

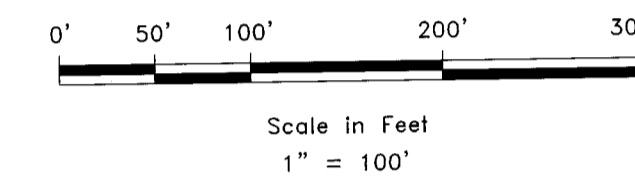
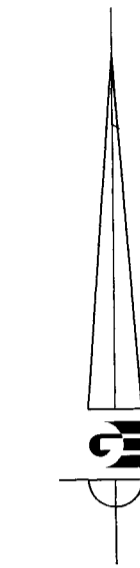
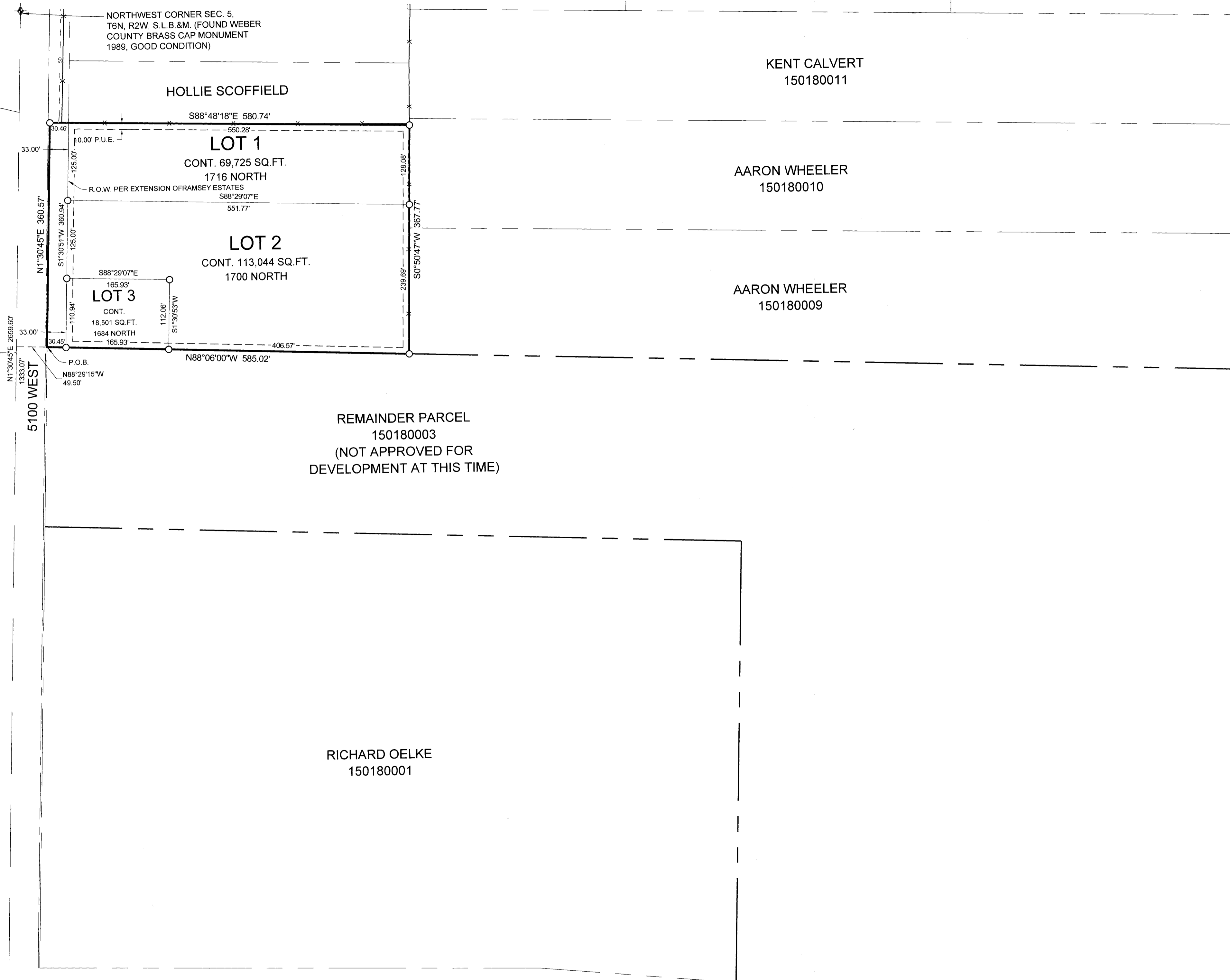
SCOTT WAYMENT SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 JANUARY 2023

VICINITY MAP
 NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT BEING LOCATED NORTH 01°30'45" EAST 1333.07 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND SOUTH 88°29'15" EAST 49.50 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 5, RUNNING THENCE NORTH 01°30'45" EAST 360.57 FEET TO THE SOUTH LINE OF THE RAMSEY ESTATES SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID RAMSEY ESTATES SUBDIVISION SOUTH 88°48'18" EAST 580.74 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE SOUTH 00°50'47" WEST 367.77 FEET; THENCE NORTH 88°06'00" WEST 585.02 FEET TO THE POINT OF BEGINNING. CONTAINING 4.873 ACRES.



