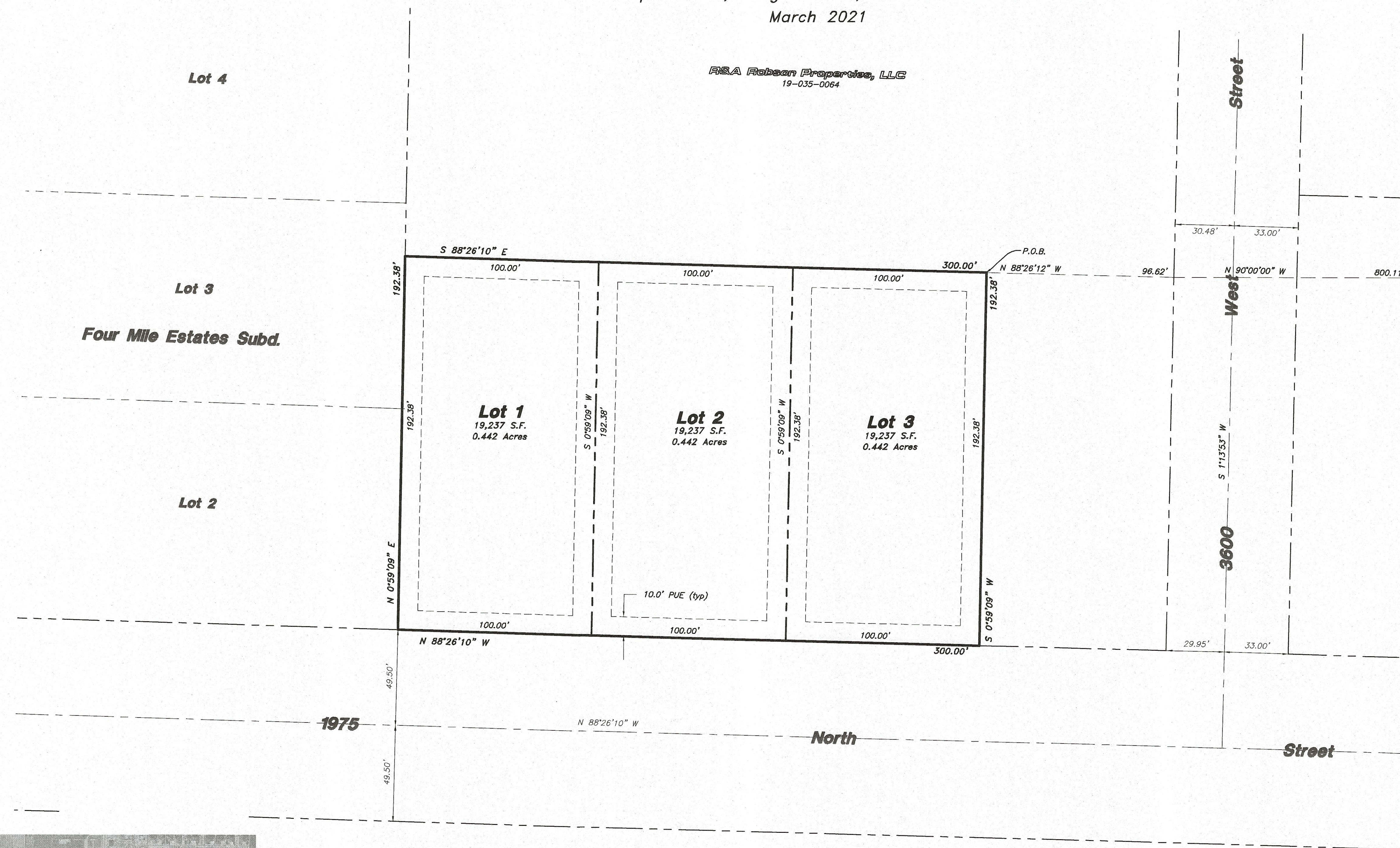


Robson Farms

Plain City, Weber County, Utah
A Part of the Southeast Quarter of Section 33,
Township 7 North, Range 2 West, Salt Lake Base & Meridian
March 2021

R.S.A. Robson Properties, LLC
19-035-0064



SURVEYOR'S CERTIFICATE

I, K. GREG HANSEN, 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 LAND SURVEYORS ACT, AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO THREE (3) LOTS, KNOW HEREAFTER AS ROBSON FARMS 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 SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF PLAIN CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 12TH DAY OF APRIL, 2021.

