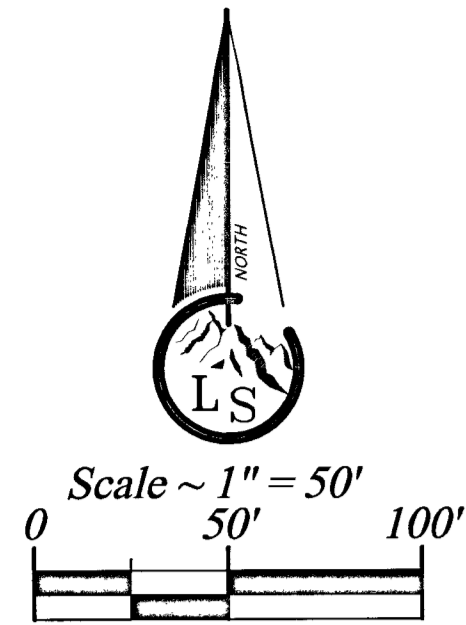


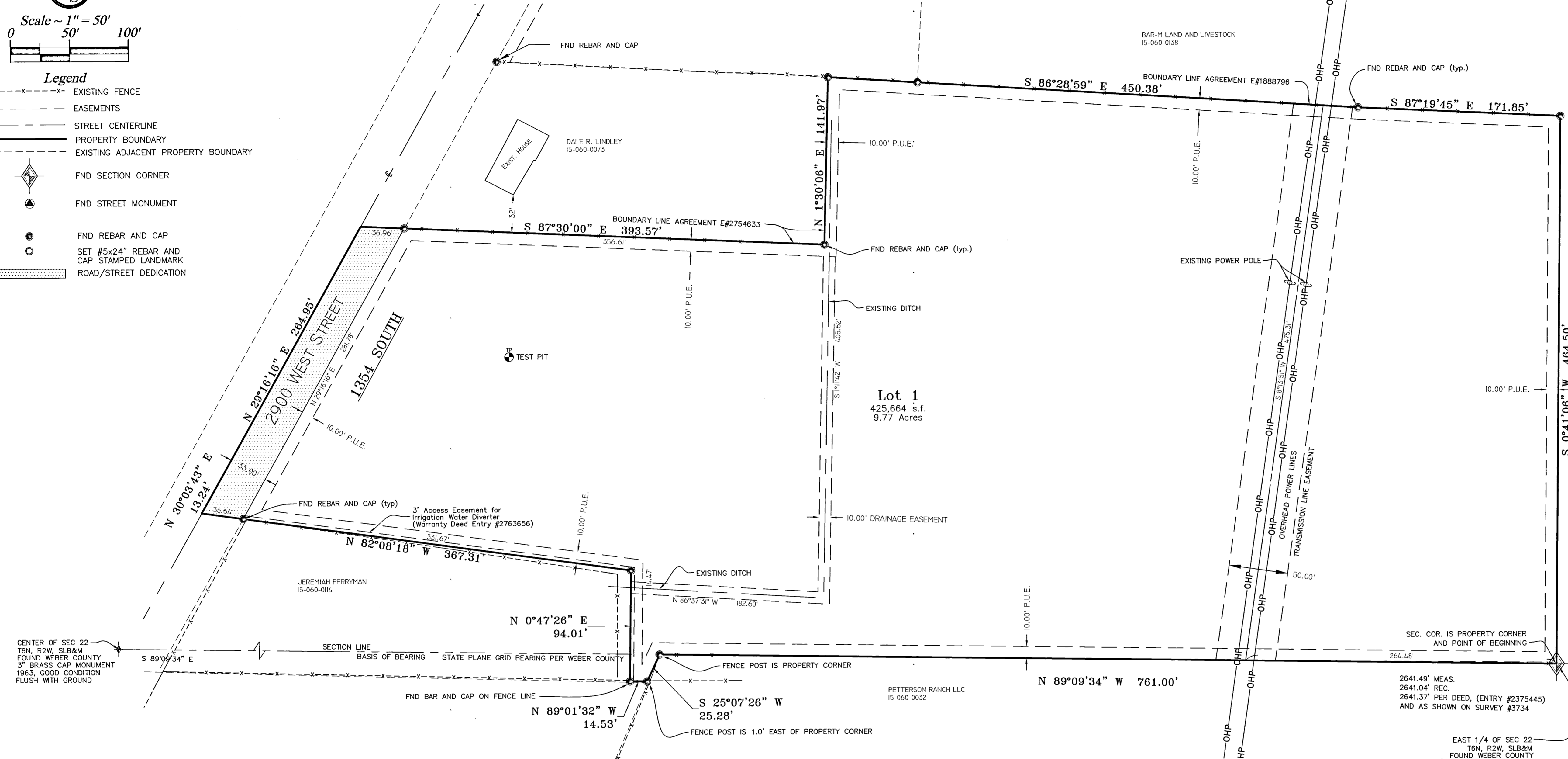
# MIKE HENRY SUBDIVISION

PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - NOVEMBER 2017

## RECORD OF SURVEY



- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS
  - - - - - STREET CENTERLINE
  - - - - - PROPERTY BOUNDARY
  - - - - - EXISTING ADJACENT PROPERTY BOUNDARY
  - ◆ FND SECTION CORNER
  - ▲ FND STREET MONUMENT
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ▨ ROAD/STREET DEDICATION



