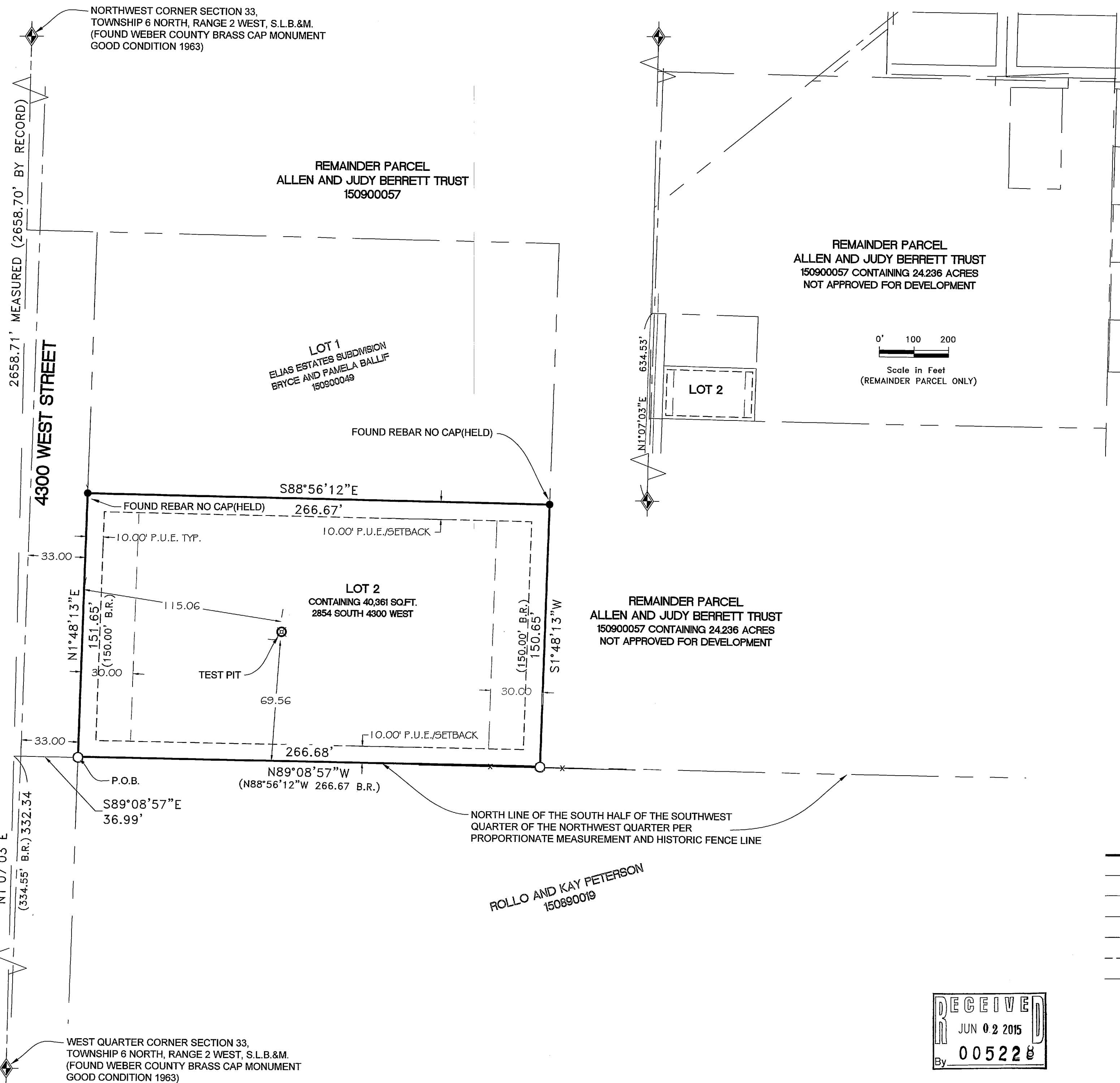


**ELIAS ESTATES PHASE 2
PART OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH, MAY 2015**



NOTES:
THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

SEWER IS TO BE WISCONSIN MOUND SEPTIC AS APPROVED BY WEBER MORGAN HEALTH DEPARTMENT.
WATER SERVICE AND FIRE HYDRANT TO BE INSTALLED PER TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS.

