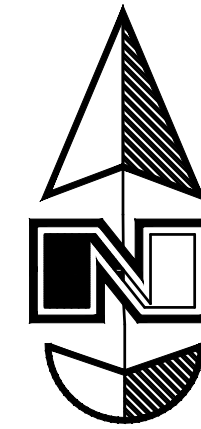


# Ash Commercial Subdivision

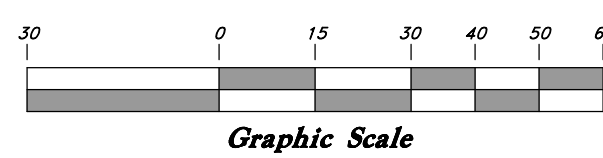
A part of Section 35, T6N, R2W, SLB&M, U.S. Survey  
West Haven City, Weber County, Utah  
March 2022



Vicinity Map  
Not to Scale



Scale: 1" = 30'

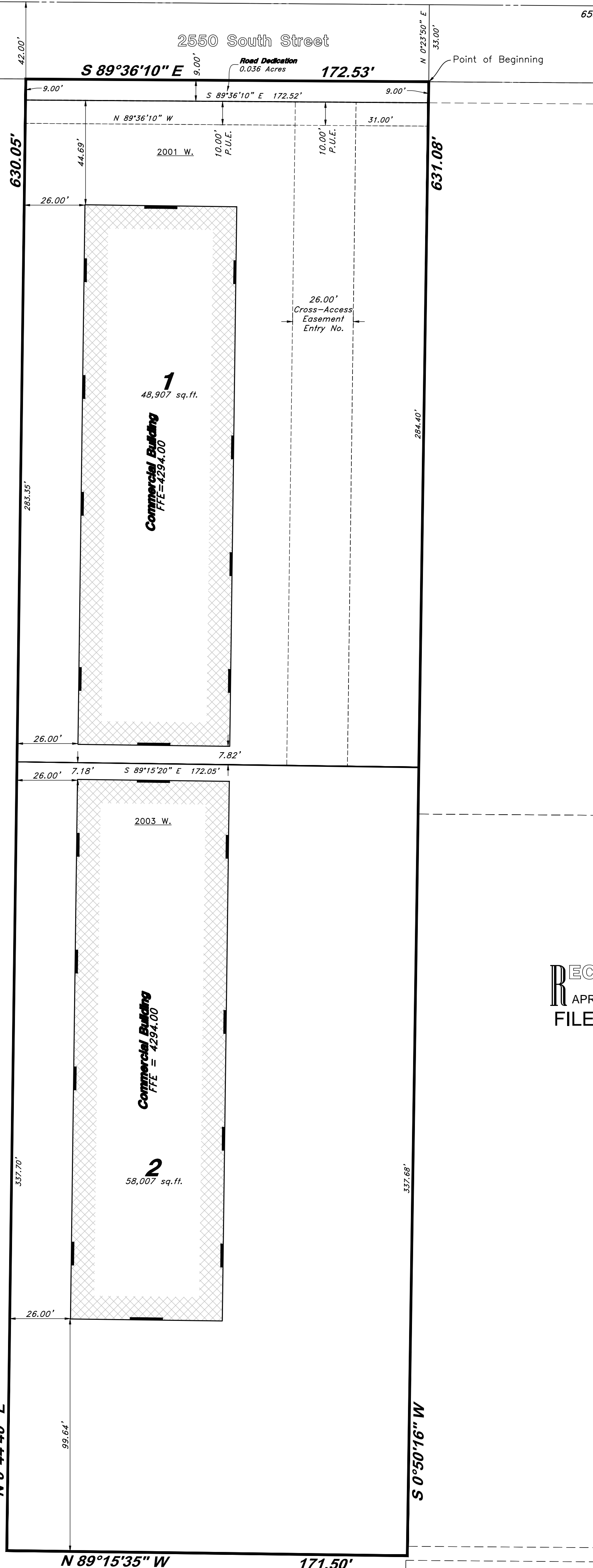


### Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Existing Boundary Line
- Easement Line
- Center Line
- Buildable Area Setback Line
- Property Line
- Boundary Line
- Set Hub & Tack
- Nail in Curb @ Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

North Quarter Corner  
Section 35, (Calc'd)  
N 89°36'10" W

Northeast Quarter Corner  
Section 35, T6N, R2W, SLB&M, U.S. Survey  
(Found Brass Cap Monument)



