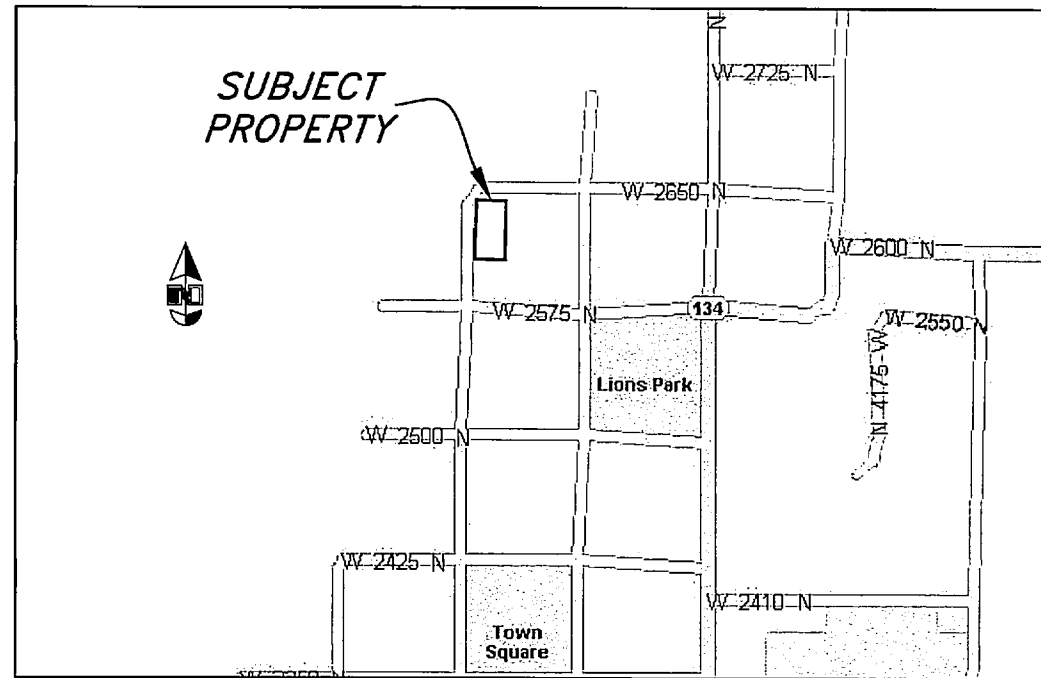


VICINITY MAP

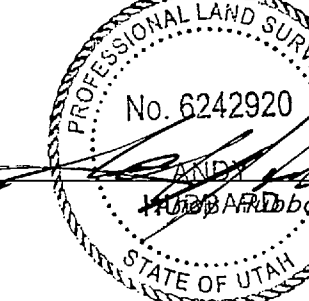


# Adams Subdivision

A part of the Northeast 1/4 of Section 32, T7N, R2W, SLB&M, U.S. Survey  
Plain City, Weber County, Utah  
March 2016

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Adams Subdivision, Plain City, Weber County, Utah has been correctly drawn to the designated 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 Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17, Monumented Lot corners have been set as shown on this drawing. Signed this 31st day of May, 2016.



BOUNDARY DESCRIPTION

The West Half of Lot 3, Block 17, Plat 'A', Plain City Survey, being a part of the Northeast Quarter of Section 32, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Plain City, Weber County, Utah, being more particularly described as follows:

Beginning at the Northwest Corner of said Block 17, Plat 'A', Plain City Survey, being 459.00 feet North 88°26'10" West along the Center line of 2650 North Street and 33.00 feet South 1°18'20" West from a Gin Spike at the intersection of said 2650 North and 4350 West and running thence South 88°26'10" East 108.25 feet along the South line of said 2650 North Street; thence South 0°50'08" West 214.52 feet to the North line of Lot 2, said Block 17; thence North 88°26'10" West 110.01 feet along said North line to the East line of 4425 West Street; thence North 1°18'20" East 214.50 feet along said East line to the point of beginning.

Contains: 23,409 sq.ft.