A1 ZONING REQUIREMENTS
MINIMUM AREA 40,000 SQ. FT.
LOT WIDTH 150'
FRONT YARD SETBACK 30 FT.
SIDE YARD SETBACK 10 FT WITH TOTAL WIDTH OF TWO SIDE YARDS NOT LESS THAN 24 FT.
REAR YARD SETBACK 30 FT.

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.

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MIKE SLATER. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 01°07'03" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE SOUTH LINE OF THE PROPERTY WAS ESTABLISHED BY AN EXISTING FENCE LINE AS CALLED OUT IN THE ELIAS ESTATES SUBDIVISION. THE RIGHT-OF-WAY OF 4300 WEST STREET WAS ESTABLISHED BY HONORING THE RIGHT-OF-WAY DEDICATION OF THE ORIGINAL ELIAS ESTATES SUBDIVISION RECORDED AT BOOK 37 PAGE 40 ENTRY NUMBER 1274302 OF THE WEBER COUNTY RECORDS, FEBRUARY 11, 1994.

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24"x5/8" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- ADJACENT PARCEL
- SECTION LINE
- CENTER LINE
- EXISTING FENCE
- PUBLIC UTILITY EASEMENT
- SETBACK LINE
- FOUND PROPERTY CORNER
- SOIL TEST PIT

DEVELOPER:
MIKE SLATER
4473 WAYMONT WAY
OGDEN, UTAH 84401
801-731-9782

SURVEYOR'S CERTIFICATE
I, KLINT H. WHITNEY 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 THAT 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 MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF ELIAS ESTATES PHASE 2 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER 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 28th DAY OF MAY, 2015

SUBDIVISION BOUNDARY DESCRIPTION
A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE INTERSECTION OF AN EXISTING FENCE LINE AND THE EAST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED NORTH 01°07'03" EAST 332.34 FEET (334.55 FEET BY RECORD) AND SOUTH 89°08'57" EAST 36.99 FEET (SOUTH 88°56'12" EAST 37.01 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°48'13" EAST 151.65 FEET TO THE SOUTH LINE OF LOT 1 ELIAS ESTATES SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 88°56'12" EAST 266.67 FEET; THENCE SOUTH 01°49'13" WEST 150.65 FEET (150.00 FEET BY RECORD) TO SAID EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE AND ITS EXTENSION NORTH 89°08'57" WEST 266.68 FEET (NORTH 88°56'12" WEST 266.67 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 40,361 SQ. FT.

OWNER'S DEDICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACK OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACK, ELIAS ESTATES PHASE 2 AND HEREBY GRANT, DEDICATE AND CONVEY TO 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 FURTHER GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

ALLEN O BERRETT AND JUDY G. BERRETT TRUST
DATED DECEMBER 17, 1998

Allen P. Berrett, Trustee
ALLEN P. BERRETT, TRUSTEE

Judy G. Berrett, Trustee
JUDY G. BERRETT, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
COUNTY OF WEBER)

On the _____ day of _____ A.D. 2015 personally appeared before me, the undersigned notary public, ALLEN P. BERRETT AND JUDY G. BERRETT the signers of the above Owner's Dedication, who duly acknowledged to me that he, she, they, is the SUCCESSOR CO-TRUSTEE OF THE ALLEN P. BERRETT AND JUDY G. BERRETT AS TRUST AGREEMENT DATED DECEMBER 17, 1998 and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws or (Resolution of its Board of Directors), and said ALLEN P. BERRETT AND JUDY G. BERRETT acknowledged to me that said TRUST executed the same.

