## Black Saddle Ranch Subdivision SURVEYOR'S CERTIFICATE I, K. Greg Hansen, do Hereby Certify that I am a Registered Weber County, Utah Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land A Part of the Northeast Quarter of Section 17, Surveyors Act: and I Have Completed a Survey of the Property -3" ASPHAL1 Described on this Plat in Accordance with Section 17-23-17 and Northeast Corner of Sec. 17, Township 7 North, Range 1 East. Salt Lake Base & Meridian have Verified all Measurements, and have Placed Monuments as T. 7 N., R. 1 E., S.L.B.& M. Represented on this Plat, and have Hereby Subdivided said Tract Found Weber Co. 3" Brass into a single Lot, know Hereafter as Black Saddle Ranch May 15, 2019 Cap Monument 1988 - 3" Subdivision in Weber County, Utah, and has been Correctly Drawn above ground. Good Condition to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, 6" ROAD BASE-Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the CURB & GUTTER (4" MINUS) Ground, I Further Hereby Certify that the Requirements of all REQ'D. Poulsen Investment LLC ROAD SECTION Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements have been NOT TO SCALE Complied with. Signed this 27th day of June, 2019. N 89°41'19" W 1287.02 = - - - - 312.91 1287.02' LINE DATA LINE DATA K. Greg Hansen P.L.S. Utah Land Surveyor Licence No. 167819 SEGMENT DIRECTION LENGTH SEGMENT DIRECTION LENGTH L14 N47°25'00"W 88.73' N05\*36'31"W 58.04' L15 | S19°53'44"W | 46.22' JUN 2.8 2019 L3 N06°35'16"E 33.01 L16 | S10\*50'27"E | 80.16' BY: 6275 N22°47'42"W 44.26' L17 | S41\*14'38"E | 114.86' 10.0' PUE (typ) ---N46°24'20"W 76.90 S28°01'10"E | 110.11' Lot 1 N67\*32'20"W 58.29' S07\*58'06"E | 116.12' BOUNDARY DESCRIPTION Containing 19.792 Acres M. Shayne Loewenstein 4701 North Sheep Creek Drive N81\*42'39"W 92.11 | S37°22'09"E | 49.65' A PART OF THE NORTHEAST QUARTER OF SECTION 17. TOWNSHIP Remaining Agricultural Parcel, Not Approved for Development 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. N34°43'23"W 63.21' 22-007-0100 S30°49'44"W 70.78 N03°23'40"W | 58.92' BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST S63\*49'55"W 73.89' 100' wide Non-Buildable Area N20°51'28"E 27.15' RUNNING THENCE NORTH 00°25'06" EAST 660.00 FEET ALONG THE N60°02'07"W 21.99' centered on existing 40' wide Drainage Eásén √ Drainage Centerline EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH L11 NO2\*17'36"W 18.46 N21°01'54"W 76.17 centered on existing/ 89°41'19" WEST 1287.02 FEET: THENCE SOUTH 00°25'06" WEST N46\*58'11"W | 69.39' 693.03 FEET TO THE NORTH BOUNDARY LINE OF SHEEP CREEK L25 | S81°47'21"W | 111.32' CLUSTER SUBDIVISION PHASE 4; THENCE NORTH 88°59'07" EAST Calculated East — L13 N63°46'56"W | 124.18' L26 | N01°51'35"W | 80.00' 579.13 FEET TO THE NORTHEAST CORNER OF SAID SHEEP CREEK $\lambda$ Quarter Corner 150' wide Non-Buildable Area CLUSTER SUBDIVISION PHASE 4 BEING THE NORTHWEST CORNER OF based on R&R Survey along Sheep Creek SHEEP CREEK CLUSTER SUBDIVISION PHASE 3; THENCE ALONG THE of Sheep Crk. Cluster centered on existing NORTH BOUNDARY LINE OF SAID PHASE 3 THE FOLLOWING FOUR Subd. Ph. 3. Falls Creek Centerline 10.53' South of (4) COURSES; (1) NORTH 88°59'07" EAST 203.38 FEET; (2) West Quarter Corner of Sec. 17. NORTH 88°08'25" EAST 357.84 FEET; (3) NORTH 89°47'03" EAST Buttars Reber & Cap T. 7 N., R. 1 E., S.L.B.& M. 145.79 FEET; AND (4) NORTH 89°21'12" EAST 1.41 FEET TO THE Found Weber Co. Brass Cap POINT OF BEGINNING. CONTAINING 20.000 ACRES. Monument 1998 - 2" above Required Asphalt Pavina A Geologic Study was preformed by Western Geologic & ground Good Condition. Environmental LLC on April 12, 2019 and is available for review. (12' x 80') S 89°40'50" E ′N 89°21'12" E — OWNER'S DEDICATION AND CERTIFICATION — —1*45.79* Know all men by these presents that we, the undersigned N ~88\*59'07" L 579.13° Owners of the above described tract of land having caused the N 88°59'07' 203.38 same to be subdivided into a single lot, as shown on this plat Asphalt Paving and and name said tract Black Saddle Ranch Subdivision and hereby ′ Aeria∖ Image - 2.20° Rolled Curb to remain dedicate, grant and convey, in perpetuity, pursuant to the LEGEND provisions of 17-27a-607, Utah code, without condition. Common Area K restriction or reservation to Weber County, Utah, all those parts Subject Property Line or portions of said tract of land designated easements for Adjoining Property Line Exist. 