NARRATIVE

This Plat and Survey was requested by Mr. Craig Adams for the purpose of Subdividing the property into Lots. A brass Cap Monument was found at the Northwest corner of Section 32, T7N, R2W, SLB&M, U.S. Survey and a Gin Spike was found at the intersection of 2650 North and 4350 West.

Boundary Consultants Record of Survey of Lots 3 & 4, Block 17, Plat A, Plain City Survey, was used to adjust and establish Basis of Bearing. Brass Cap Monuments and Spikes were found to be in relationship with the Section corners that were shown on the recorded plats. These Monuments were held and used to position the Record Of Survey, on the ground.

The East line of the subject property was established by said Boundary Consultants and boundary markers from that survey were recovered as part of this survey.

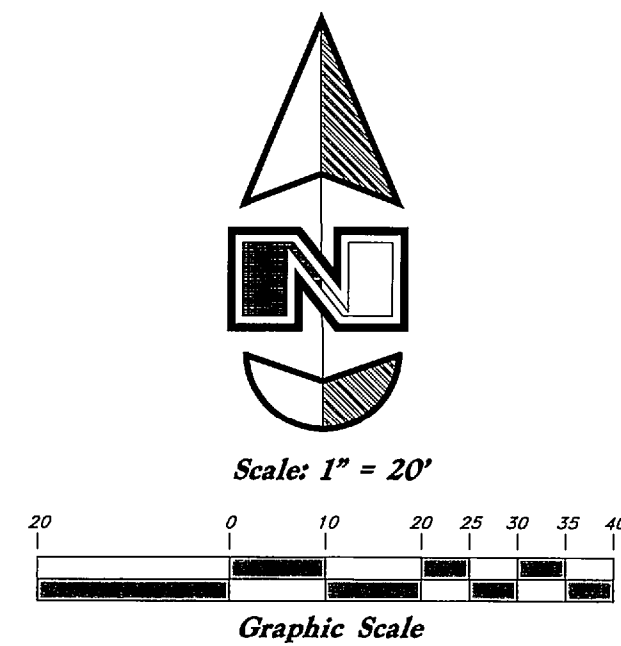
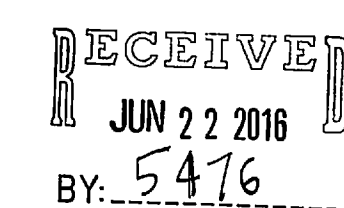
OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots, and name said tract Adams Subdivision, and hereby dedicate to Plain City, Weber County, Utah, those certain strips of land designated as easements for Public Utility and Drainage purposes as shown hereon, as may be Authorized by Plain City Utah. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Craig Adams

ACKNOWLEDGMENT

State of Utah ; ss  
County of Weber ; ss  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by \_\_\_\_\_.  
Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name



Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap
- W Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- X- Fence
- PU&DE Public Utility & Drainage Easement

ZONING INFORMATION:

