

T AND T COMMERCIAL SUBDIVISION

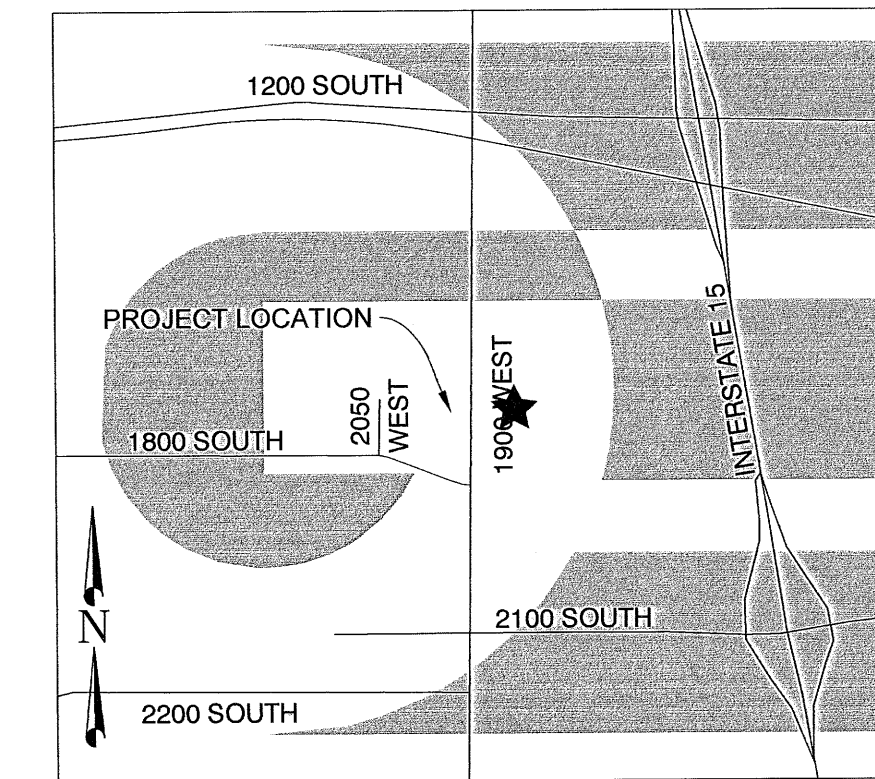
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST HAVEN, WEBER COUNTY, UTAH
MAY, 2017

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1900 WEST STREET BEING LOCATED NORTH 89°25'22" WEST 60.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 01°07'21" EAST 21.95 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23; RUNNING THENCE NORTH 70°28'41" WEST 319.00 FEET; THENCE NORTH 68°26'57" WEST 161.22 FEET TO THE EAST LINE OF THE GRANITE ACRES SUBDIVISION; THENCE ALONG SAID EAST LINE NORTH 09°45'15" EAST 652.95 FEET; THENCE NORTH 88°11'18" WEST 0.43 FEET; THENCE NORTH 09°45'10" EAST 44.24 FEET; THENCE NORTH 45°54'18" EAST 13.77 FEET; THENCE SOUTH 75°14'37" EAST 347.80 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°07'21" WEST 778.85 FEET TO THE POINT OF BEGINNING. CONTAINING 6.961 ACRES.

VICINITY MAP

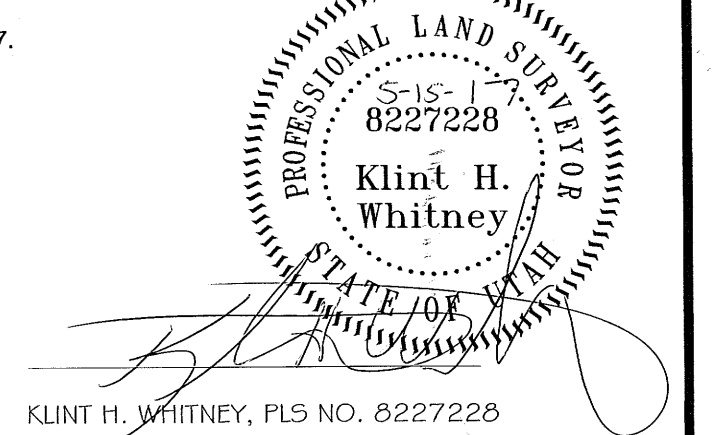
NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS T AND T COMMERCIAL SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 15TH DAY OF MAY, 2017.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

