

Black Saddle Ranch Subdivision

Weber County, Utah
 A Part of the Northeast Quarter of Section 17,
 Township 7 North, Range 1 East, Salt Lake Base & Meridian
 May 15, 2019

Paulsen Investment LLC
 22-007-0003

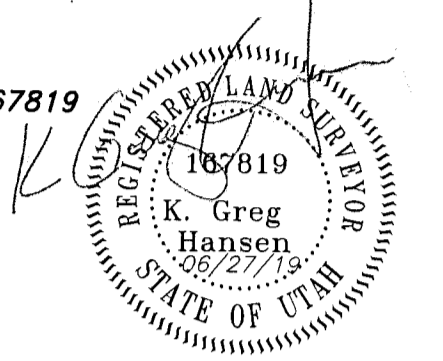
SURVEYOR'S CERTIFICATE

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 Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into a single Lot, know Hereafter as Black Saddle Ranch Subdivision in 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 Weber County Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this 27th day of June, 2019.

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

RECEIVED
 JUN 28 2019
 BY: 6275



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE NORTH 00°25'06" EAST 660.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°41'19" WEST 1287.02 FEET; THENCE SOUTH 00°25'06" WEST 693.03 FEET TO THE NORTH BOUNDARY LINE OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 4; THENCE NORTH 88°59'07" EAST 579.13 FEET TO THE NORTHEAST CORNER OF SAID SHEEP CREEK CLUSTER SUBDIVISION PHASE 4 BEING THE NORTHWEST CORNER OF SHEEP CREEK CLUSTER SUBDIVISION PHASE 3; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PHASE 3 THE FOLLOWING FOUR (4) COURSES; (1) NORTH 88°59'07" EAST 203.38 FEET; (2) NORTH 88°08'25" EAST 357.84 FEET; (3) NORTH 89°47'03" EAST 145.79 FEET; AND (4) NORTH 89°21'12" EAST 1.41 FEET TO THE POINT OF BEGINNING. CONTAINING 20.000 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

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 a single lot, as shown on this plat and name said tract Black Saddle Ranch Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated 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 we have here unto set our signature this _____ day of _____, 2019.

 Lonnie Martinez

 Jennifer A. Martinez

 M. Shayne Loewenstein

 Summer Kay Loewenstein

ACKNOWLEDGMENT

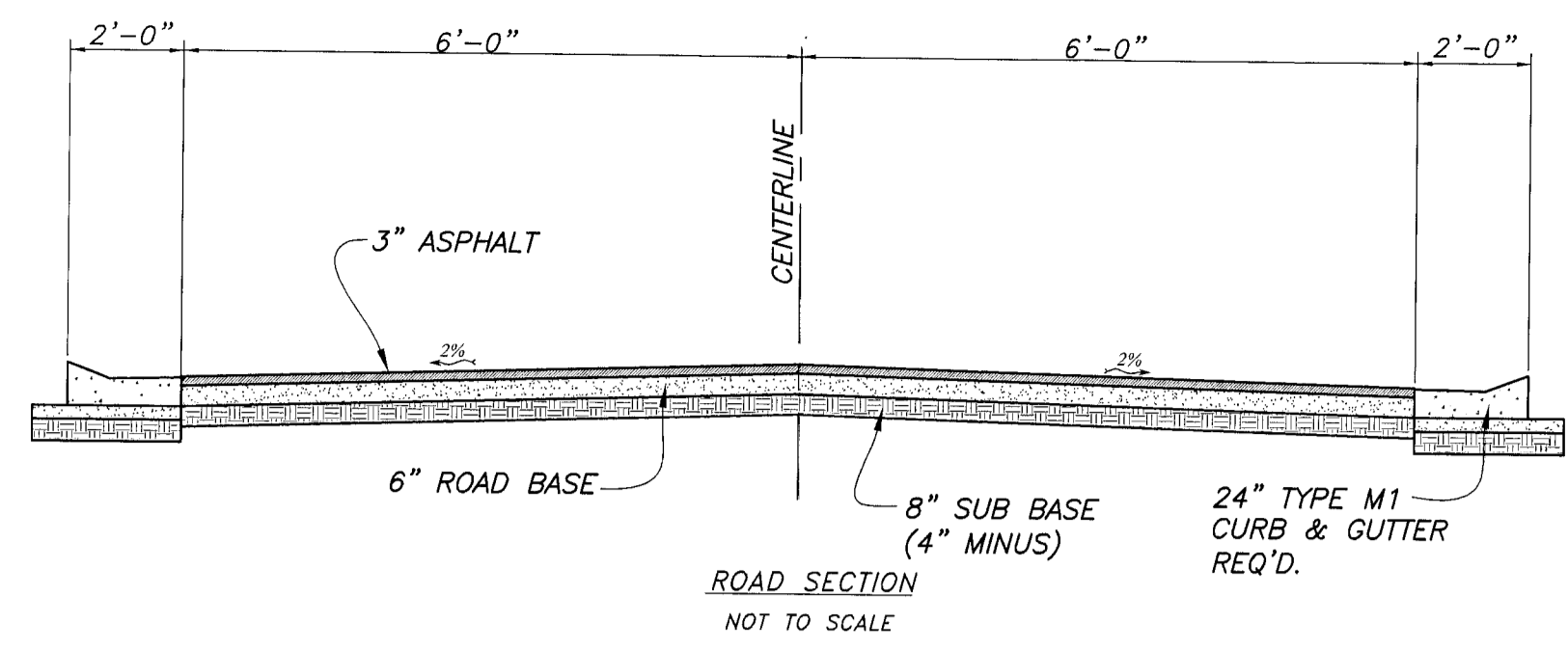
State of Utah
 County of _____
 On this _____ day of _____, 2019, Lonnie Martinez and Jennifer A. Martinez, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public In and for said County of Weber, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

