Robson Farms Phase 4 Plain City, Weber County, Utah A Part of the Southeast Quarter of Section 33, East Quarter Corner Sec. 33. T7N. R2W. SLB&M Found Weber Township 7 North, Range 2 West, Salt Lake Base & Meridian Co. Survey Brass Cap Mon. 1965 May 2023 2730.46' Section Line - Basis of Bearing Weber Co. Grid SURVEYOR'S CERTIFICATE Southeast Corner of Section 33. -East Quarter Corner T7N, R2W, SLB&M Calculated per Previous Survey Position from W.C.S. Witness I, K. GREG HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED Corner to the East N 3°03'44" F PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH Section Line Per Previous Surveys TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT: 2727.00' AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT N 1°00'00" E IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO FOUR (4) LOTS, KNOW HEREAFTER AS ROBSON FARMS PHASE 4 IN PLAIN CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN 3600 SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER N 1°13'53" E West COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE AJS Inv. LLC Road Dedication — GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL S 1°13'53" W 578.20 (S01°05'35") APPLICABLE STATUTES AND ORDINANCES OF PLAIN CITY CONCERNING ZONING *356.65*° REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH. <u>13</u>5.64' 2255 North | 2233 North | SIGNED THIS 17TH DAY OF AUGUST, 2023. 30.00' 30.00 N 46°23'52" E 29.61'-K. GREG HANSEN, P.L.S. Lot 23 10.0' PUE (typ) ____ UTAH LAND SURVEYOR LICENCE NO. 167819 16,801 S.F. 0.386 Acres Lot 21 Lot 22 Lot 11 Lot 12 Lot 13 Str 21,126 S.F. 21,049 S.F. 0.483 Acres 0.485 Acres N 0°59'20" 1 SUBDIVISION BOUNDARY DESCRIPTION Robson Farms Subd. Ph. 3 A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, Lot 24 RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. 15.644 S.F. BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 3600 0.359 Acres WEST AND THE SOUTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET LOCATED 2028.51 FEET NORTH 03°03'44" EAST ALONG THE EAST LINE OF THE *30.00' 30.00* N 1°13'53" E SOUTHEAST QUARTER AND 839.78 FEET NORTH 88°26'10" WEST FROM 206.97 SOUTHEAST CORNER OF SAID SECTION 33. 310.43' N 0°47'40" E (357.03') *355.18*′ Fnd. Gardner R&C-RUNNING THENCE NORTH 88°26'10" WEST 208.93 FEET (210.45 FEET BY Weber School Dist. Lot 4 Lot 6 RECORD) TO AN EXISTING FENCE LINE; THENCE NORTH 00°47'40" EAST 355.18 19-035-0053 FEET (357.03 FEET BY RECORD) ALONG SAID FENCE LINE TO THE SOUTH BOUNDARY LINE OF THE WEBER SCHOOL DISTRICT PROPERTY; THENCE SOUTH Robson Farms Subd. Ph. 2 88°50'23" EAST 211.64 FEET (SOUTH 88°20'23" EAST 212.32 FEET BY RECORD) ALONG SAID SOUTH BOUNDARY LINE TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°13'53" WEST (SOUTH 01°05'35" WEST BY RECORD) 206.97' 356.65 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF *311.50*′ BEGINNING. CONTAINING 1.718 ACRES. Lot 5 Lot 7 Paul & Nancy Burton 24-005-0001 OWNER'S DEDICATION AND CERTIFICATION KNOW ALL MEN BY THESE PRESENTS THAT WE. THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE 312.58 SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT ROBSON FARMS PHASE 4 AND HEREBY DEDICATE, GRANT AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 17-27A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO PLAIN CITY, WEBER COUNTY, UTAH, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND ____x___ DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES Lot 12 FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITIES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, DRAINAGE AND IRRIGATION AS Lot 11 Lot 9 MAY BE AUTHORIZED BY PLAIN CITY. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING. IN WITNESS WE HAVE HERE UNTO 00 SET OUR SIGNATURE THIS DAY OF . 2023. Four Mile Estates Subd. Lot 13 SHAD CHRISTENSEN, MANAGER/MEMBER MERIDIAN LINE INVESTMENTS, LLC. 2200 LIMITED LIABILITY COMPANY ACKNOWLEDGMENT STATE OF UTAH ____ NOTE: COUNTY OF WEBER 1 — All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted. On this _____ day of ___ ____, 2023, Shad Christensen personally appeared before me, who being by me duly sworn did say and 2 — Rebar and cap set on all back lot corners with curb nails set in top back of curb acknowledge that he is a Manager/Member of Meridian Line Investments, LLC, and gutter on all side yard projections. a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the Subject Property Line real property listed herein, and executed the foregoing instrument as the 3 - Each lot owner upon house construction is to implement two storm water authorized agent of the LLC, and that said authorization to sign on behalf quality/erosion control measures commonly called BMP's ('Best Management Practices'). of the LLC came pursuant to a Resolution of the Managers, the Certificate An example would be to have a swale in the front planter strip to intercept and filter of Organization, and/or the Operating Agreement of the LLC. storm flows before discharging over the curb into the street. BMP examples can be found on the City's website under the Public Works department section. Field Separation Line Notary Public — x - - - x - - - Fence Line (Wire) Scale: 1"= 60' Fence Line (wood or Vinyl) The purpose of this survey was to establish and set the property corners of the 4 Lot Street Monument Subdivision as shown and described hereon. The survey was ordered by Shad WEBER COUNTY RECORDER Found rebar set by others Christensen. The control used to establish the property corners was the Robson Set 5/8"x24" Rebar With Cap Subdivisions to the south along with the existing Weber County Survey Monumentation surrounding Section 33, T7N, R2W, SLB&M. The basis of bearing is the East line of the DEC 18 2023 (Data in Parentheses is Record) Section Corner FILE # 7741 Southeast Quarter of said Section which bears North 3°03'44" East, Utah North, State ____FILED FOR RECORD AND Plane, Calculated N.A.D.83 Bearing. RECORDED___ DEVELOPER: PLAIN CITY ENGINEER PLAIN CITY ACCEPTANCE PLAIN CITY ATTORNEY PLAIN CITY PLANNING COMMISSION Shad Christensen 4048 West 2800 North RECORDS, PAGE______. RECORDED I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUES AND THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE Plain City, UT. 84404 801-710-7530 THIS IS TO CERTIFY PLAIN CITY PLANNING COMMISSION. THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE ORDINANCES PREREQUISITE TO THE APPROVAL BY THE ATTORNEY OF STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE SIGNED THIS______, DAY OF____ PLAIN CITY COUNCIL. ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. Consulting Engineers and Land Surveyors DATED THIS ______, 2023. SIGNED THIS _____, DAY OF _______, 2023. COMPLIED WITH THIS_____DAY OF______, 2023. 538 North Main Street, Brigham, Utah 84302 COUNTY RECORDER Visit us at www.haies.net CHAIRMAN, PLAIN PLANNING COMMISSION Brigham City Ogden (435) 723–3491 (801) 399–4905 (435) 752–8272 SIGNATURE CITY ENGINEER Celebrating over 65 Years of Business DEPUTY 22-112 22-112 V19 FP PH 4 082923.DWG 08/29/2023