T AND T COMMERCIAL SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN, 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEST HAVEN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO THE HOOPER IRRIGATION COMPANY EASEMENTS FOR THE USE ACCESS AND MAINTENANCE FOR CANALS AND IRRIGATION FACILITIES AS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 2017.

BY: DARBY THOMAS, MANAGER, T&T HOLDINGS, LLC.

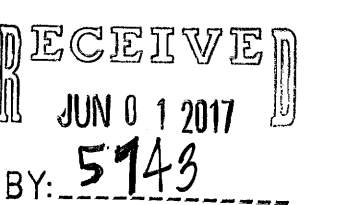
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2017, personally appeared before me DARBY THOMAS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of T & T HOLDINGS, LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said DARBY THOMAS acknowledged to me that said *Corporation executed the same.

STAMP

NOTARY PUBLIC



LEGEND

- PLAIN CITY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- U.D.O.T. SLOPE EASEMENT
- HOOPER IRRIGATION EASEMENT
- PUBLIC UTILITY EASEMENT
- SANITARY SEWER EASEMENT

NOTES

1. ZONE M2 CURRENT INFORMATION: AREA 20,000 SQ.FT., WIDTH 100', FRONT SETBACK 50', SIDE 20' REAR 30'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0407E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. HOOPER IRRIGATION PIPELINE EASEMENT IS 22' WIDE ON THE MAINTENANCE SIDE AND 12' WIDE ON THE NON-MAINTENANCE SIDE.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON (CURRENT PARCEL #150610092). THE SURVEY WAS ORDERED BY REGENCY DEVELOPMENT. THE BASIS OF BEARING IS THE EAST LINE OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 01°07'21" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY IS BASED ON INFORMATION CONTAINING IN VESTING DEED RECORDED AS ENTRY 2823578 (SWD). GRANITE ACRES SUBDIVISION PHASE 2 AMENDED, U.D.O.T. RIGHT-OF-WAY DRAWINGS FOR PROJECT NUMBER SP-1028 (4) 12 SHEET NO. 14 AND 15, AND ADJOINING PROPERTY DEEDS WERE ALSO USED FOR BOUNDARY CALCULATIONS.

GRANITE CONSTRUCTION CO.
150610026

GEORGE BOWEN
153120006

HARPER KILGORE LLC
153120007

H CARL HOLLEY
150610087

SL POULSEN
150610024

LOT 2
CONTAINING
3.728 ACRES
1723 SOUTH

LOT 1
CONTAINING
3.234 ACRES
1777 SOUTH

SOUTHEAST CORNER SEC. 23,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
S.L.B.&M. (FOUND WEBER COUNTY
CAP MONUMENT)

0' 30' 60' 120' 180'

Scale in Feet
1" = 60'

WEST HAVEN ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF SUBDIVISION NAME AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT

SIGNED THIS _____ DAY OF _____, 2017.

CITY ATTORNEY

WEST HAVEN ENGINEER

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

SIGNED THIS _____ DAY OF _____, 2017.

CITY ENGINEER

WEST HAVEN APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF WEST HAVEN, UTAH.

SIGNED THIS _____ DAY OF _____, 2017.

MAYOR, WEST HAVEN

ATTEST:

CITY RECORDER

WEST HAVEN PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEST HAVEN PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2017.

CHAIRMAN, WEST HAVEN PLANNING COMMISSION

DEVELOPER: REGENCY DEVELOPMENT 1384 N WASHINGTON BLVD. OGDEN, UT 84404 801-782-2016	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____
PREPARED BY: KLINT WHITNEY 5150 SOUTH 375 EAST OGDEN, UTAH 801-478-0202		