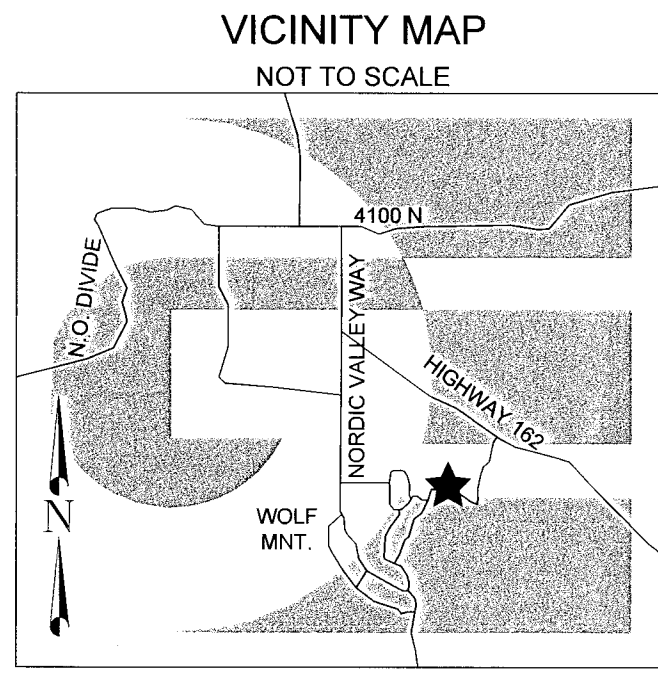


ENGLAND SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JANUARY 2021

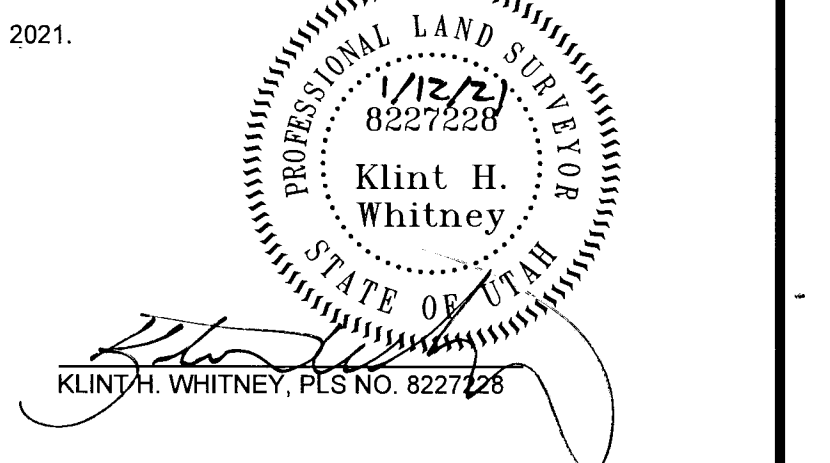


BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT IN THE CENTERLINE OF NORDIC VALLEY DRIVE BEING LOCATED SOUTH 89°15'44" EAST 746.16 FEET FROM THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 802.84 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE COURSES: (1) ALONG THE ARC OF A 1008.78 FOOT RADIUS CURVE TO THE LEFT 0.96 FEET, HAVING A CENTRAL ANGLE OF 00°03'16"; CHORD BEARS NORTH 84°29'26" WEST 0.96 FEET; (2) NORTH 84°31'04" WEST 358.08 FEET; (3) ALONG THE ARC OF A 116.30 FOOT RADIUS CURVE TO THE LEFT 165.19 FEET, HAVING A CENTRAL ANGLE OF 81°22'54"; CHORD BEARS SOUTH 54°47'33" WEST 151.65 FEET; (4) SOUTH 14°06'06" WEST 141.00 FEET; (5) ALONG THE ARC OF A 139.98 FOOT RADIUS CURVE TO THE RIGHT 173.66 FEET, HAVING A CENTRAL ANGLE OF 71°04'53"; CHORD BEARS SOUTH 49°38'34" WEST 162.74 FEET; (6) SOUTH 85°11'01" WEST 60.39 FEET; (7) ALONG THE ARC OF A 202.92 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°28'13"; CHORD BEARS NORTH 68°34'56" WEST 179.40 FEET; (8) NORTH 42°20'49" WEST 73.57 FEET; (9) ALONG THE ARC OF A 80.62 FOOT RADIUS CURVE TO THE LEFT 84.83 FEET, HAVING A CENTRAL ANGLE OF 60°17'24"; CHORD BEARS NORTH 72°29'31" WEST 80.97 FEET; THENCE NORTH 04°56'00" EAST 768.99 FEET; THENCE NORTH 73°52'49" EAST 199.52; THENCE NORTH 74°32'13" EAST 121.23 FEET; THENCE NORTH 58°36'27" EAST 43.49 FEET; THENCE NORTH 86°15'10" EAST 