEET, THENCE SOUTH 34°19'53" EAST 60.34 FEET, THENCE SOUTH 57°26'20" WEST 244.39 FEET TO AN EXISTING FENCE, THENCE THE FOLLOWING THREE (3) COURSES ALONG AN EXISTING FENCE: (1) NORTH 87°31'58" WEST 131.46 FEET, (2) NORTH 84°00'38" WEST 161.98 FEET, (3) SOUTH 81°44'02" WEST 22.11 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.921 ACRE

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.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.
THE FENCES IN THIS AREA DO NOT FIT ANY DEED LINES. THE FENCES HAVE BEEN IN PLACE FOR MANY YEARS AND THEREFORE THE FENCES WERE USED AS BOUNDARY LINES. THE CENTERLINE OF 975 SOUTH WAS DETERMINED FROM THE "BOX F SUBDIVISION".

RECEIVED FEB 15 2011 BY 004639

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 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

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__.

_____ TITLE: CHAIRMAN, WEBER COUNTY 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 AFFECT.

SIGNED THIS ____ DAY OF _____, 20__.

_____ SIGNATURE

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

CLIENT: DEVELOPER COLIN FLINDERS	ADDRESS: 1040 S. 3500 W. OGDEN, UT. 84404
LOCATION: PART OF NW 1/4 SEC 22, T.6N., R.2W., S.L.B.&M.	
SURVEYED: SEPT. 2010	

REVISIONS:		
FEB. 2012		DRAWN BY: DB
		CHECKED BY:
		DATE: 8-26-10
		FILE: 2339SUBD