

Spencer Ferrin Subdivision

Weber County, Utah

A Part of the Northwest Quarter of Section 28,
Township 7 North, Range 1 East, S.L.B.&M.
January 2014

North Quarter Corner of Sec. 28,
T. 7 N., R. 1 E., SLB&M End
Weber Co. Brass Cap Mon.
1976 Good Condition.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 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 have hereby subdivided said tract into One (1) Lot, know hereafter as Spencer Ferrin Subdivision in Weber County, Utah, and has been correctly drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the Ground, I further hereby certify that the Requirements of all Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this 20th day of February, 2014.

K Greg Hansen Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 73°56'54" East 467.80 Feet to the West Boundary Line of Lot 3, Nipko Estates; Thence along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 89°19'50" East 44.74 Feet along said North Boundary Line; Thence South 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; Thence North 27°02'00" West 82.23 Feet along said West Boundary Line to the Point of Beginning. Containing 1233 Square Feet.

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 73°56'54" East 467.80 Feet to the West Boundary Line of Lot 3, Nipko Estates; Thence along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 89°19'50" East 44.74 Feet along said North Boundary Line; Thence South 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; Thence North 27°02'00" West 82.23 Feet along said West Boundary Line to the Point of Beginning. Containing 1233 Square Feet.

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 73°56'54" East 467.80 Feet to the West Boundary Line of Lot 3, Nipko Estates; Thence along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 89°19'50" East 44.74 Feet along said North Boundary Line; Thence South 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; Thence North 27°02'00" West 82.23 Feet along said West Boundary Line to the Point of Beginning. Containing 1233 Square Feet.

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 73°56'54" East 467.80 Feet to the West Boundary Line of Lot 3, Nipko Estates; Thence along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 89°19'50" East 44.74 Feet along said North Boundary Line; Thence South 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; Thence North 27°02'00" West 82.23 Feet along said West Boundary Line to the Point of Beginning. Containing 1233 Square Feet.

Easement "A" Description

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point Located South 89°19'49" East 1628.27 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 73°56'54" East 467.80 Feet to the West Boundary Line of Lot 3, Nipko Estates; Thence along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 89°19'50" East 44.74 Feet along said North Boundary Line; Thence South 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; Thence North 27°02'00" West 82.23 Feet along said West Boundary Line to the Point of Beginning. Containing 1233 Square Feet.

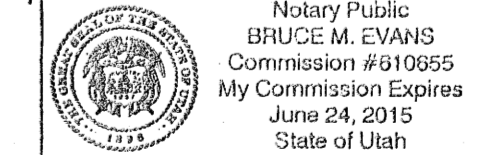
OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract Spencer Ferrin Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority. Also dedicates to the governing authority a Sensitive Lands Streams Corridor Easement as shown hereon in compliance with Weber County Zoning Ordinance #4-2, wherein no structure, accessory structures, road, or parking area shall be built within the setback from the river (stream) as measured from the high-water mark of the river (stream).
In witness we have here unto set our signature this _____ day of _____, 2014.