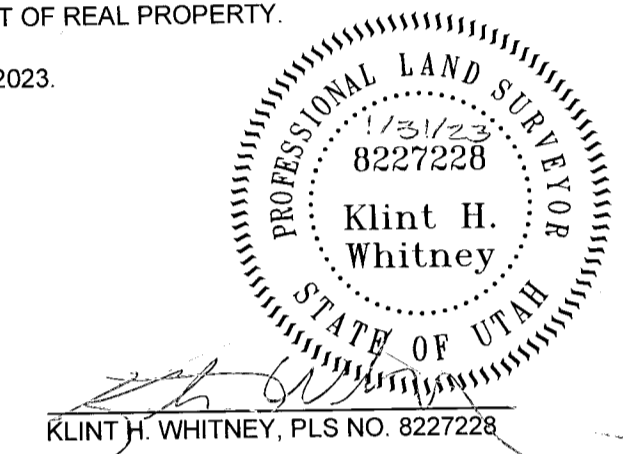
LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- X — EXISTING FENCE LINE

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 SCOTT WAYMENT 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.

SIGNED THIS 31ST DAY OF JANUARY, 2023.



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:

SCOTT WAYMENT SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, 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 PLAIN CITY, UTAH.

SIGNED THIS 8 DAY OF Aug, 2023.

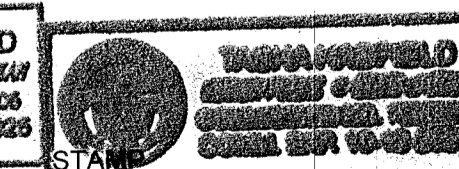
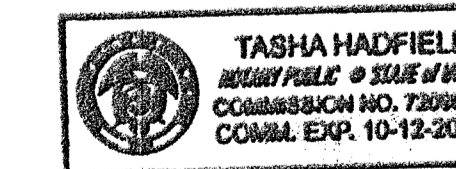
O. Scott Wayment
 BY: O. SCOTT WAYMENT, TRUSTEE
Susan A. Wayment
 BY: SUSAN A. WAYMENT, TRUSTEE

RECEIVED
 OCT 27 2023
 BY: *J. Oelke*

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this 6 day of August, 2023, personally appeared before me O. SCOTT WAYMENT AND SUSAN A. WAYMENT, whose identity I/are personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she/they are the TRUSTEES OF THE FAMILY TRUST OF O. SCOTT WAYMENT AND SUSAN A. WAYMENT, TRUST DATED JULY 18, 2001, 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 O. SCOTT WAYMENT AND SUSAN A. WAYMENT acknowledged to me that said TRUST executed the same.



Tasha Hadfield
 NOTARY PUBLIC

NOTES

- ZONE (RE-18.5) CURRENT YARD SETBACKS: 30-FOOT FRONT AND BACK, 10-FOOT SIDE WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24-FEET.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO THE FRONTING ROADS OR SWALES THAT CARR WATER TO INTERSECTION ROADS. GRADING SHALL ENSURE THAT THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SCOTT WAYMENT. 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 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 01°30'45" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 5100 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE RAMSEY ESTATES SUBDIVISION.

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF SCOTT WAYMENT SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 12 DAY OF Oct, 2023.

[Signature]
 PLAIN CITY ATTORNEY

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 18TH DAY OF Oct, 2023.

[Signature]
 PLAIN CITY ENGINEER

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.

SIGNED THIS 23 DAY OF October, 2023.

BY: *[Signature]*
 NAME/TITLE: *[Signature]*
 ATTEST: *[Signature]*
 CITY RECORDER

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION.

SIGNED THIS 23 DAY OF October, 2023.

BY: *[Signature]*
 NAME/TITLE: *[Signature]*
 CHAIRMAN, PLAIN CITY PLANNING COMMISSION

DEVELOPER: SCOTT WAYMENT SUSAN WAYMENT 5817 W 1400 N OGDEN, UTAH 801-589-3832	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066		