K. GREG HANSEN, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 167819



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 855.79 FEET NORTH 03°03'44" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER AND 800.11 FEET NORTH 90°00'00" WEST TO A POINT ON THE RIGHT-OF-WAY LINE OF 3600 WEST STREET AND 96.62 FEET NORTH 88°26'12" WEST FROM SOUTHEAST CORNER OF SAID SECTION 33.

RUNNING THENCE SOUTH 0°59'09" WEST 192.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1975 NORTH STREET; THENCE NORTH 88°26'10" WEST 300.00 FEET TO THE SOUTHEAST CORNER OF FOUR MILE ESTATES SUBDIVISION FILED AS ENTRY NO. 1886195 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE NORTH 00°59'09" EAST 192.38 FEET ALONG THE EAST BOUNDARY LINE OF SAID FOUR MILE ESTATES SUBDIVISION; THENCE SOUTH 88°26'10" EAST 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.33 ACRES.

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 SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT ROBSON FARMS 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 DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS EASEMENTS FOR PUBLIC UTILITIES INCLUDING PROVISION FOR DRAINAGE AND UTILITY PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, DRAINAGE AND IRRIGATION AS MAY BE AUTHORIZED BY PLAIN CITY. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING. IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2021.

SHAD CHRISTENSEN, MANAGER/MEMBER MERIDIAN LINE INVESTMENTS, LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

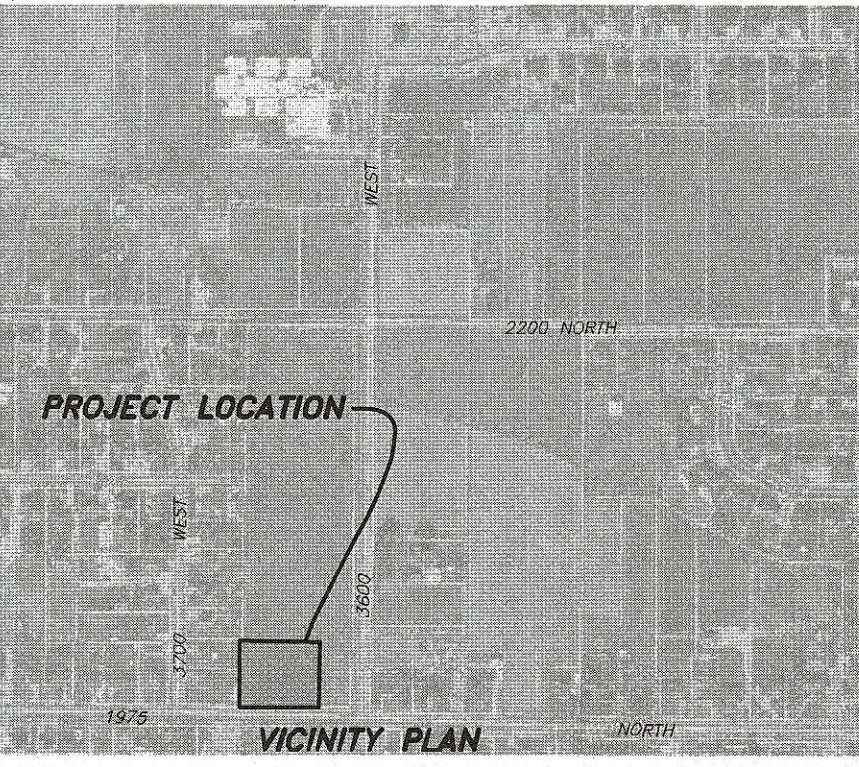
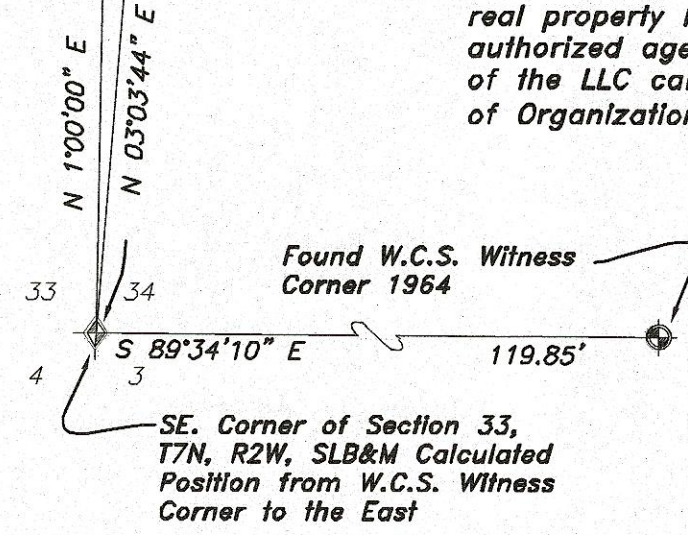
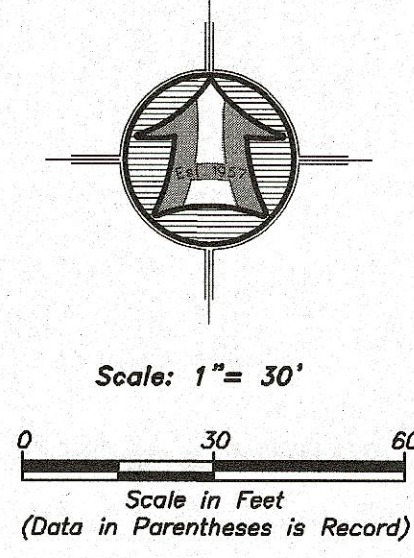
On this _____ day of _____, 2021, Shad Christensen personally appeared before me, who being by me duly sworn did say and acknowledge that he is a Manager/Member of Meridian Line Investments, LLC, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