8" Sewer Line public utility and drainage purposes as shown hereon. The same Common Arəa N to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized Fence Line (Wire) by the Governing Authority in witness we have here unto set our Fence Line (wood or Vinyl) signature this\_\_\_\_\_day of\_\_\_\_\_ Non-Buildable Area Sheep Creek Cluster Subd. Ph. 3 Proposed 3" New Asphalt Pavina Lonnie Martinez Street Monument Found rebar set by others Set 5/8"x24" Rebar With Cap Jennifer A. Martinez Section Corner Scale in Feet (Data in Parentheses is Record) M. Shayne Loewenstein R&R Boundary Line Per R.O.S. No. 001095 Sheep Creek Cluster Subd. Ph. 4 Summer Kay Loewenstein HAI Adjusted Boundary Line — AGRICULTURAL NOTE Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone ACKNOWLEDGMENT are permitted at any time including the operation of farm machinery State of Utah and no allowed agriculture use shall be subject to restriction on that Subd. Location it interferes with activities of future residents of this subdivision County of On this \_\_\_\_\_day of \_\_\_\_\_, 2019, Lonnie Martinez and Jennifer A. Martinez, Husband and Wife as Joint Southeast Corner of Sec. 17. -WEBER-MORGAN HEALTH DEPARTMENT T. 7 N., R. 1 E., S.L.B.& M. WEBER COUNTY ENGINEER Found Weber Co. 3" Brass Tenants, Personally Appeared before me, the Undersigned Notary WEBER COUNTY PLANNING Public in and for said County of Weber, in the State of Utah, Cap Monument flush with WEBER COUNTY ATTORNEY around. 1981 - Good the Signers of the Attached Owners Dedication, two in Numbers, COMMISSION APPROVAL I Hereby Certify that the Soils, Percolation Rates, and I Hereby Certify that the Required Public Improvement who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned. Condition. Standards and Drawings for this Subdivision Conform with Site Conditions for this Subdivision have been I Have Examined the Financial Guarantee and Other This is to Certify that this Subdivision Plat was Duly the County Standards and the Amount of the Financial Investigated by this Office and are Approved for On-Site Documents Associated with this Subdivision Plat, and in Approved by the Weber County Planning Commission. Guarantee is Sufficient for the Installation of theses my Opinion they Conform with the County Ordinance Wastewater Disposal Systems. ACKNOWLEDGMENT Signed this\_\_\_\_\_, Day of\_\_ Notary Public -Remainder Parcel State of Utah Improvements. \_\_\_\_\_, Day of Applicable Thereto and now in Force and Affect 2019. County of Signed this\_\_\_\_\_, Day of\_\_\_ WEBER COUNTY RECORDER On this \_\_\_\_\_day of \_\_\_\_ Chairman, Weber County Planning Commission \_\_, 2019, M. Shayne Loewenstein and Summer Kay Lowenstien, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Director, Weber-Morgan Health Department ENTRY NO. \_\_\_\_\_FEE PAID Vicinity Map Weber County Engineer Notary Public in and for said County of Weber, in the State of Utah, the Signers of the Attached Owners Dedication, two in \_\_\_\_FILED FOR RECORD AND WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR Weber County Attorney Numbers, who duly Acknowledged to me they Signed it Freely Developer: Lonnie & Jennifer Martinez and Voluntarily and for the Purpose Therein Mentioned. 1- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE. This is to Certify that this Subdivision Plat, the Dedication of I Hereby Certify that the Weber County Surveyor's Office has Reviewed this ljrmart@hotmail.com \_\_\_\_\_\_ IN BOOK\_\_\_\_\_\_ OF OFFICIAL Streets and other Public Ways and Financial Guarantee of (801) 529-6652 2 - WATER SYSTEM TO BE APPROVED INDIVIDUAL WATER WELL. Plat for Mathematical Correctness, Section Corner Data, and for Harmony Public Improvements Associated with this Subdivision, Thereon RECORDS, PAGE\_\_\_\_\_\_. RECORDED Notary Public with the Lines and Monuments on Record in County Offices. The Approval of NARRATIVE are Hereby Approved and Accepted by the Commissioners of The Purpose of this Survey was to Establish and set the Property Corners of this one Lot Subdivision as this Plat by the Weber County Surveyor does not Relieve the Licensed Land Shown and Described Hereon. This Survey was ordered by Lonnie Martinez. The POB for this Subdivision Consulting Engineers and Land Surveyors Weber County Utah was determined using the Record Bearings and Distances of Sheep Creek Cluster Subdivisions Phase 3 & Surveyor who Executed this Plat from the Responsibilities and/or Liabilities 538 North Main Street, Briaham, Utah 8**4**302 Signed this\_\_\_\_ 4. A Buttars Rebar was found near this location but is 0.53' north of the calculated corner. Using the Associated Therewith. Signed this\_\_\_\_\_, Day of\_\_\_\_\_\_\_\_\_, 2019. Visit us at www.haies.net Sheep Creek Quarter Corner Location put this survey about 2.2' South of found Reeves rebar within said Brigham City Ogden subdivisions. The Control used to Establish the Property Corners was the Existing Weber County Surveyor COUNTY RECORDER Chairman, Weber County Commission (435) 723-3491 (801) 399-4905 (435) 752-8272 Monumentation Surrounding Section 17, Township 7 North, Range 1 East, S.L.B.&M. The basis of bearing is the East line of said Section which bears North 00°25'06" East, Utah North, State Plane, Calculated 19-3-60 19-3-60v15.dwg 04/01/19 Attest N.A.D.83 Bearing. Weber County Surveyor

DEPUTY