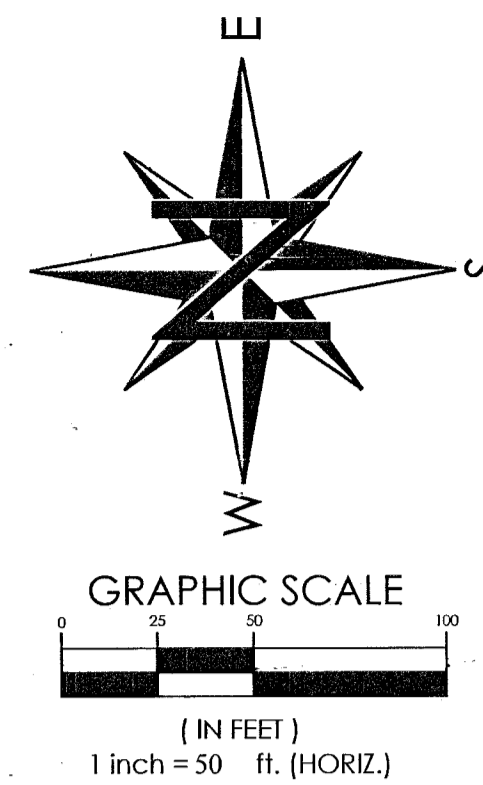


PALMER HERITAGE SUBDIVISION

NORTHWEST 1/4 SEC 33, T7N, R2W, SLB&M

SURVEY NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE EXISTING PARCELS INTO 13 RESIDENTIAL BUILDING LOTS. THE SURVEY WAS ORDERED BY CODY RHEES. THE SECTION CONTROL FOUND IS AS NOTED ON THIS SURVEY.

- GENERAL NOTES**
- #5 REBAR & CAP (UTAH LAND SURVEYING) TO BE SET AT ALL BOUNDARY AND LOT CORNERS.
 - NAIL/PLUG TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
 - ALL STREET MONUMENTS TO BE SET.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR SWALES THAT ENSURE THE RUNOFF FROM EACH LOT DOES NOT DRAIN INTO THE NEIGHBORING LOTS OR PROPERTIES.
 - THE FINISHED FLOOR ELEVATION OF ALL HOMES WITHIN THIS SUBDIVISION SHALL BE NO DEEPER THAN THE EXISTING TOP BACK OF CURB FRONTING EACH LOT UNLESS OTHERWISE APPROVED BY PLAIN CITY



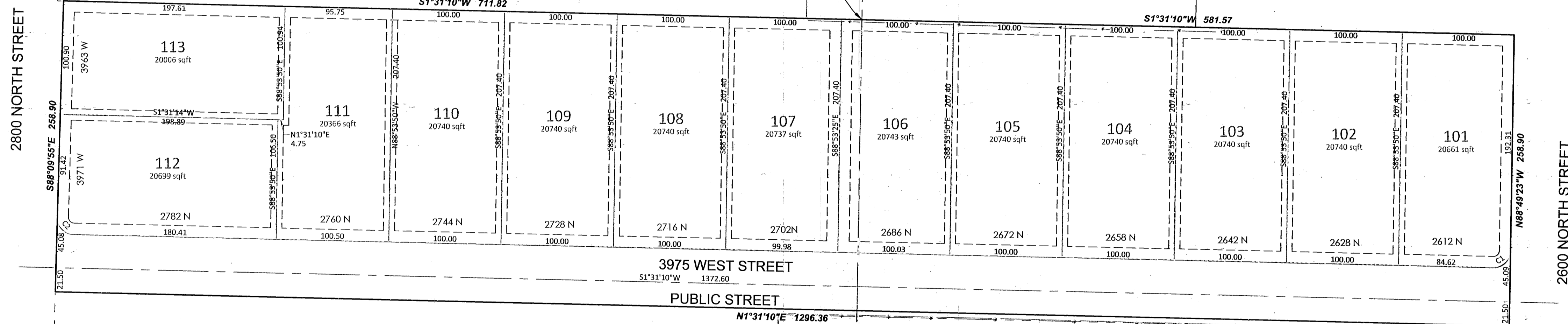
NOT FOUND MONUMENT, SOUTH QUARTER CORNER, SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SOUTHEAST CORNER, LOT 49, PLAT 'B', PLAIN CITY SURVEY

N12°08'52"E 301.54

(N88°46'50"W 916.60)
(SEC COR TO FCOR LINE)
(N88°46'50"W 2447.50)
(SEC COR TO SEC COR)