**BOUNDARY DESCRIPTION**

Beginning at the East Quarter Corner of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°09'34" West 761.00 feet along the Quarter Section Line to a corner fence post; thence South 25°07'26" West 25.28 feet along a fence line to a corner post; thence North 89°01'32" West 14.53 feet along a fence line; thence North 0°47'26" East 94.01 feet along a fence line and beyond to the center line of a county road known as 2900 West Street; thence North 82°08'18" West 367.31 feet along a fence line and beyond to the center line of a county road known as 2900 West Street; thence North 29°16'16" East 264.95 feet along the centerline of a county road known as 2900 West Street to the end point of a line defined in a boundary line agreement between Dale and Gloria Lindley and Ruth Winward Trust recorded September 4, 2015 as E#2754633 in the records of Weber County; thence South 87°30'00" East 393.57 feet along the line defined in the said boundary agreement, (to and along a fence line to a fence corner); thence North 1°30'06" East 141.97 feet along the line defined in the said boundary agreement (along a fence line and beyond) to the point of beginning of the said boundary line agreement also being on the South line of the Clint Bybee Subdivision; thence South 86°28'59" East 450.38 feet along the South line of the Clint Bybee Subdivision and beyond (said line also being defined in a separate boundary line agreement recorded as E#1888796 in book 2284 at page 2297); thence South 87°19'45" East 171.85 feet along said line defined in the boundary line agreement recorded as E#1888796 in book 2284 at page 2297 to the Section line; thence South 0°41'06" West 464.50 feet along the Section line to the point of beginning.

Contains 434,924 s.f. or 9.98 acres

**NARRATIVE**

The purpose of the survey is to create a one lot subdivision on the described tract of land.  
Documents used to aid in this survey:  
1. Weber County Tax Plat 15-060-1  
2. Title Report issued by Mountain View Title & Escrow, Inc. File No. 155139 with a Commitment Date of April 28, 2017.  
3. Deeds of record as found in the Weber County Recorder's Office for parcels 15-060-0073, 15-060-0014, 15-060-0158, 15-060-0032, 15-061-0042.  
4. Clint Bybee Subdivision (Plat 77-019)  
5. Record of Survey #'s 3734, 5187, 5366 & 5552  
6. Boundary Line Agreement's Entry #'s 1888796 & 2754633.

An easement for the overhead power lines was found in an abstract of county records in Book M at Page 226 as a Transmission Line Easement. This document states it is a 50 foot wide easement and the centerline intersects the South boundary line of the subject property at 275 feet West from the Section Corner. This document pre-dates the current monument location and therefore the tie to the current monument has been adjusted to fit the center of the overhead power lines as they are on the ground being the only remaining evidence of said easement.

The basis of bearing of bearing is State Plane Grid Bearing as shown.

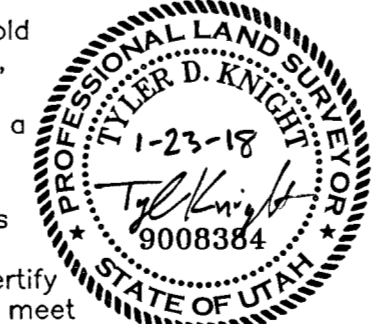
**PERC TABLE**

PERC TEST HOLE	DEPTH, IN.	SOILS EVALUATION #1551, WEBER-HENRY HEALTH DEPARTMENT
NO. 1	60"	0-33" SANDY LOAM, GRANULAR STRUCTURE, (0.65 GRADE.F.)
		33-47" LOAMY SAND, MASSIVE-HIGHLY COMPACT STRUCTURE
		47-61" FINE SANDY LOAM, SINGLE GRAIN STRUCTURE

- NOTE:**
- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Am. Ord. Sec. 106-1-8(c)(5)]
  - 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.
  - There is an easement dated January 23, 1956 in Book 503 at Page 500 of Weber County Record's, to maintain and operate underground cables for the Telephone Company, that describes the overall parcel at that time but does not identify the location of the underground cables.

**SURVEYOR'S CERTIFICATE**

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 2500 West - #A-3 West Haven, UT 84401 801-731-4075	
DEVELOPER: MIKE HENRY Address: 2602 WEST 3100 NORTH, FARR WEST, UTAH 84404-9390	1
NE 1/4 of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	Subdivision
Revisions	DRAWN BY: ATB CHECKED BY: TDK DATE: FILE: 3712
RECEIVE NOV 25 2010 BY: 5922	