William C. Story
Dixie R. Story

ACKNOWLEDGMENT

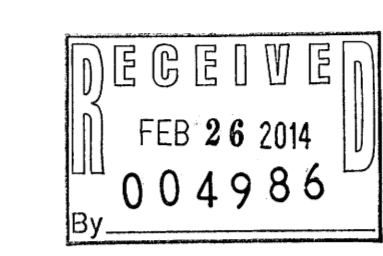
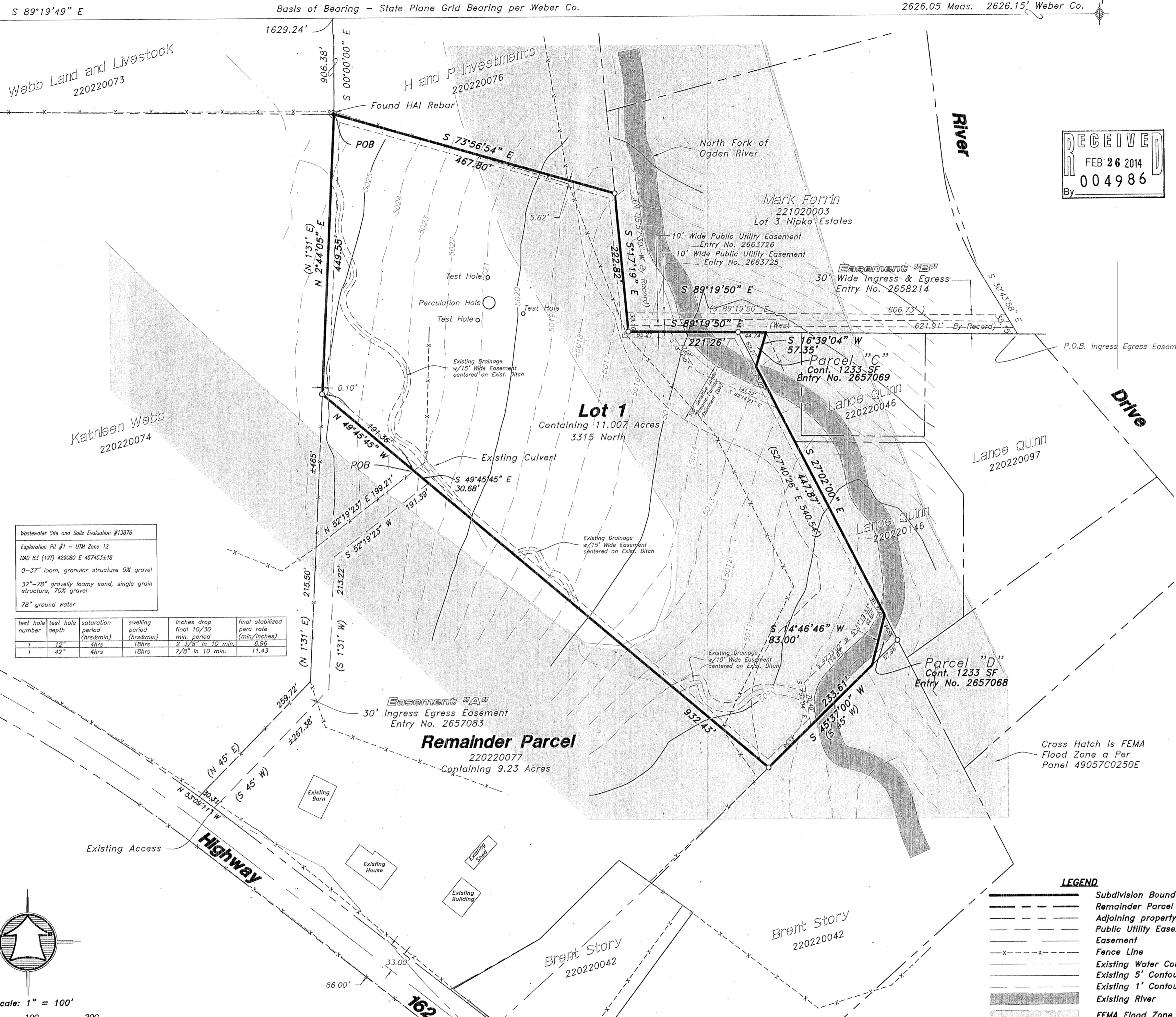
State of Utah
County of Box Elder
On this 26 day of February, 2014, William C. Story and Dixie R. Story, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.



Notary Public
12-3-145 V13 Rev7.DWG 12-3-145 KGH 02/26/14

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY



Easement "B" Description
Ingress, Egress Easement

A part of the North Half of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point on the North Boundary Line of the Lance Quinn Property Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet and South 73°56'54" East 469.94 Feet to the West Boundary Line of Lot 3, Nipko Estates and along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 89°19'50" East 44.74 Feet along said North Boundary Line; Thence South 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; Thence North 27°02'00" West 82.23 Feet along said West Boundary Line to the Point of Beginning. Containing 1233 Square Feet.

Parcel "C" Description
From Lance Quinn to Chuck Story

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point on the North Boundary Line of the Lance Quinn Property Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet and South 73°56'54" East 469.94 Feet to the West Boundary Line of Lot 3, Nipko Estates and along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 89°19'50" East 44.74 Feet along said North Boundary Line; Thence South 16°39'04" West 57.35 Feet to the West Boundary Line of said Quinn Property; Thence North 27°02'00" West 82.23 Feet along said West Boundary Line to the Point of Beginning. Containing 1233 Square Feet.