POINT OF BEGINNING



FOUND WEBER COUNTY BRASS CAP MONUMENT, SET 1971, WEST QUARTER CORNER, SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

(S00°39'33"W 2658.85) 2658.92
BASIS OF BEARING

FOUND WEBER COUNTY BRASS CAP MONUMENT, SW CORNER, SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

FOUND REFERENCE MONUMENT TO THE SW CORNER, SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

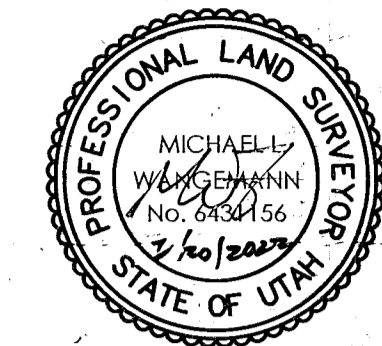
RECEIVED
 JUL 20 2022
 BY: 1302

RECEIVED
 JUL 20 2022

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE NAME A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS TO BE KNOWN AS PALMER HERITAGE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Michael L. Wangemann
 Michael L. Wangemann, PLS
 Date of Plat or Map: July 20, 2022
 PLS# 6431156-2201



BOUNDARY DESCRIPTION

BEGINNING AT POINT THAT IS NORTH 88°46'50" WEST ALONG THE SECTION LINE 319.89 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 01°31'10" WEST 581.57 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET; THENCE NORTH 88°49'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 258.90 FEET; THENCE NORTH 01°31'10" EAST 1296.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2800 NORTH STREET; THENCE SOUTH 88°10'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 258.90 FEET; THENCE SOUTH 01°31'10" WEST 711.82 FEET TO THE POINT OF BEGINNING.
 CONTAINS 335,234.65 SQ/FT OR 7.70 ACRES AND 13 LOTS

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND ASSIGN THE LANDS INCLUDED IN THIS PLAT THE NAME OF PALMER HERITAGE SUBDIVISION, AND HEREBY DEDICATE GRANT AND CONVEY TO PLAIN CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND FURTHER DEDICATE GRANT AND CONVEY TO PLAIN CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS MUNICIPAL UTILITY EASEMENTS (MUE), THE SAME TO BE USED FOR DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY PLAIN CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS; AND DEDICATES TO THE OWNERS; AND CONVEYS AN EASEMENT OVER THE AREA IDENTIFIED AS STORMWATER EASEMENT TO EACH OF THE LOT OWNERS ABUTTING THEREON FOR A COMMON STORMWATER BASIN AS MORE PARTICULARLY DESCRIBED HEREIN; AND HEREBY CONVEY TO THE OWNERS OF LOTS ABUTTING THEREON, THOSE CERTAIN STRIPS DESIGNATED AS COMMON DRIVEWAY, THE SAME TO BE USED AS PERMANENT EXCLUSIVE PRIVATE MUTUAL INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED HEREIN.

SIGNED THIS _____ DAY OF _____
 RHEES FARMS, LLC
 BY: _____
 NAME/TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF WEBER }
 ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/HEY IS/ARE THE _____ OF _____ BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
 NOTARY PUBLIC
 RESIDING IN WEBER COUNTY

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF WEBER }
 ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JEVON SHAYNE RONDEAU AND SYDNEY ANN RONDEAU, THE SINGER (S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME.
 NOTARY PUBLIC
 RESIDING IN WEBER COUNTY

PLAIN CITY ATTORNEY'S OFFICE

APPROVED BY THE PLAIN CITY ATTORNEY'S OFFICE
 SIGNED THIS _____ DAY OF _____, 20____

 PLAIN CITY ATTORNEY

PLAIN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF PLAIN CITY THIS _____ DAY OF _____, 20____

 MAYOR

 ATTEST: _____
 CITY RECORDER

PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE PLAIN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.
 SIGNED THIS _____ DAY OF _____, 20____

 CHAIRMAN

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE PLAIN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.
 SIGNED THIS _____ DAY OF _____, 20____

 PLAIN CITY ENGINEER

UTAH LAND SURVEYING, LLC

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

 1359 FAIRWAY CIR
 FARMINGTON, UT 84025
 PHONE 801.725.8395
 FAX 801.820.7775
 www.utahlandsurveying.com

COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILE FOR RECORD AND
 RECORDED _____ AT _____
 IN BOOK _____ OF THE OFFICIAL
 RECORDS, PAGE _____, RECORDED
 FOR _____
 COUNTY RECORDER
 BY: _____
 DEPUTY