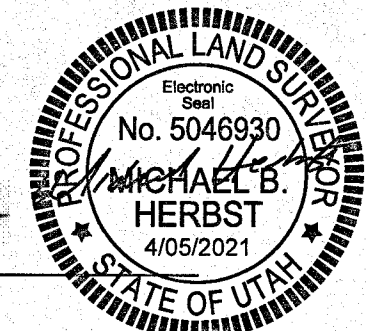


MAJOR'S MINI-FARM SUBDIVISION

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, ALSO AMENDING LOT 8, NORTH COUNTRY ROAD SUBDIVISION
 LOCATED IN NORTH OGDEN CITY, WEBER COUNTY, UTAH 84414

SURVEYORS CERTIFICATE

I, MICHAEL B. HERBST DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT; AND THAT I HOLD LICENSE NO. 5046930 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MAJOR'S MINI-FARM SUBDIVISION, IN WEBER COUNTY, UTAH, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED IN THE GROUND AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



DATE: April 5, 2021

Michael B. Herbst

MICHAEL B. HERBST, PLS

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT ON THE WESTERLY LINE OF FAIRFIELD ACRES SUBDIVISION PLAT 1, SAID POINT BEING LOCATED SOUTH 16°39'55" WEST 118.12 FEET (PLATTED AS SOUTH 15°46'32" WEST 118.21 FEET) FROM THE NORTHWEST CORNER OF LOT 1 FAIRFIELD ACRES SUBDIVISION PLAT 1, SAID POINT ALSO BEING NORTH 88°48'13" WEST 42.03 FEET ALONG THE SECTION LINE AND SOUTH 16°39'55" WEST 925.96 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 29, AND RUNNING;

THENCE SOUTH 16°39'55" WEST 108.12 FEET ALONG SAID WESTERLY LINE OF FAIRFIELD ACRES SUBDIVISION PLAT 1, TO THE NORTHEAST CORNER OF NORTH COUNTY ROAD SUBDIVISION;

THENCE NORTH 89°06'37" WEST 190.38 FEET ALONG THE NORTH LINE OF SAID NORTH COUNTY ROAD SUBDIVISION, TO A POINT ON THE WEST LINE OF 100 WEST STREET;

THENCE SOUTH 16°53'23" WEST 48.48 FEET ALONG SAID WEST LINE OF 100 WEST STREET;

THENCE SOUTHWESTERLY 78.07 FEET ALONG THE ARC OF A 1030.00-FOOT RADIUS CURVE TO THE LEFT, LONG CHORD BEARS SOUTH 14°43'05" WEST 78.06 FEET, ALONG SAID WEST LINE OF 100 WEST STREET TO THE NORTHEAST CORNER OF LOT 9, NORTH COUNTY ROAD SUBDIVISION;

THENCE NORTH 73°29'45" WEST 108.71 FEET ALONG THE NORTH LINE AND TO THE NORTHWEST CORNER OF SAID LOT 9, NORTH COUNTY ROAD SUBDIVISION, ALSO BEING A POINT ON THE EAST LINE OF TAYLOR ESTATES PLAT 2;

THENCE NORTH 16°30'18" EAST 143.79 FEET (PLATTED AS NORTH 16°10' EAST) ALONG THE EAST LINE OF SAID TAYLOR ESTATES PLAT 2, TO AND ALONG THE EAST LINE OF TAYLOR ESTATES PLAT 3, MORE OR LESS, TO THE SOUTH LINE OF 3100 NORTH STREET;

THENCE SOUTHEASTERLY 169.94 FEET ALONG THE ARC OF A 994.93-FOOT RADIUS CURVE TO THE LEFT, LONG CHORD BEARS SOUTH 62°07'54" EAST 169.74 FEET ALONG THE SOUTH LINE OF SAID 3100 NORTH STREET, MORE OR LESS, TO THE WEST LINE OF THE CAMERON AND ELEANORE MOORE PROPERTY;

THENCE SOUTH 17°03'23" WEST 123.31 FEET ALONG SAID WEST LINE, TO THE SOUTHWEST CORNER OF THE CAMERON AND ELEANORE MOORE PROPERTY;

THENCE SOUTH 72°56'37" EAST 123.04 FEET ALONG THE SOUTH LINE OF THE CAMERON AND ELEANORE MOORE PROPERTY, TO THE POINT OF BEGINNING.

