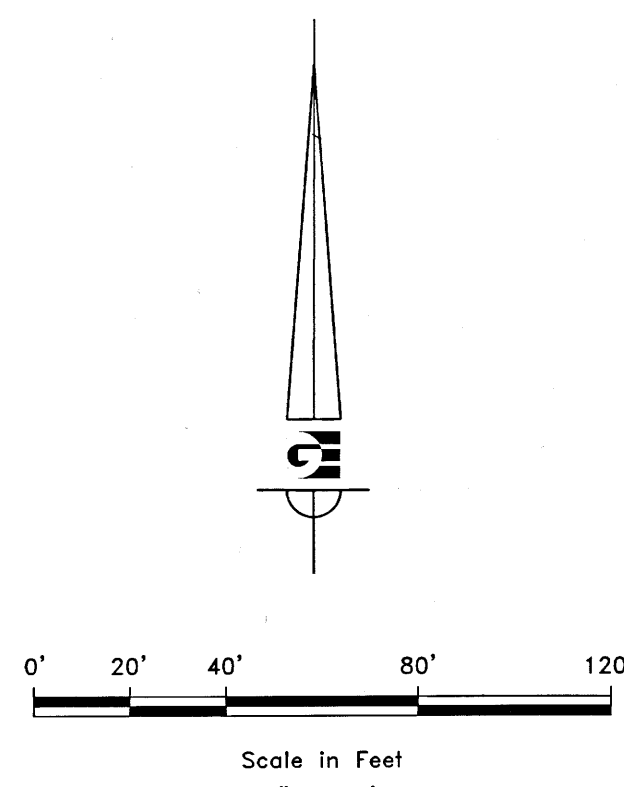
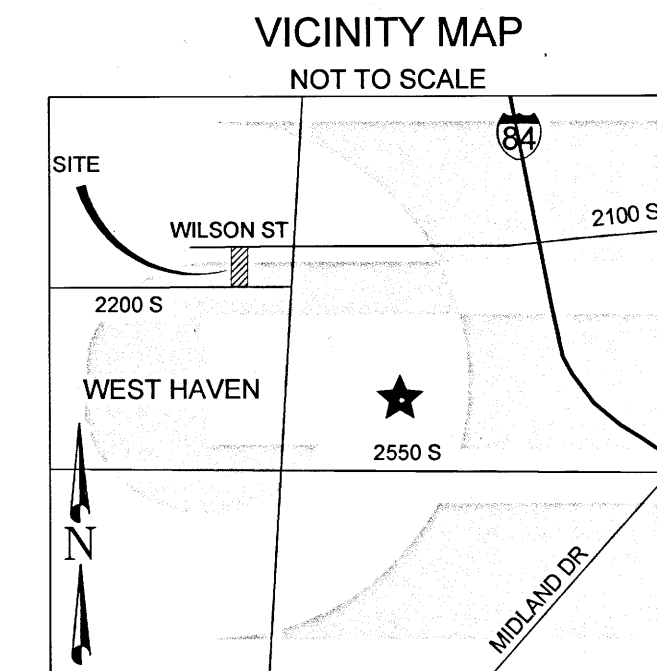
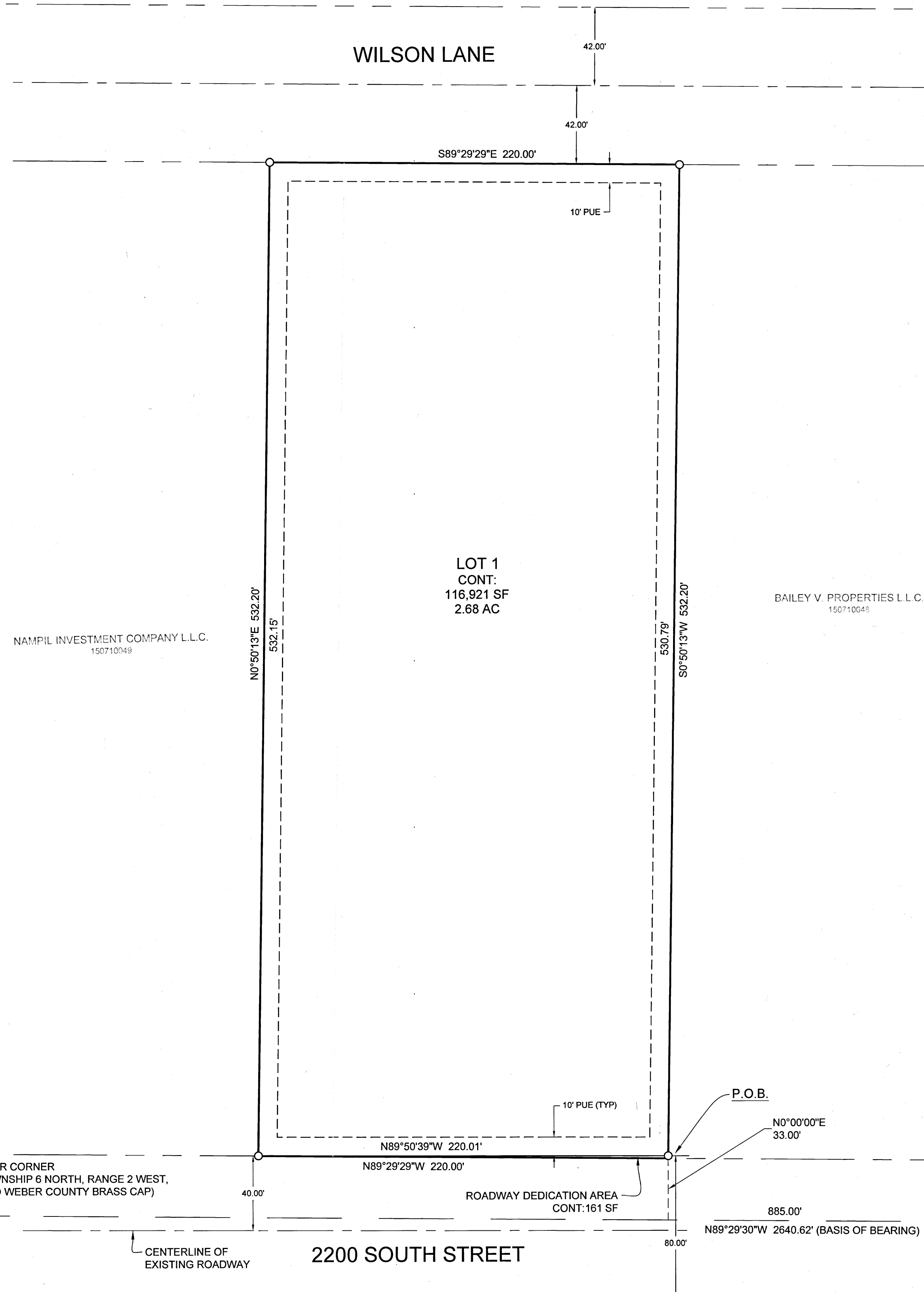


BBR INDUSTRIAL SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 WEST HAVEN CITY, WEBER COUNTY, UTAH
 SEPTEMBER 2019

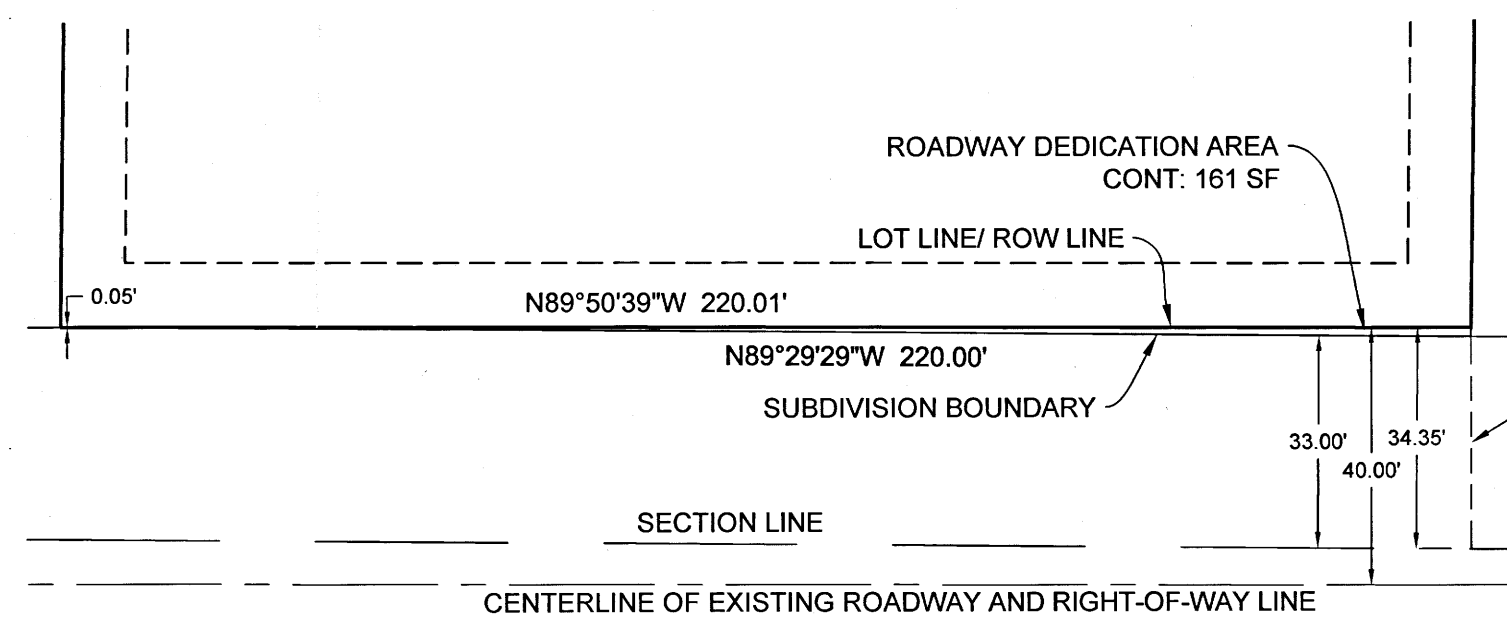
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2200 SOUTH STREET BEING LOCATED NORTH 89°29'30" WEST 885.00 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND NORTH 0°00'00" EAST 33.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°29'29" WEST 220.00 FEET THENCE NORTH 0°50'13" EAST 532.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILSON LANE (2100 SOUTH); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°29'29" EAST 220.00 FEET; THENCE SOUTH 0°50'13" WEST 532.20 FEET TO THE POINT OF BEGINNING. CONTAINING 117,063 SQ. FT. OR 2.69 AC, MORE OR LESS, AND ONE LOT.



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - x - EXISTING FENCE LINE

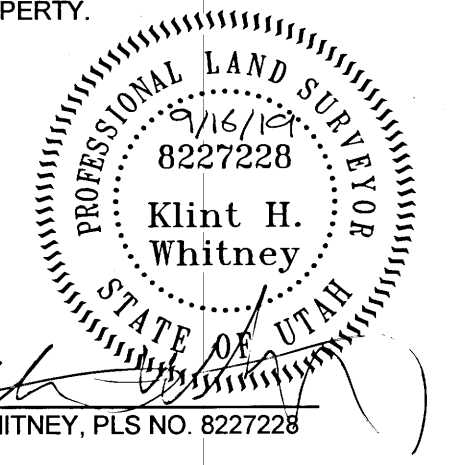
SOUTH LINE DETAIL N.T.S.



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 BBR INDUSTRIAL SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 16TH DAY OF SEPTEMBER, 2019.



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.

BBR INDUSTRIAL SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 16TH DAY OF Sept 2019.

BY: *Ben P. Toone*

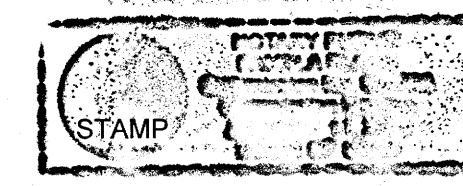
BEN P. TOONE

BY: *Becky W. Toone*

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

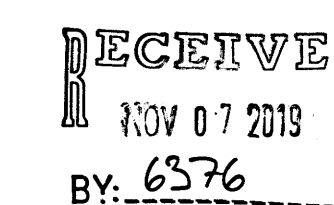
On this 16th day of September, 2019, personally appeared before me BEN P. TOONE AND BECKY W. TOONE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE'S OF THE 1994 TOONE FAMILY TRUST UAD APRIL 4, 1994 AND FURTHER AMENDED AND RESTATED MARCH 4, 2011, and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws, or (Resolution of its Board of Directors), and said BEN P. TOONE AND BECKY W. TOONE acknowledged to me that said TRUST executed the same.



Ben P. Toone
 NOTARY PUBLIC

NOTES

- ZONE (C-2) CURRENT YARD SETBACKS: FRONT-15' // SIDE AND REAR - NONE EXCEPT ADJACENT TO RESIDENTIAL ZONE.
- 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.



WEST HAVEN ATTORNEY

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

SIGNED THIS ___ DAY OF ___, 2019.

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 THIS 17TH DAY OF Sept 2019.

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 16TH DAY OF September 2019.

ATTEST: *Amily Lerner*
 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 ___, 2019.

CHAIRMAN, WEST HAVEN PLANNING COMMISSION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SINGLE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BEN TOONE. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°29'30" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 2200 SOUTH STREET WAS ESTABLISHED BY THE SECTION LINE. THE NORTH RIGHT-OF-WAY LINE OF 2200 SOUTH STREET WAS DETERMINED BY OFFSETTING THE CENTERLINE OF EXISTING ROADWAY IMPROVEMENTS 40.00 FEET FOR A FUTURE ROADWAY WIDTH OF 80.00 FEET. THE RIGHT-OF-WAY LINE OF WILSON LANE WAS DETERMINED BY THE NAMPIL SUBDIVISION.