ACKNOWLEDGMENT

State of Utah
 County of _____
 On this _____ day of _____, 2019, M. Shayne Loewenstein and Summer Kay Loewenstein, 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.

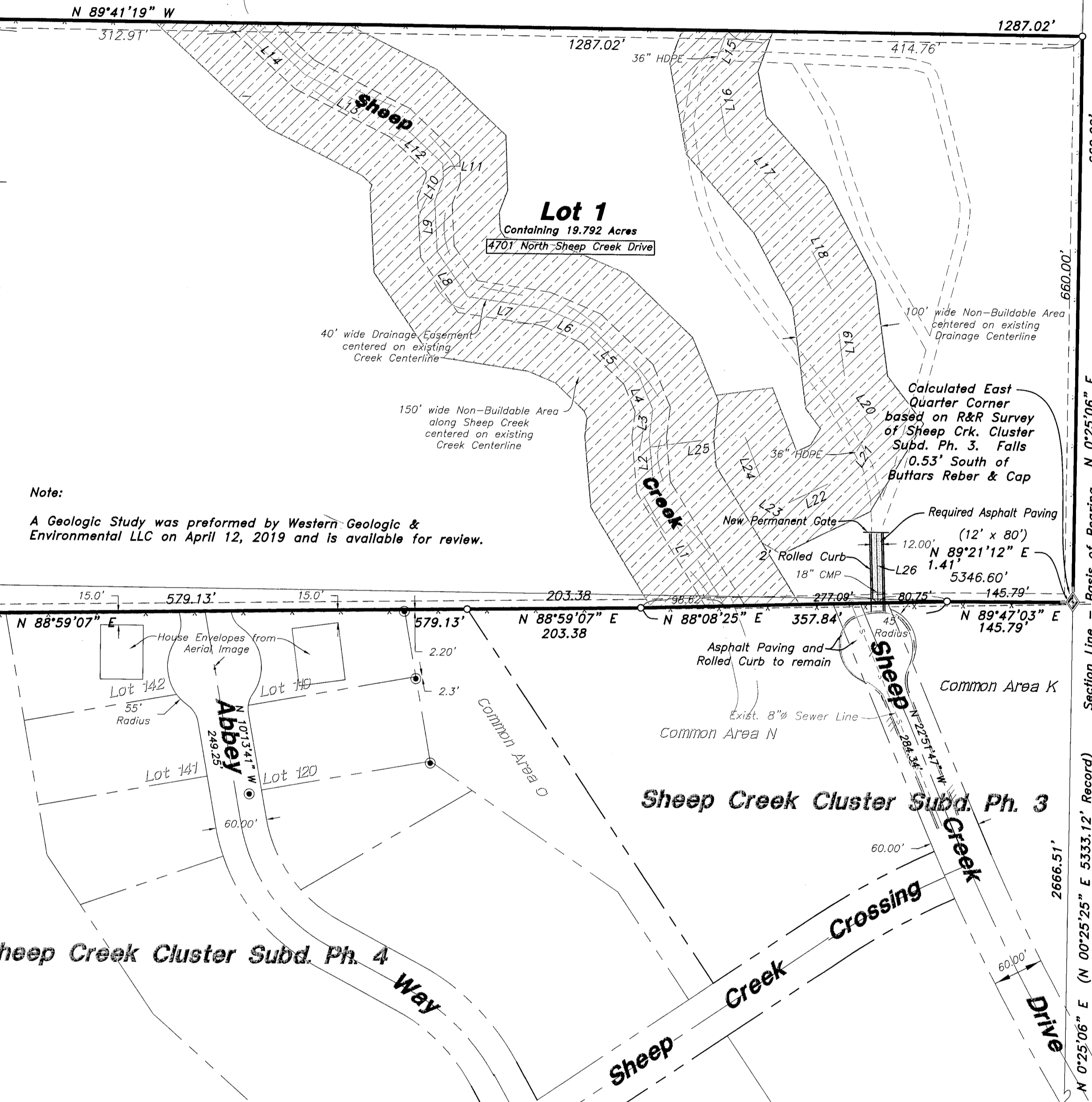
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 County of _____
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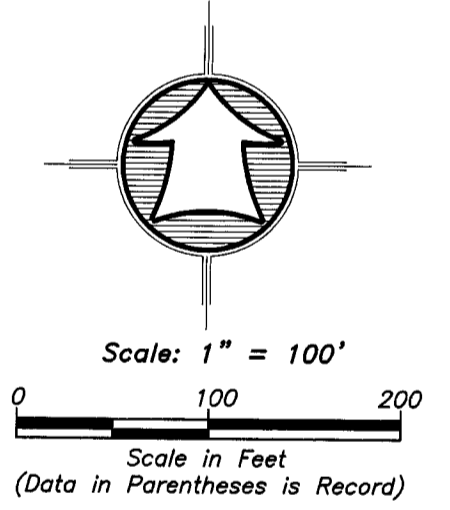
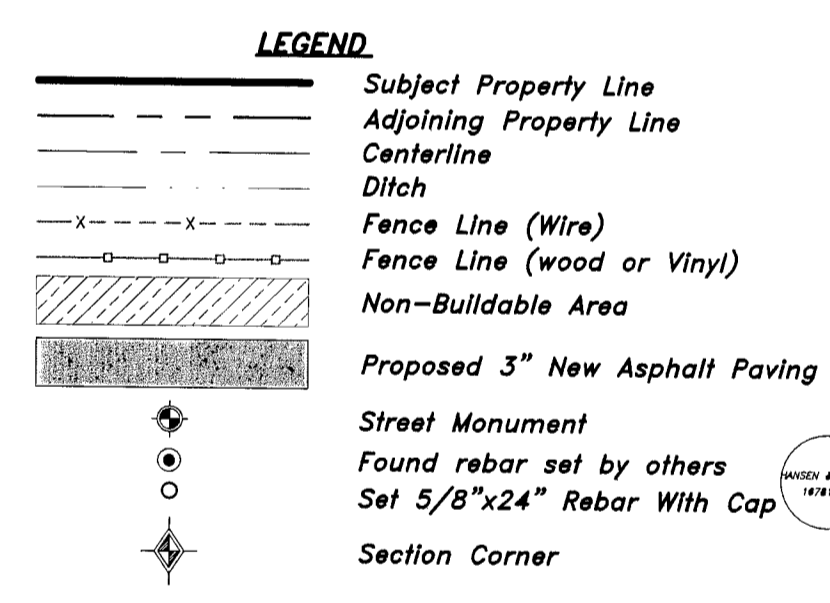
LINE DATA			LINE DATA		
SEGMENT	DIRECTION	LENGTH	SEGMENT	DIRECTION	LENGTH
L1	N31°47'37"W	161.76'	L14	N47°25'00"W	88.73'
L2	N05°36'31"W	58.04'	L15	S19°53'44"W	46.22'
L3	N06°35'16"E	33.01'	L16	S10°50'27"E	80.16'
L4	N22°47'42"W	44.26'	L17	S41°14'38"E	114.86'
L5	N46°24'20"W	76.90'	L18	S28°01'10"E	110.11'
L6	N67°32'20"W	58.29'	L19	S07°58'06"E	116.12'
L7	N81°42'39"W	92.11'	L20	S37°22'09"E	49.65'
L8	N34°43'23"W	63.21'	L21	S30°49'44"W	70.78'
L9	N03°23'40"W	58.92'	L22	S63°49'55"W	73.89'
L10	N20°51'28"E	27.15'	L23	N60°02'07"W	21.99'
L11	N02°17'36"W	18.46'	L24	N21°01'54"W	76.17'
L12	N46°58'11"W	69.39'	L25	S81°47'21"W	111.32'
L13	N63°46'56"W	124.18'	L26	N01°51'35"W	80.00'

M. Shayne Loewenstein
 Remaining Agricultural Parcel, Not Approved for Development
 22-007-0100



Note:
 A Geologic Study was performed by Western Geologic & Environmental LLC on April 12, 2019 and is available for review.

