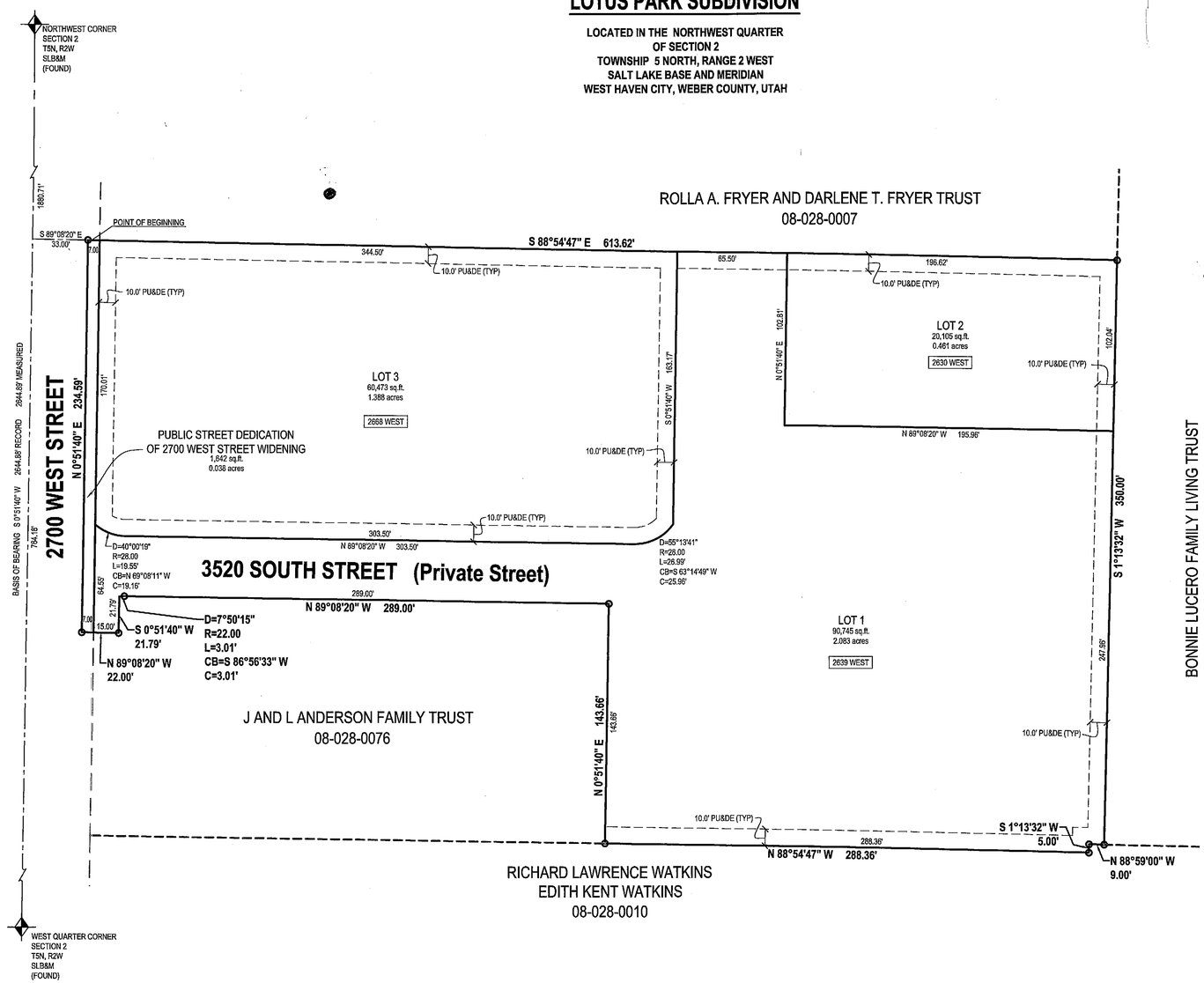
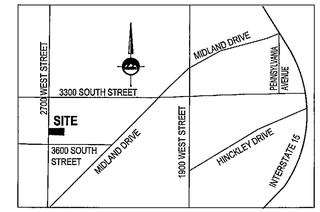
LOTUS PARK SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2 TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEST HAVEN CITY, WEBER COUNTY, UTAH