Jason Broadbent
NOTARY PUBLIC

My Commission expires 9-4-2016

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST WASHINGTON TERRACE, UTAH 84405 801-476-0202

COUNTY RECORDER

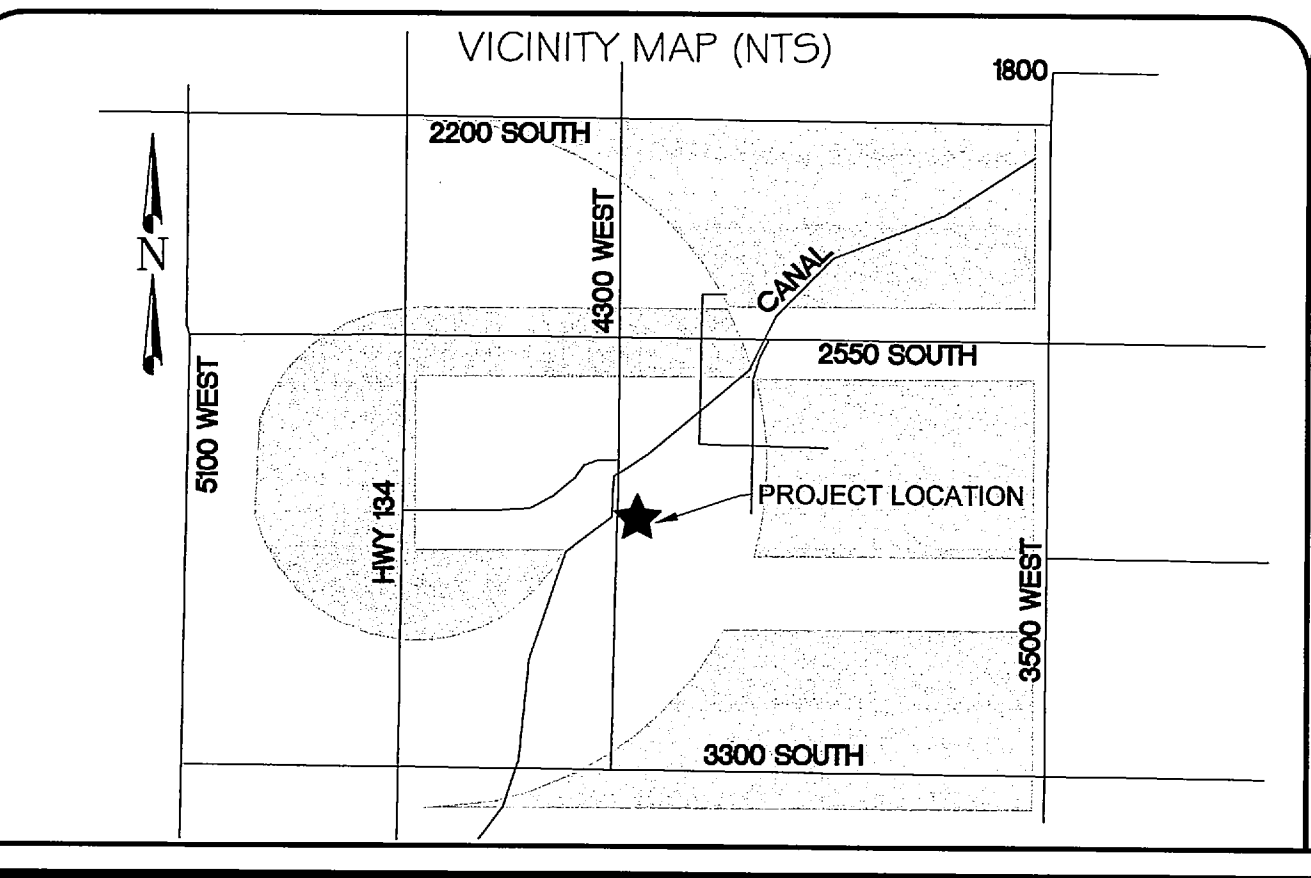
WEBER - MORGAN HEALTH DEPARTMENT

I do 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.

This _____ day of _____, 2015

Director Weber-Morgan Health Department

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



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 _____, 2015.

Chairman, Weber COUNTY Commission

Attest: _____

Title: _____

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 OFFICE. The approval of this plat by the Weber COUNTY Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2015.

Signature

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 _____, 2015.

Chairman, Weber COUNTY Planning Commission

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 _____, 2015.

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 _____, 2015.

Signature