West Quarter Corner of Sec. 17,
 T. 7 N., R. 1 E., S.L.B. & M.
 Found Weber Co. Brass Cap
 Monument 1998 - 2" above
 ground Good Condition.



R&R Boundary Line Per R.O.S. No. 001095

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

WEBER COUNTY ENGINEER

I hereby certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.
 Signed this _____ Day of _____, 2019.

 Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this Subdivision Plat was duly Approved by the Weber County Planning Commission.
 Signed this _____ Day of _____, 2019.

 Chairman, Weber County Planning Commission

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the Solis, 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 _____, 2019.

 Director, Weber-Morgan Health Department

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 _____, 2019.

 Weber County Attorney

WEBER COUNTY SURVEYOR

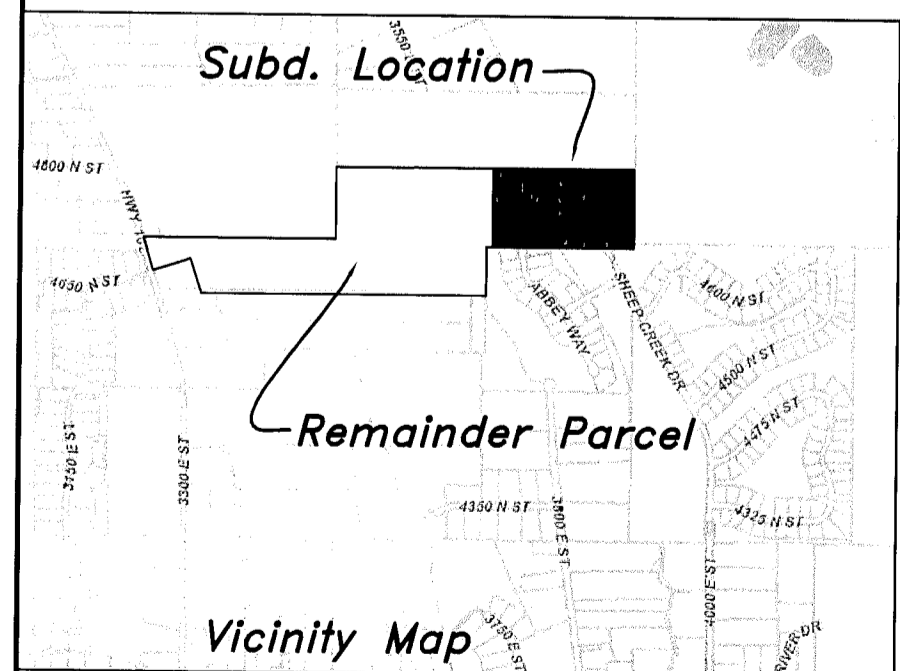
I hereby certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the Lines and Monuments on Record in County Offices. The Approval of this Plat by the Weber County Surveyor does not Relieve the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith. Signed this _____ Day of _____, 2019.

 Weber County Surveyor

WEBER COUNTY COMMISSION ACCEPTANCE

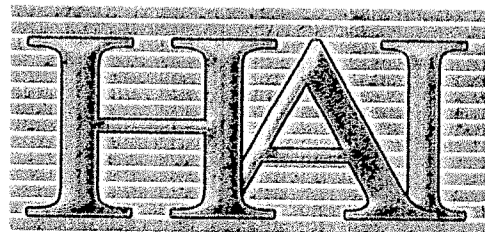
This is to certify that this Subdivision Plat, the Dedication of Streets and other Public Ways and Financial Guarantee of Public Improvements Associated with this Subdivision, Thereon are Hereby Approved and Accepted by the Commissioners of Weber County Utah.
 Signed this _____ Day of _____, 2019.

 Chairman, Weber County Commission



Developer:
 Lonnie & Jennifer Martinez
 ljmart@holmail.com
 (801) 529-6652

Notes:
 1 - ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
 2 - WATER SYSTEM TO BE APPROVED INDIVIDUAL WATER WELL.



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 Consulting Engineers and Land Surveyors
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