

J & M Roberts Subdivision

Uintah City, Weber County, Utah
 A Part of the Northeast Quarter of Section 27,
 Township 5 North, Range 1 West, Salt Lake Base & Meridian

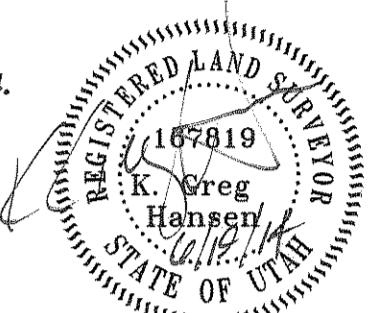
Northeast Corner Sec. 27, T.5 N.,
 R.1W., SLB&M. Found Weber County
 Survey Brass Cap Monument
 Dated 1960 Good Condition

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 Sections 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Heretofore Subdivided said Tract into Two (2) Lots, know Hereafter as J & M Roberts Subdivision in Uintah City, 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 Uintah City Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this 19TH day of JUNE, 2014.

K. Greg Hansen P.L.S.
 Utah Land Surveyor Licence No. 167819.



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 27, CITYSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE U.P.R.R. COMPANY LOCATED 1256.31 FEET NORTH 00°03'54" EAST AND 561.85 FEET NORTH 83°23'37" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 27, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 1315.86 FEET ALONG THE SECTION LINE AND WEST 568.43 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27, SAID POINT ALSO DESCRIBED OF RECORD AS BEING LOCATED 551.75 FEET NORTH 89°50' WEST AND 1320 FEET NORTH 00°14' WEST FROM THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 00°13'44" EAST 314.37 FEET (SOUTH 00°53' WEST 311.0 FEET BY RECORD) ALONG THE WEST BOUNDARY LINE OF MOUNTAIN VALLEY RANCHETTES PHASE 1 AMENDED TO THE NORTHEAST CORNER OF THE ORCHARD AT UINTAH NO. 3; THENCE NORTH 84°04'15" WEST 145.28 FEET (132.04 FEET BY RECORD); THENCE NORTH 02°15'20" EAST 314.76 FEET (NORTH 00°52' EAST 311.0 FEET BY RECORD) TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 83°23'37" EAST 131.73 FEET (SOUTH 83°47' EAST 132.04 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 0.996 ACRES AND TWO LOTS.

OWNERS DEDICATION

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 J & M ROBERTS 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 UINTAH CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO UINTAH CITY 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 IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2014.

JARED R. Roberts _____ Date: _____
 MICHELLE H. Roberts _____ Date: _____

ACKNOWLEDGMENT

State of Utah
 County of _____
 On this _____ day of _____, 2014, Jared R. Roberts and Michelle H. Roberts, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of Weber, 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

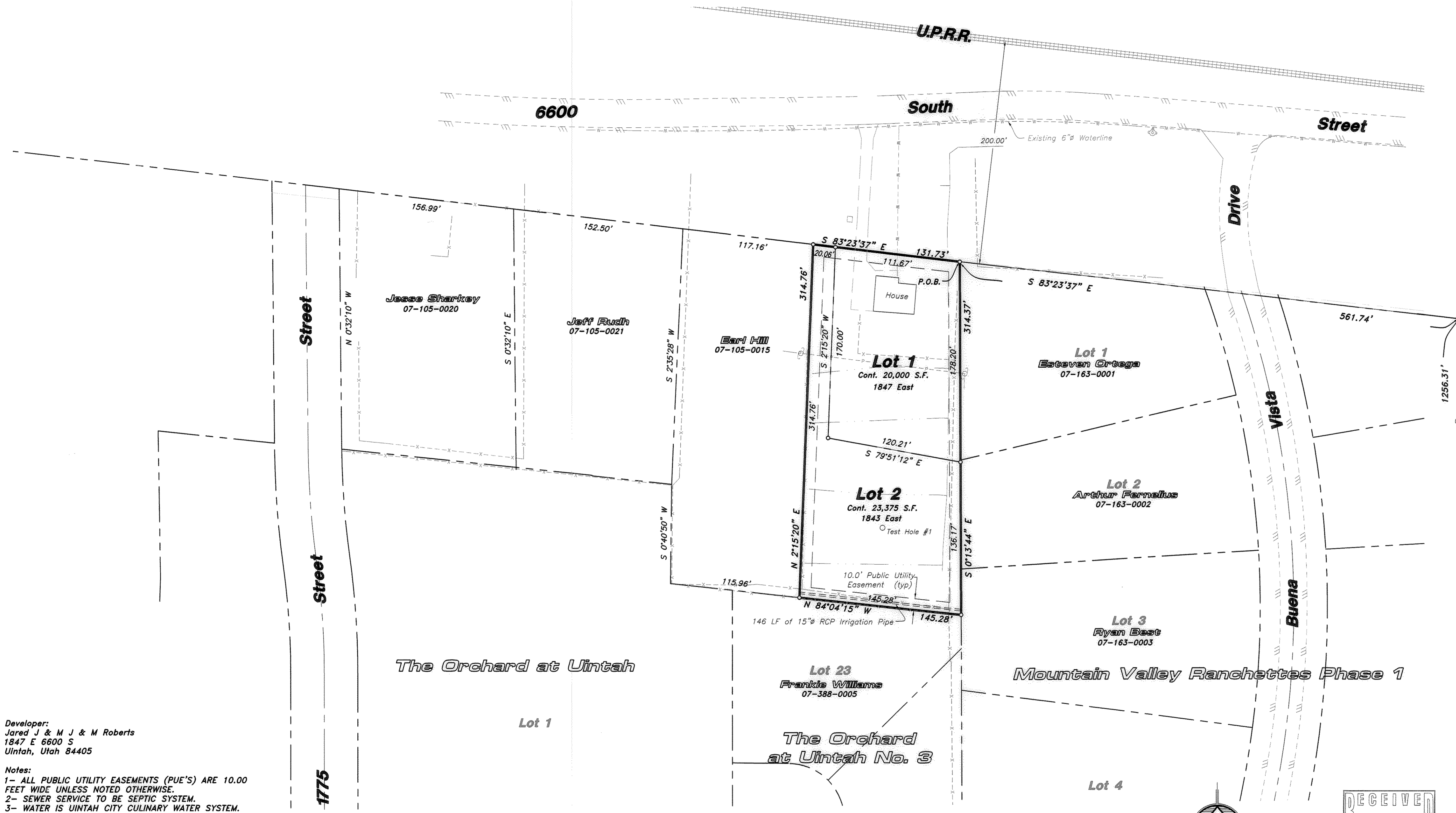
East Quarter Corner Sec. 27, T.5 N.,
 R.1W., SLB&M. Found Weber County
 Survey Brass Cap Monument.
 Dated 1967 Good Condition.

