

INGRAM SUBDIVISION

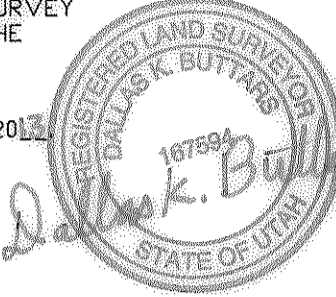
A PART OF THE N. W. 1/4 OF SEC. 17, T. 6 N., R. 2 W., S.L.B. & M.
WEBER COUNTY, UTAH
MARCH 2013

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 88, 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 INGRAM 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 THAT THIS SURVEY MEETS THE REQUIREMENTS OF WEBER COUNTY B.O.A. 2013-01.

SIGNED THIS 15 DAY OF March 2013



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 HEREDON AND NAME SAID TRACT INGRAM 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 HEREIN 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

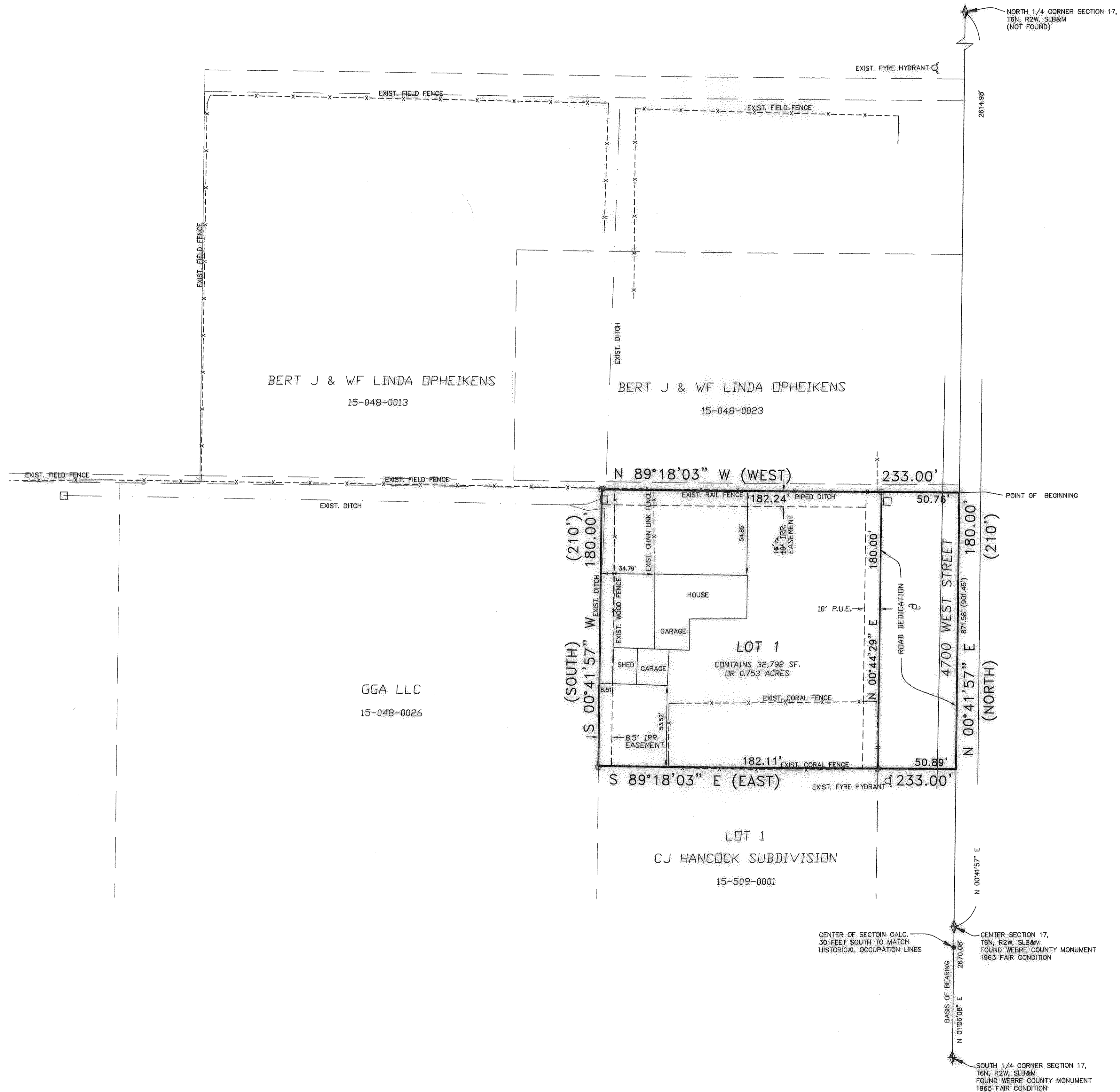
STATE OF UTAH)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLAT LAKE BASE & MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT 871.58 (901.45) FEET, MORE OR LESS NORTH 0°41'57" EAST (NORTH) OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, SAID POINT BEING THE SOUTHEAST CORNER OF BERT J. OPHEIKENS AND WIFE PROPERTY AS RECORDED IN BOOK 1434 OF RECORDS PAGE 735 (15-048-0023) AND RUNNING THENCE NORTH 89°18'03" WEST (WEST) ALONG OPHEIKENS SOUTH PROPERTY LINE 233 FEET; THENCE SOUTH 00°41'57" WEST (SOUTH) 180.00 (210) FEET; THENCE SOUTH 89°18'03" EAST (EAST) 233 FEET; THENCE NORTH 00°41'57" EAST (NORTH) 180.00 (210) FEET TO THE POINT OF BEGINNING.
SUBJECT TO BOUNDARY LINE AGREEMENT E# 2339525.
CONTAINS 41,940 SF OR 0.963 ACRES

DEVELOPER: PATRICK INGRAM
2311 SOUTH 7500 WEST
OGDEN UT, 84404



SCALE: 1" = 40'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 172757
P.U.E. = PUBLIC UTILITY EASEMENT
() = RECORD

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.
THE CENTER OF SECTION 17 DOES NOT MATCH THE OLDER FENCE LINE LOCATION AND IT IS MY OPINION TO MOVE IT 30± SOUTH TO BETTER HARMONIZE WITH THE OLDER FENCELINE OCCUPATION.

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.

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____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 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____

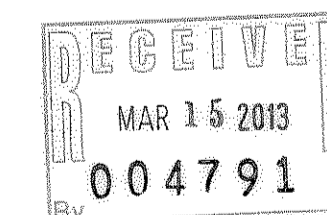
SIGNATURE

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:



<p>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</p>		<p>WEBER COUNTY RECORDER</p> <p>ENTRY # _____ FEE _____</p> <p>FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20____</p> <p>AT _____ IN BOOK _____ OF _____</p> <p>PAGE _____</p> <p>_____ WEBER COUNTY RECORDER</p> <p>BY _____ DEPUTY</p>
<p>CLIENT: PATRICK INGRAM</p> <p>LOCATION: PART OF THE N.W. 1/4 OF SEC. 17, T.6N., R.2W., S.L.B.&M.</p> <p>SURVEYED: MARCH 2013</p>	<p>REVISIONS:</p> <p>DRAWN BY: T.K.</p> <p>CHECKED BY: D.B.</p> <p>DATE: 03-08-13</p> <p>FILE: 3316P</p>	