CONTAINS: 77,549 SQUARE FEET OR 1.780 ACRES, 4 LOTS

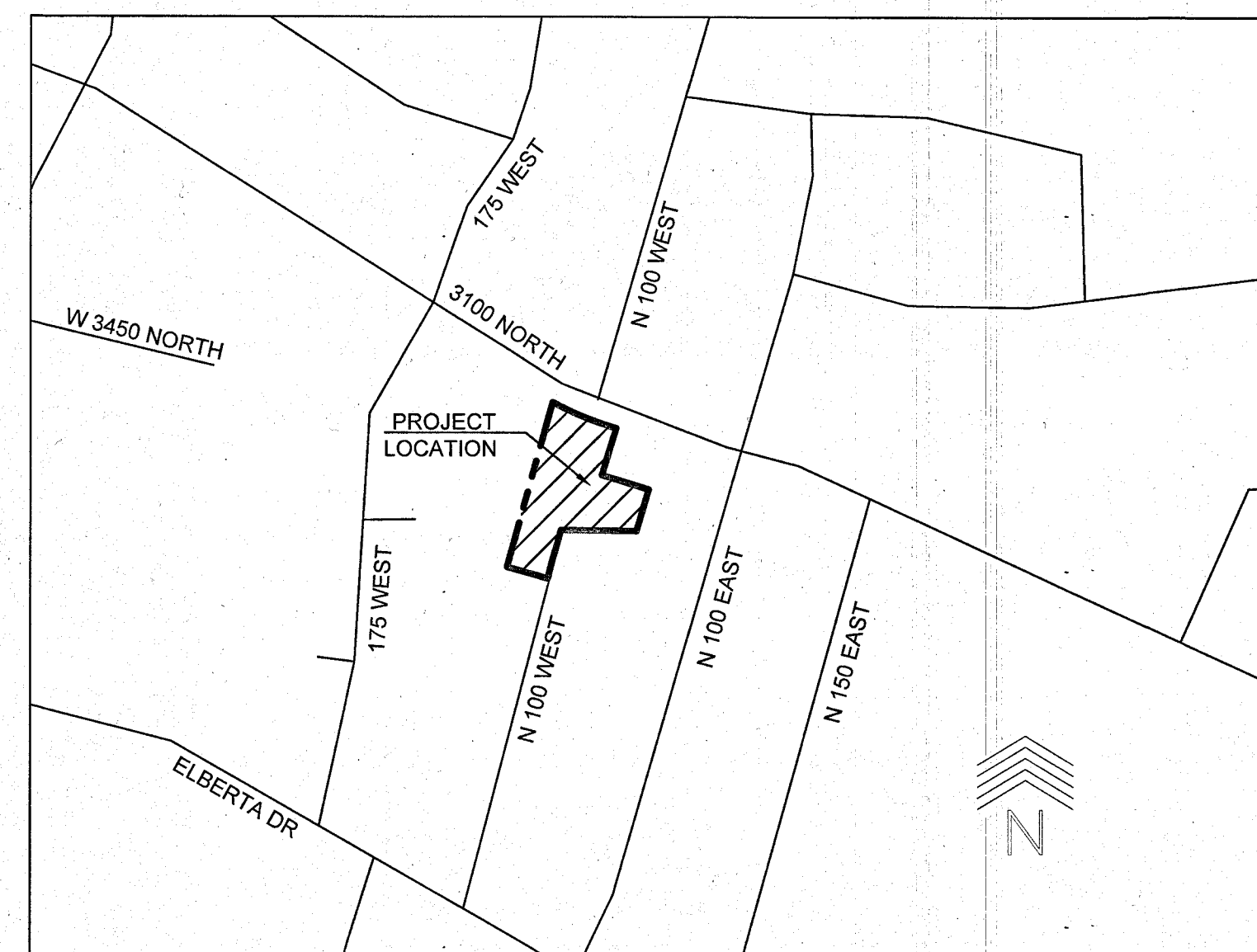
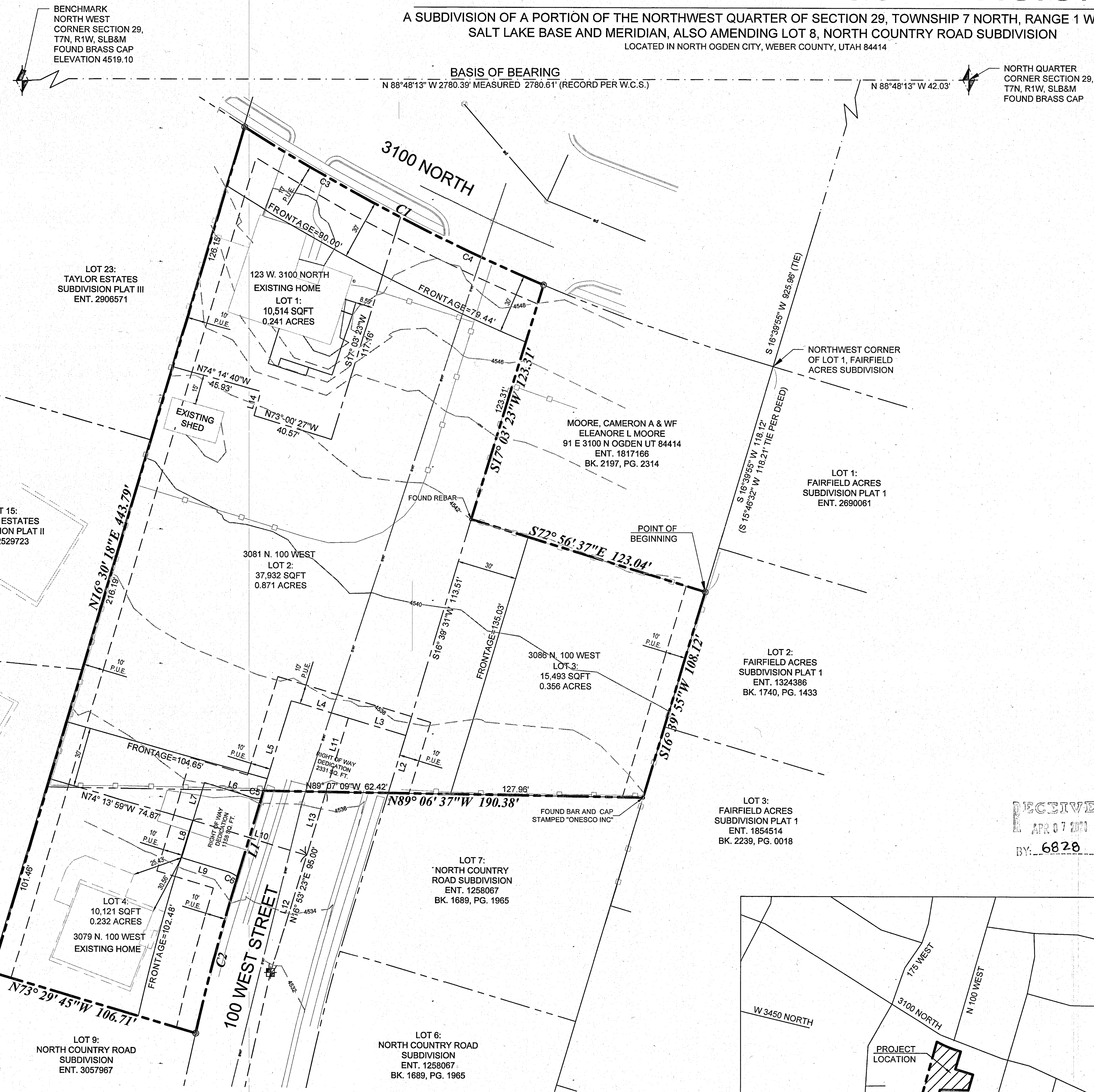
NARRATIVE