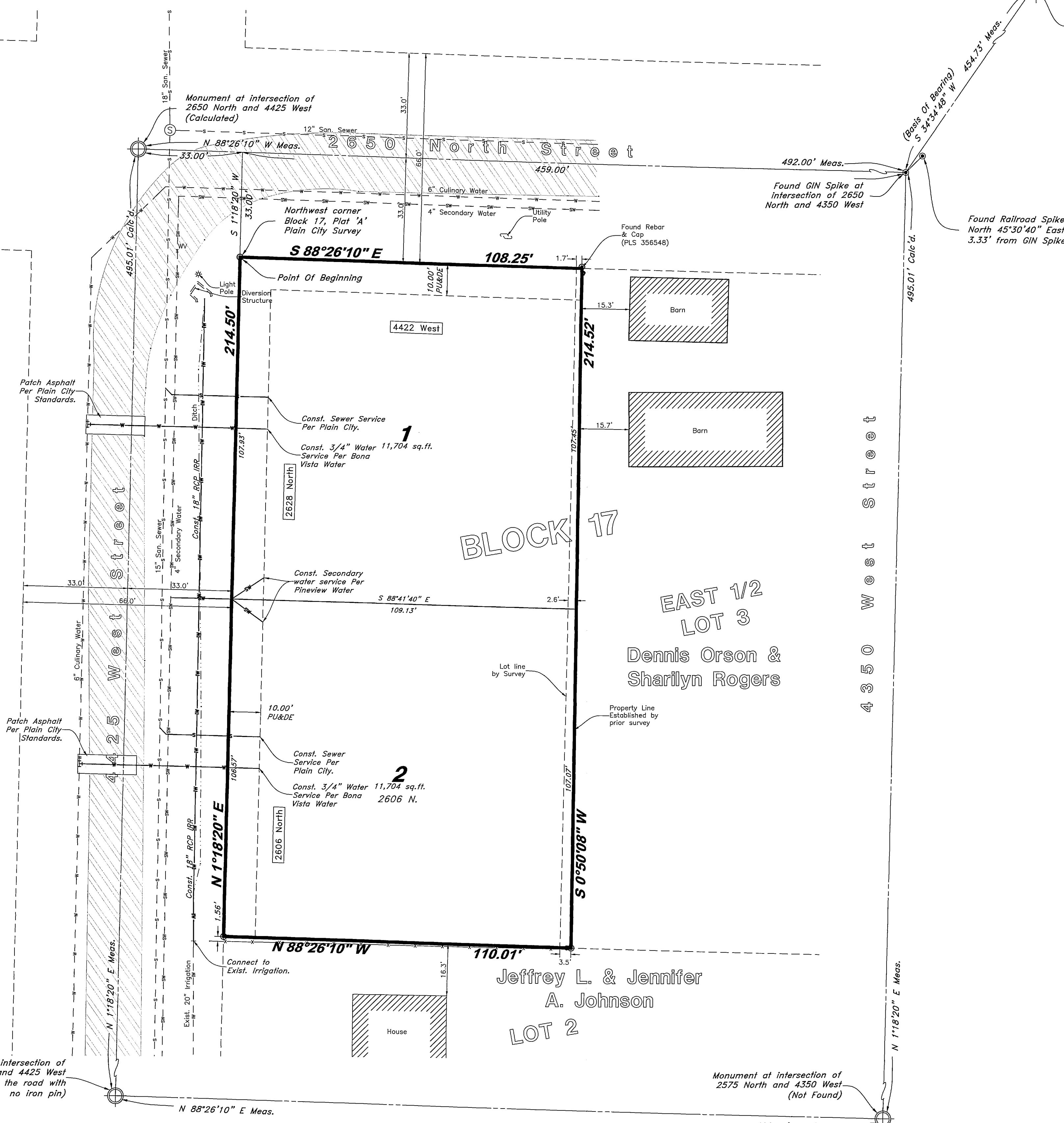
- Current Zone: R1-11 Zone
- Minimum Lot Area: 11,000 Square Feet
- Minimum Lot Width: 100 Feet
- Front Yard: 30 Feet
- Side Yard: 10 Feet (24 Feet Total) (30 Feet Facing Corner)
- Rear Yard: 30 Feet
- Building Height: Minimum - 1 Story Maximum - 2 1/2 Stories or 35 Feet (Accessory Building - 25 Feet)

Note:

1. The finished floor depth of any home constructed in this subdivision should be no deeper than the finished floor elevations of the surrounding homes. A deeper finished floor may be considered if a letter report from a geotechnical engineer is submitted to the City for review. The report should indicate the actual groundwater depth in this area and recommendation as to how deep the lowest finished floor can be constructed.
2. Any conflict between the zoning information shown on the plat and the Plain City Zoning Ordinance shall be resolved in favor of the Plain City Zoning Ordinance.

Owner Information:

Craig Adams  
3306 N. Shore Line Cr.  
Layton, UT 84040  
(801) 540-1150



CITY ATTORNEY'S APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2016 by \_\_\_\_\_  
Plain City Attorney

CITY COUNCIL APPROVAL

Presented to the \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2016 at which time this subdivision was approved and accepted

CITY ENGINEER'S APPROVAL

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to city engineer approval of the foregoing plat and dedications have been complied with. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016

PLANNING COMMISSION APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2016 by the Plain City Planning Commission.



RECORD OF SURVEY

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