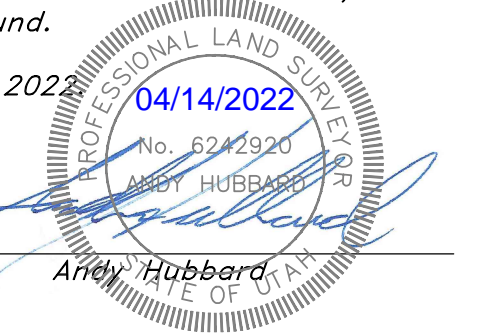
RECEIVED  
APR 15 2022  
FILE # 7189

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Ash Commercial Subdivision, in West Haven City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

6242920  
License No.



### OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Open Space, and streets as shown on this plat, and name said tract Ash Commercial Subdivision, and hereby dedicate and grant to Ash Properties LLC, all those parts or portions of said tract designated as private Streets as shown hereon, the same to be used as private thoroughfares forever, together with all those parts or parcels of said tract designated as Open Space as shown hereon, the same to be used for open space, drainage, and parking purposes as may be authorized, we also dedicate and grant to Ash Properties LLC, all those parts or portions of said tract designated as Snow Storage and Removal Easements as shown hereon, the same to be used for the storage and removal for snow as may be needed and authorized by the Homeowners Association.

We also hereby dedicate, and grant to West Haven City, Weber County, Utah, all those parts or portions of said tract designated as Public streets, the same to be used as public thoroughfares forever, and also dedicate to West Haven City all those certain strips designated as public utility easements for public utility and drainage purposes over and across the portions of the lots as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, waterlines, and drainage, as may be authorized by West Haven City and also dedicate to West Haven City all those parts or portions of said tract designated as Parcel A, for drainage and open space purposes the same to be used for the installation, maintenance and operation of a storm drainage piping, detention facilities, and open space area.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Ash Properties LLC

Authorized Agent

### ACKNOWLEDGMENTS

State of Utah } ss  
County of }  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me \_\_\_\_\_, who being by me duly sworn did say that he is \_\_\_\_\_ of \_\_\_\_\_, Inc. and that said instrument was signed in behalf of said LLC by a resolution of its Board of Directors and \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

Residing at: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

### DESCRIPTION

A part of the Northeast Quarter of Section 35, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:  
Beginning at a point on the South Right of way line of 2550 North Street said point being 658.70 feet North 89°36'10" West along the Section line and 33.00 feet South 0°23'50" East from the Northeast Corner of said Section; and running thence South 00°50'16" West 631.08 feet to the Extension of an Old fence line (627 feet by record); thence North 89°15'35" West 171.50 feet; thence North 00°44'40" East 630.05 feet to said South right of way line (627 feet by record); thence South 89°36'10" East 172.53 feet to the POINT OF BEGINNING.  
Containing 2.4900 acres, more or less.

# RECORD OF SURVEY

### NARRATIVE

This Plat was requested by Rick Everson for the purpose of subdividing this Parcel into 2 Lots and creating an ingress & egress easement for Lot 2.  
Brass Cap Monuments were found at the Northeast Corner and East Quarter Corner, of Section 35, T6N, R2W, SLB&M, U.S. Survey.  
A line bearing N 0°50'18" E between these two monuments was used as the Basis of bearings.

### NOTE

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- Both lots in this subdivision are subject to the terms and conditions set forth in the "Shared use and Maintenance Agreement" recorded as Entry No. \_\_\_\_\_

**WEST HAVEN CITY ATTORNEY**  
This is to certify that this Subdivision Plat was duly approved by the West Haven City Attorney.

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Signature

**WEST HAVEN CITY ENGINEER**  
This is to certify that this Subdivision Plat was duly approved by the West Haven City Engineer.

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Signature

**WEST HAVEN CITY ACCEPTANCE**  
This is to certify that this Subdivision Plat was duly approved and accepted by West Haven City, Utah.

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Attest \_\_\_\_\_  
Title \_\_\_\_\_

Mayor

**WEST HAVEN CITY PLANNING COMMISSION**  
Approved by the West Haven City Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chair



DEVELOPER  
Ash Properties LLC  
c/o  
4126 North 175 West, Suite 300  
Ogden, UT 84414

ENGINEER  
Great Basin Engineering Inc.  
c/o Andy Hubbard  
5746 South 1475 East Suite 200  
Ogden, Utah 84403  
(801) 394-4515  
andyh@greatbasineng.com

WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY