

BRENT HIPWELL SUBDIVISION

"CONNECTIVITY INCENTIVIZED SUBDIVISION"

WEBER COUNTY, UTAH

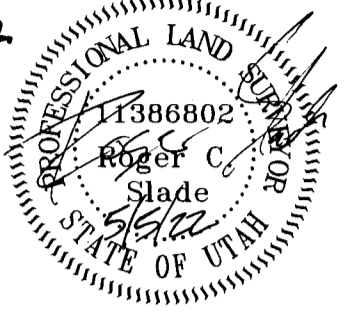
A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AUGUST 2021

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT...

SIGNED THIS 5th DAY OF MAY, 2021.

ROGER C. SLADE, P.L.S. UTAH LAND SURVEYOR LICENCE NO. 11386802



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT IN AN EXISTING FENCE LINE LOCATED 673.22 FEET SOUTH 89°26'19" EAST ALONG THE SOUTH LINE OF SAID SECTION AND 760.30 FEET NORTH 00°56'30" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9;

RUNNING THENCE NORTH 00°56'30" EAST 553.75 FEET ALONG SAID EXISTING FENCE LINE; THENCE SOUTH 89°03'30" EAST 209.02 FEET; THENCE SOUTH 00°46'24" WEST 263.05 FEET TO THE NORTH LINE OF MCFARLAND SUBDIVISION...

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE ROAD AS SHOWN ON THE PLAT AND NAME SAID TRACT BRENT HIPWELL SUBDIVISION...

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS THIS DAY OF MAY 2021.

JEREMIAH MICHAEL CARNEY STEPHANIE LEE CARNEY BRENT A. HIPWELL JILL C. HIPWELL

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

ON THIS DAY OF MAY 2021, JEREMIAH MICHAEL CARNEY AND STEPHANIE LEE CARNEY HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC...

NOTARY PUBLIC

DEVELOPER: BRENT HIPWELL 585 SOUTH 3600 WEST OGDEN, UTAH 84404 (801) 791-0107

WEBER COUNTY RECORDER

ENTRY NO. FILED FOR RECORD AND RECORDED IN BOOK OF OFFICIAL RECORDS, PAGE RECORDED FOR

COUNTY RECORDER

BY: DEPUTY

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...

WEBER COUNTY SURVEYOR

RECORD OF SURVEY NO.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS DAY OF 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 AFFECT SIGNED THIS DAY OF 2021.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

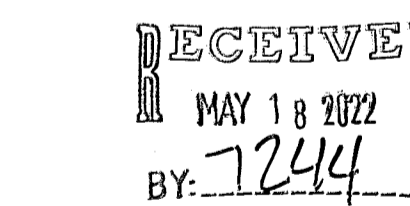
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS DAY OF 2021.

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS DAY OF 2021.

WEBER COUNTY ENGINEER



ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

ON THIS DAY OF MAY 2021, BRENT A. HIPWELL AND JILL C. HIPWELL HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC...

NOTARY PUBLIC

LEGEND: SUBJECT PROPERTY LINE, INTERIOR LOT LINES, ADJOINING PROPERTY LINE, CENTERLINE, PUBLIC UTILITY EASEMENT (P.U.E.), FENCE LINE, EXISTING WATERLINE, EXISTING POWER LINE, PROPOSED WATER LATERAL, ROADWAY DEDICATION PARCEL, EASEMENT FOR FUTURE ROADWAY, EXISTING 5.0' CONTOUR, EXISTING 1.0' CONTOUR, FOUND REBAR SET BY OTHERS SET 5/8"x24" REBAR WITH CAP SECTION CORNER

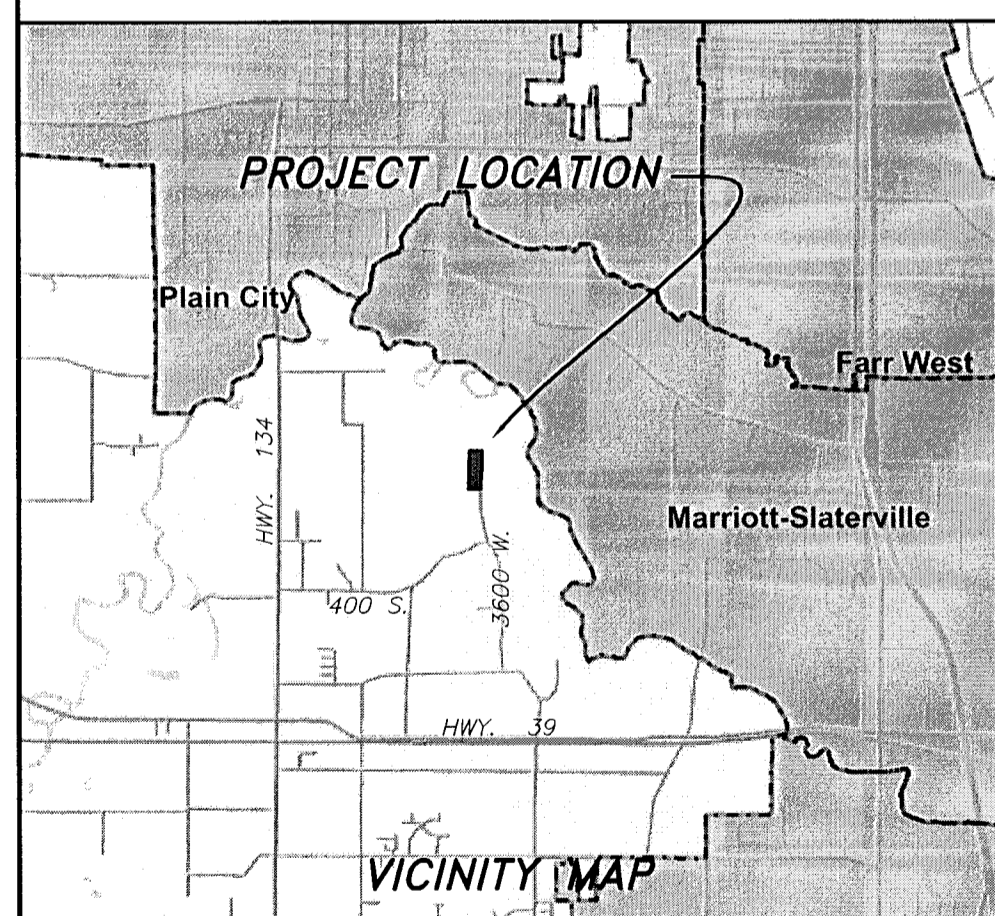
SCALE: 1" = 50' North arrow pointing up. Scale in Feet: 0 50 100 (Data in Parentheses is Record)

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

NOTES:

- 1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED. 2 - A DEFERRAL AGREEMENT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE IS REQUIRED FOR CURB & GUTTER AND SIDEWALK THAT ARE TO BE CONSTRUCTED AT A LATER DATE. 3 - 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 & GUTTER IS INSTALLED. 4 - THIS SUBDIVISION WAS ALLOWED FLEXIBLE LOT AREA AND WIDTH IN EXCHANGE FOR SUPERIOR STREET CONNECTIVITY. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4.3 OF THE WEBER COUNTY CODE.



SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M, FOUND WEBER COUNTY 3" BRASS CAP MONUMENT 1988, GOOD CONDITION

673.22'

S 89°26'19" E

SECTION LINE - BASIS OF BEARING

NARRATIVE

2644.81'

HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE THREE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY BRENT HIPWELL. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE MCFARLAND SUBDIVISION, ENTRY NO. 1672850, ROS# 6717 AND OTHER SURVEYS IN THE AREA ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

RIGHT-OF-WAY FOR 3600 WEST STREET WAS ESTABLISHED FROM SAID MCFARLAND SUBDIVISION.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°26'19" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.