154.83 FEET; THENCE NORTH 26°43'32" EAST 121.13 FEET; THENCE NORTH 77°13'47" EAST 364.58 FEET; THENCE NORTH 57°57'47" EAST 107.17 FEET; THENCE NORTH 11°06'26" EAST 19.58 FEET; THENCE NORTH 36°56'33" EAST 44.75 FEET; THENCE NORTH 53°51'47" EAST 208.38 FEET; THENCE SOUTH 08°08'51" WEST 690.68 FEET; THENCE SOUTH 20°22'02" WEST 501.67 FEET TO THE POINT OF BEGINNING, CONTAINING 23.142 ACRES, LESS AND EXCEPTING ANY PART THEREOF LYING WITHIN THE PREVIOUSLY DEDICATED ROADWAY.

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 ENGLAND 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.



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:

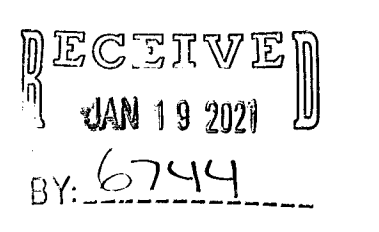
ENGLAND SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS

SIGNED THIS ___ DAY OF _____ 2021.

EUGENE K. ENGLAND FBO DANIEL E. ENGLAND TRUST, DATED AUGUST 30, 2006

BY: DANIEL E. ENGLAND, TRUSTEE



ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____ 2021, personally appeared before me DANIEL E. ENGLAND, 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 OF THE EUGENE K. ENGLAND FBO DANIEL E. ENGLAND TRUST DATED AUGUST 30, 2006, 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 DANIEL E. ENGLAND acknowledged to me that said trust executed the same.

STAMP _____ NOTARY PUBLIC _____

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - PUBLIC UTILITY EASEMENT
- - - EXISTING FENCE LINE
- - - DRAINAGE EASEMENT
- - - EXISTING POND
- ▨ NON-BUILDABLE AREA OVER 30% SLOPE
- ▩ EXISTING DEDICATED R.O.W.