VICINITY MAP
NO SCALE
WEST POINT, UTAH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, _____ do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No._____ as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **LOTUS PARK SUBDIVISION** _____, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the intersection of the east line of 2700 West Street, (a 33.00 foot half-width) and a fence line, said point being South 0°51'40" West 1880.71 feet along the section line and South 89°08'20" East 33.00 feet from the Northwest Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence South 88°54'47" East 613.62 feet along a fence line to the west line of a drain ditch;
Thence South 1°13'32" West 350.00 feet along the west line of a drain ditch;
Thence North 88°59'00" West 9.00 feet;
Thence South 1°13'32" West 5.00 feet to a fence line;
Thence North 88°54'47" West 288.36 feet along a fence line;
Thence North 0°51'40" East 143.66 feet;
Thence North 89°08'20" West 289.00 feet;
Thence southwesterly 3.01 feet along the arc of a 22.00 foot radius curve to the left, (center bears South 0°51'40" East and long chord bears South 86°56'33" West 3.01 feet, with a central angle of 7°50'15");
Thence South 0°51'40" West 21.79 feet;
Thence North 89°08'20" West 22.00 feet to the east line of 2700 West Street, (a 33.00 foot half-width);
Thence North 0°51'40" East 234.59 feet along the east line of 2700 West Street to the point of beginning.

Contains 172,965 square feet, 3.971 acres, 3 lots.

Date: June 13, 2011

Keith R. Russell
License no. 164386

This subdivision has not been recorded with Weber County as of the date of this filing with the Weber County Surveyor.

PROFESSIONAL LAND SURVEYOR REGISTERED No. 164386 6-13-11 STATE OF UTAH KEITH R. RUSSELL

OWNER'S DEDICATION

Known all men by these presents that I, the under- signed owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

LOTUS PARK SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I have hereunto set MY hand this_____day of_____A.D., 20_____.

_____.
By: CHIP PROPERTIES LLC
CHARLES OSMAN, MANAGING MEMBER

LLC ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of DAVIS

On the _____ day of _____ A.D., 20_____, CHARLES OSMAN, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS in the State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGING MEMBER, of CHIP PROPERTIES LLC, and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said CHIP PROPERTIES LLC for the purposes therein mentioned and acknowledged to me that said CHIP PROPERTIES LLC executed the same.

MY COMMISSION EXPIRES:_____.

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

DEVELOPER
CHIP PROPERTIES LLC
CHARLES OSMAN
101 NORTH FORT LANE ROAD SUITE 200
LAYTON, UTAH 84041
801-546-3900

GENERAL NOTES:

1. PROPERTY IS ZONED A-1
   A. FRONT YARD SETBACK IS 30 FEET.
   B. REAR YARD SETBACK IS 30 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET MINIMUM AND 24 FEET TOTAL BOTH SIDES.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT. SIDE & REAR IN LOCATIONS AS SHOWN.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

LEGEND

ENSIGN ENG. LAND SURV. — SECTION CORNER

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."

PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT

— — — EASEMENTS

RECEIVED JUN 21 2012 By

ENSIGN

LAYTON
1485 West Hillfield Rd. Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone:435.843.3590

WWW.ENSIGNUTAH.COM

SURVEY RECORDING DATA

DATE:
-
DRAWING No.
-

LOTUS PARK SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2 TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEST HAVEN CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

WEST HAVEN CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE WEST HAVEN CITY ENGINEER.

WEST HAVEN CITY ATTORNEY'S APPROVAL

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE CITY COUNCIL OF THE FOREGOING PLAT.
SIGNED THIS _____ DAY OF _____, 20_____,

WEST HAVEN CITY ATTORNEY

WEST HAVEN CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH, THIS _____ DAY OF _____, 20_____.

ATTEST/TITLE — MAYOR

WEST HAVEN CITY PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE WEST HAVEN CITY PLANNING COMMISSION
THIS _____ DAY OF _____, 20_____.

CHAIRMAN, WEST HAVEN CITY PLANING COMMISSION

SHEET 1 OF 1

PROJECT NUMBER : L1958
MANAGER : K.RUSSELL
DRAWN BY : A.SHELBY
CHECKED BY : K.RUSSELL
DATE : 6/8/12