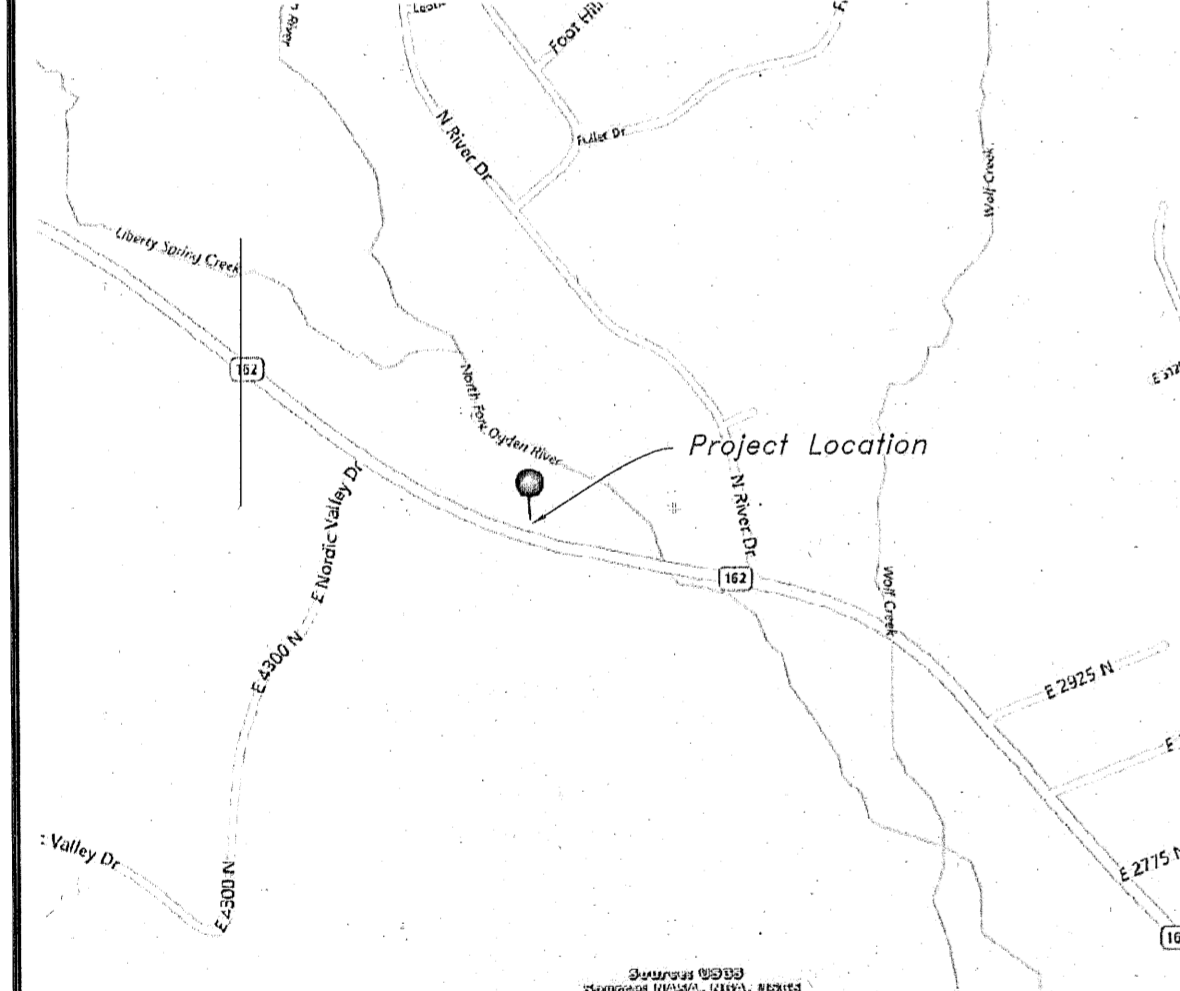
Parcel "D" Description
From Chuck Story to Lance Quinn

A part of the Northwest Quarter of Section 28, Township 7 North, Range 1 East of the Salt Lake Base and Meridian.
Beginning at a point on the West Boundary Line of the Lance Quinn Property Located South 89°19'49" East 1629.24 Feet along the North line of said Northwest Quarter and South 00°00'00" East 906.38 Feet and South 73°56'54" East 469.94 Feet to the West Boundary Line of Lot 3, Nipko Estates and along the boundary line of said Nipko Estates the following two (2) courses: (1) South 05°17'19" East 222.25 Feet; and (2) South 89°19'50" East 174.52 Feet from the Northwest Corner of said Northwest Quarter; Running Thence South 27°02'00" East 44.58 Feet along said West Boundary Line to the Northwest Corner of the Brent Story Property; Thence North 49°45'45" West 57.99 Feet along the Westerly Boundary Line of said Story Property; Thence North 14°46'46" East 83.00 Feet to the Point of Beginning. Containing 1233 Square Feet.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the parcels as shown and described hereon creating a one (1) lot subdivision. The survey was ordered by Mark Ferrin. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 28, 17N, 1E, SLB&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears South 89°19'49" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Vicinity Map



WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this _____ Day of _____, 2014

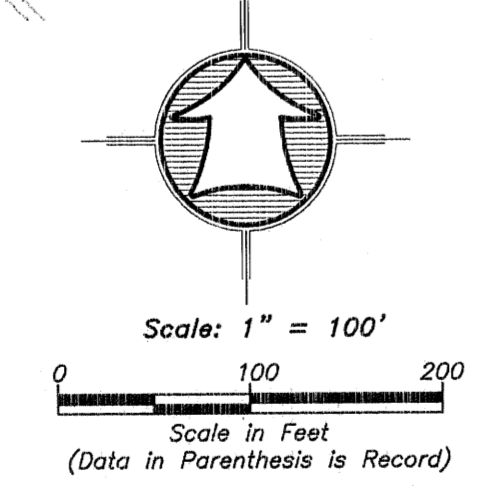
Chairman, Weber County Planning Commission

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 _____, 2014

Weber County Engineer

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogdan Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272



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 that it interferes with activities of future residents of this subdivision

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
Signed this _____ Day of _____, 2014

Chairman, Weber County Commission
Attest

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 the 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 _____, 2014

Weber County Surveyor

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 _____, 2014

Weber County Attorney

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 _____, 2014

Weber-Morgan Health Department