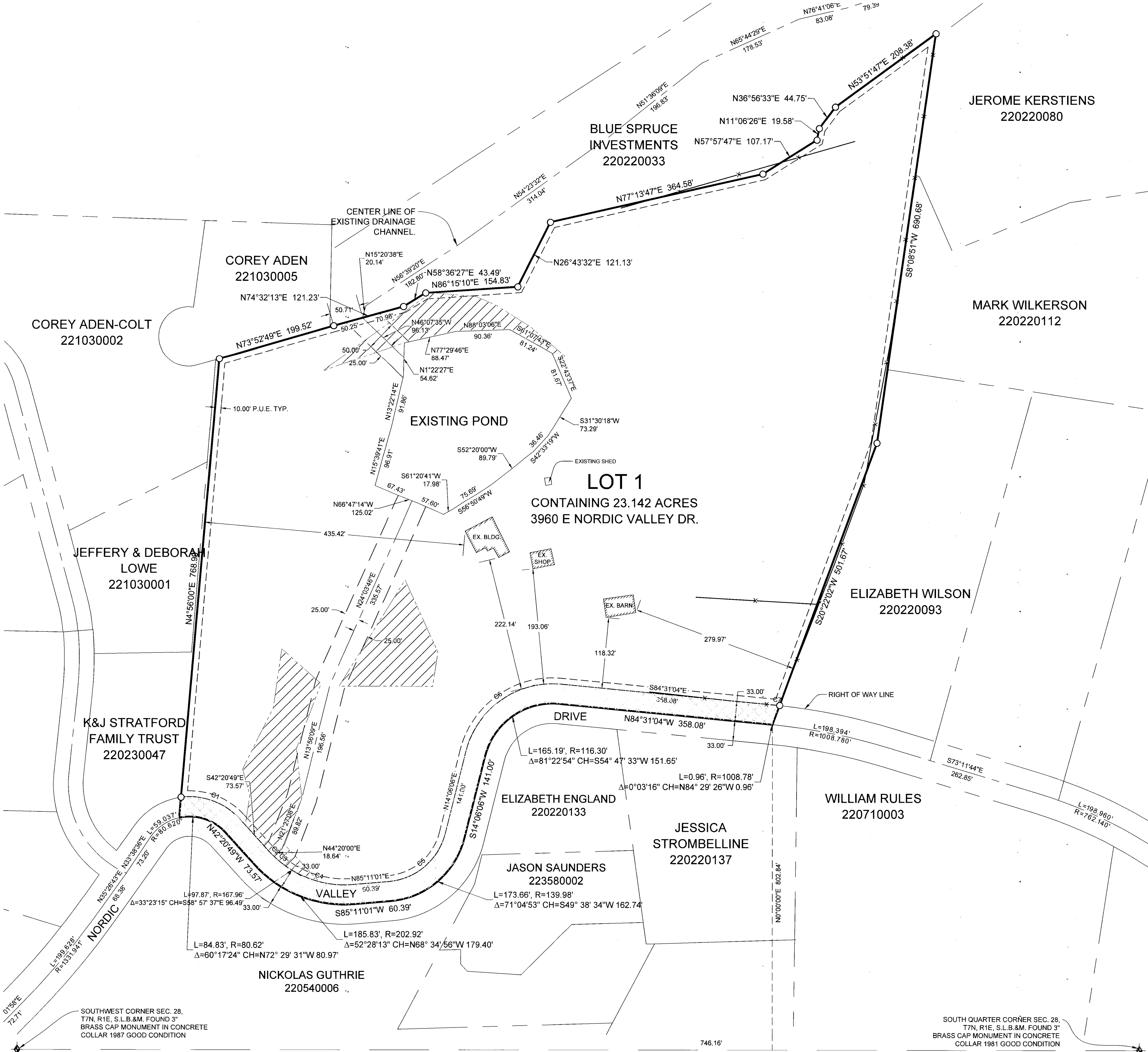
NOTES

1. SUBJECT PROPERTY LIES WITHIN THE FV-3 AND AV-3 ZONES.
2. 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.

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.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION COMBINING CURRENT WEBER COUNTY PARCELS 220220150, AND 220220034 ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WATTS ENTERPRISES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°15'44" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEEDS RECORDED AS ENTRY NUMBER 3078241. THE DEDICATED PLATS OF NORDIC VIEW SUBDIVISION, BLAKE HOLLEY SUBDIVISION, NORDIC VALLEY MINOR SUBDIVISION, DANIELS SUBDIVISION, ABBEYON ESTATES NO. 1 WERE ALSO USED TO DETERMINE THE BOUNDARY.



WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 _____ 2021. _____ COUNTY SURVEYOR	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 _____ 2021. _____ COUNTY ATTORNEY	WEBER COUNTY ENGINEER I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS ___ DAY OF _____ 2021. _____ COUNTY ENGINEER	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 _____ 2021. _____ CHAIRMAN, WEBER COUNTY COMMISSION	WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ___ DAY OF _____ 2021. _____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION	WEBER - MORGAN HEALTH DEPARTMENT I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS ___ DAY OF _____ 2021. _____ DIRECTOR WEBER-MORGAN HEALTH DEPT.
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R:\WATTS ENTERPRISES\2021 - NORDIC VALLEY DRIVE\SUBDIVISION\ENGLAND AND SUBDIVISION.DWG