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Two Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Kent Wilson for Jared Roberts. The east boundary line is the west boundary line of Mountain Valley Ranchettes Phase 1 which line is not in harmony with the existing fence lines along said west boundary line. The south boundary line is the north boundary line of The Orchard at Uintah No. 3. The west boundary line was established honoring the record distance of 115.96' along the south boundary line of the Earl Hill property to the west. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 27, Township 5 North, Range 1 West, S.L.B.&M. The basis of bearing is the East line of the Northeast Quarter of said Section which bears North 00°03'54" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

COUNTY RECORDER

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



Developer:
 Jared J & M J & M Roberts
 1847 E 6600 S
 Uintah, Utah 84405

Notes:
 1- ALL PUBLIC UTILITY EASEMENTS (P.U.E.'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
 2- SEWER SERVICE TO BE SEPTIC SYSTEM.
 3- WATER IS UINTAH CITY CULINARY WATER SYSTEM.

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-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

UINTAH CITY COUNCIL

This is to certify that this plat and the dedication of this plat were duly approved and accepted by the Uintah City Council, Weber County, Utah this _____ day of _____, 2014.

By: _____
 Chairman

Attest: _____
 Secretary

UINTAH City PLANNING COMMISSION

This plat was approved by the Uintah City Planning Commission on this _____ day of _____, 2014.

By: _____
 Chairman

UINTAH City ENGINEER

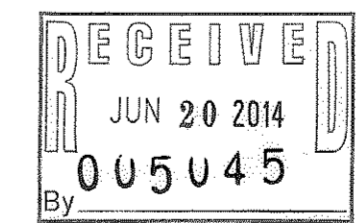
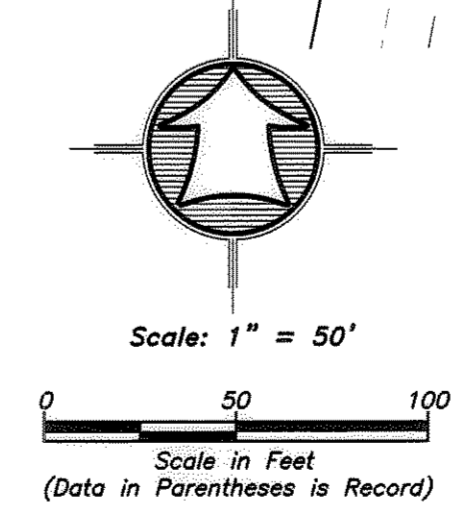
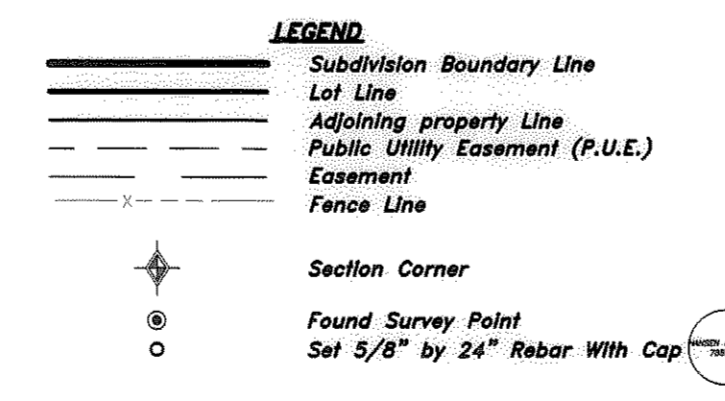
This plat was approved by the Uintah City Engineer for Uintah City this _____ day of _____, 2014.

By: _____
 City Engineer

UINTAH City ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of Uintah City of the foregoing plat and dedications have been complied with. Dated this _____ day of _____, 2014.

By: _____
 Signature



HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
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 (435) 723-3491 (801) 399-4905 (435) 752-8272