THE PURPOSE OF THIS PLAN IS TO PROVIDE A BOUNDARY AND TOPOGRAPHIC AND UTILITIES SURVEY, AND TO SUBDIVIDE THE PROPERTY INTO 4 LOTS. THE BASIS OF BEARINGS FOR THIS PLAN IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, THE BEARING OF WHICH BEING NORTH 88°48'13" WEST PER WEBER COUNTY SURVEYOR. THE BENCHMARK AND BASIS FOR ALL ELEVATIONS FOR THIS SURVEY IS THE TOP OF A BRASS CAP MONUMENT MARKING NORTHWEST CORNER OF SAID SECTION 7, WITH A PUBLISHED WEBER COUNTY ELEVATION OF 4519.10' AS SHOWN HEREON.

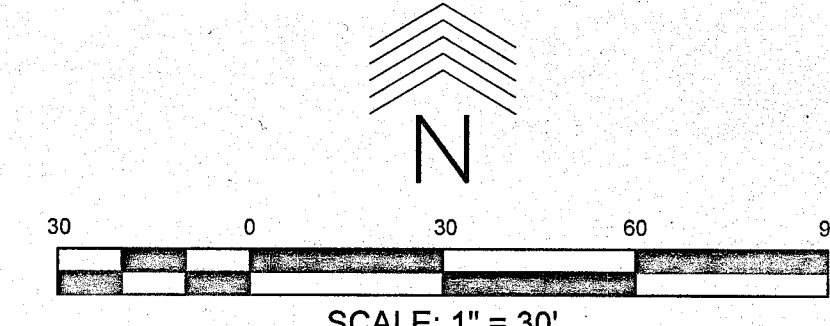
DURING THE COURSE OF THIS SURVEY, DISCREPANCIES IN ROTATION AND TIES TO THE SECTION CORNERS WERE DISCOVERED BETWEEN EACH OF THE FOUR EXISTING SUBDIVISIONS ADJACENT THIS PROPERTY. ULTIMATELY THE PROPERTY BOUNDARY WAS DETERMINED BY HOLDING A COMMON ROTATION AND TIE ALONG THE SECTION LINE AND BEST-FITTING THESE SUBDIVISIONS, ALONG WITH CONSIDERATION GIVEN TO TWO FOUND STREET MONUMENTS IN 100 WEST STREET, PROPERTY CORNERS, EXISTING FENCE LINES, AND OTHER OBSERVABLE LINES OF OCCUPATION.

- THE NORTH LINE WAS DETERMINED BY DEED AS BEING THE SOUTHERLY RIGHT OF WAY LINE OF 3100 NORTH STREET.
- THE WESTERLY, SOUTHERLY AND EASTERLY LINES WERE ESTABLISHED BY PLOTTING THE BOUNDARIES OF TAYLOR ESTATES SUBDIVISIONS (PLATS II AND III), NORTH COUNTRY ROAD SUBDIVISION, AND THE FAIRFIELD ACRES SUBDIVISION PLAT 1; AND THEN ROTATING THESE PLATS ONTO THE SAME BASIS OF BEARING (SECTION LINE) AS THIS SURVEY. IN ADDITION, EXISTING FENCE LINES AND 2 FOUND REBAR (AS SHOWN HEREON) WERE FOUND TO BE WITHIN A 0.10' OF THE CALCULATED PROPERTY CORNERS; AND THEREFORE WERE ACCEPTED AND HELD AS PROPERTY CORNERS.
- THE NORTHEASTERLY BOUNDARY ADJOINING THE SOUTH AND WEST PROPERTY LINE OF THE CAMERON A. AND ELEANORE L. MOORE PROPERTY WAS DETERMINED BY DEED.

ALL PROPERTY CORNERS NOT FOUND DURING THE FIELD SURVEY, WERE RE-SET WITH A 5/8" x 24" REBAR AND PLASTIC CAP STAMPED "AVENUE CONSULTANTS."



VICINITY MAP
N.T.S.



- ### LEGEND
- SECTION CORNER (FOUND)
 - STREET MONUMENT (FOUND)
 - SUBDIVISION BOUNDARY
 - EXISTING FENCE
 - EXISTING LOT LINE
 - SECTION LINE
 - INTERMEDIATE CONTOURS
 - INDEX CONTOURS
- AVENUE CONSULTANTS
 SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "AVENUE CONSULTANTS" AT ALL PROPERTY CORNERS

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	169.94	994.93	9.79	S62° 07' 54"E	169.74
C2	78.07	1030.00	4.34	S14° 43' 05"W	78.06
C3	90.45	994.93	5.21	S59° 50' 34"E	90.42
C4	79.49	994.93	4.58	S64° 44' 10"E	79.47
C5	5.65	14.00	23.13	S84° 40' 35"E	5.61
C6	5.65	14.00	23.13	N61° 32' 39"W	5.61

Line #	Length	Direction
L1	48.48	S16° 53' 23"W
L2	30.23	S16° 53' 23"W
L3	30.00	S73° 06' 37"E
L4	30.00	S73° 06' 37"E
L5	51.09	N16° 53' 23"E

Line #	Length	Direction
L6	24.07	S73° 06' 37"E
L7	19.50	N16° 53' 23"E
L8	19.50	N16° 53' 23"E
L9	24.07	N73° 06' 37"W
L10	59.57	S73° 06' 37"E

Line #	Length	Direction
L11	38.85	N16° 53' 23"E
L12	61.69	N16° 53' 23"E
L13	33.31	N16° 53' 23"E
L14	12.61	N15° 21' 43"E

REVISIONS

JENNIE TAYLOR
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NORHT OGDEN, UTAH 84414

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 Taylorsville, UT 84123
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RECORD OF SURVEY
 SITUATE IN THE NORTH WEST QUARTER

Designer: MCS
 Detailer: CJC
 Checker: MCS

SURVEY NO. 19-002
 SHEET NO. 1 OF 1