Notary Public

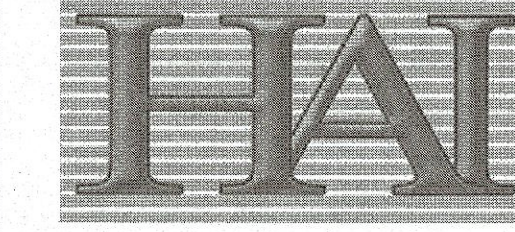
Legend	
	Subject Property Line
	Secondary Property Line
	Centerline
	Easement/Right-of-Way Line
	Section Line
	Existing 5.0' Contour
	Existing 1.0' Contour
	Fence Line
	Storm Drain Existing
	Water Line Existing
	Sewer Line Existing
	Power Line Existing
	Telephone Line Existing
	Gas Line Existing
	Fiber Optic Line Existing
	Edge of Asphalt Paving
	Existing Curb and Gutter
	Telephone Pedestal
	Fire Hydrant
	Water Meter
	Water Valve
	Sewer Manhole
	Power Pole
	Set 24"x5/8" Rebar with Cap
	Found rebar set by others
	Street Monument
	Section Corner

NOTE:
1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.

RECEIVED
DEC 18 2023
FILE # 7743



DEVELOPER:
Shad Christensen
344 West Pleasant View Dr.
Pleasant View, UT
801-710-7530



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hais.net
Brigham City Ogden Logan
(435) 723-3491 (801) 398-4805 (435) 752-8272
Celebrating over 60 Years of Business

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY PLAIN CITY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2021.

CHAIRMAN, PLAIN PLANNING COMMISSION

PLAIN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE PLAIN CITY COUNCIL.
SIGNED THIS _____ DAY OF _____, 2021.

MAYOR:

ATTEST:

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH THIS _____ DAY OF _____, 2021.

CITY ENGINEER

PLAIN CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUES AND ORDINANCES PREREQUISITE TO THE APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____, 2021.

SIGNATURE

WEBER COUNTY RECORDER

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

COUNTY RECORDER
BY: _____
DEPUTY