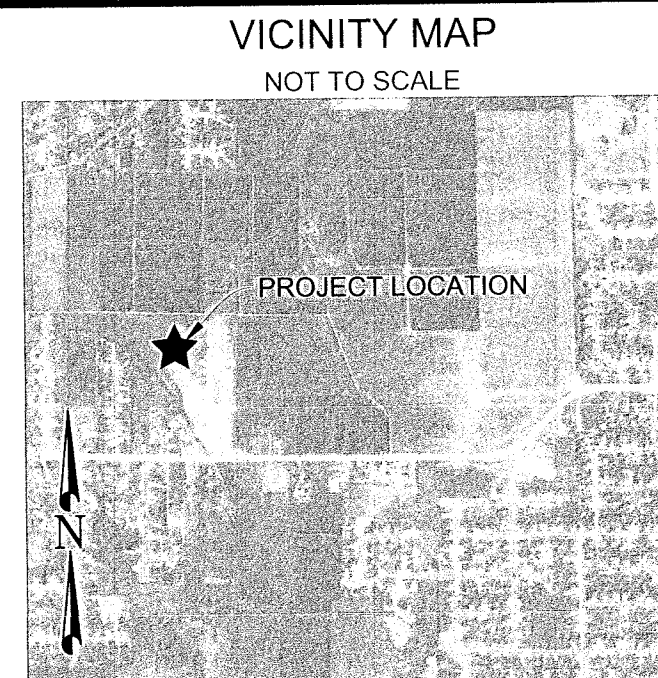


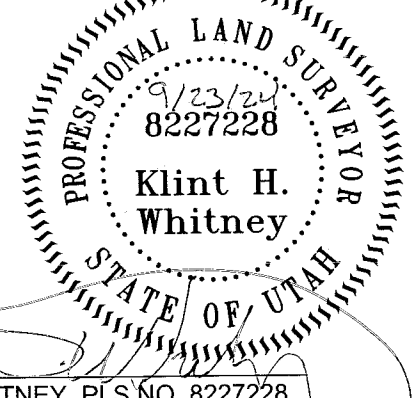
DIAMOND E SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH
SEPTEMBER 2024



BOUNDARY DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE BOUNDARY LINE OF DIAMOND E SUBDIVISION PHASE 1 BEING LOCATED NORTH 88°33'30" WEST 1388.85 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 106.95 FEET, RUNNING THENCE ALONG THE WESTERLY LINE OF THE PLAIN CITY CANAL ALONG THE ARC OF A 958.82 FOOT RADIUS CURVE TO THE LEFT 334.36 FEET, HAVING A CENTRAL ANGLE OF 19°58'49", CHORD BEARS NORTH 42°57'32" WEST 332.67 FEET TO THE PHEASANT BROOK SUBDIVISION AMENDED; THENCE ALONG THE BOUNDARY LINE OF SAID PHEASANT BROOK SUBDIVISION AMENDED THE FOLLOWING SIX (6) COURSES: (1) SOUTH 01°57'52" WEST 6.62 FEET; (2) NORTH 54°49'11" WEST 73.61 FEET; (3) NORTH 59°06'38" WEST 110.68 FEET; (4) NORTH 64°57'12" WEST 67.00 FEET; (5) NORTH 68°11'15" WEST 57.98 FEET; (6) NORTH 70°00'14" WEST 54.19 FEET; THENCE NORTH 01°17'18" EAST 204.00 FEET; THENCE SOUTH 88°14'43" EAST 967.73 FEET TO THE NORTHWEST CORNER OF SAID DIAMOND E SUBDIVISION PHASE 1; THENCE ALONG THE BOUNDARY OF SAID DIAMOND E SUBDIVISION PHASE 1 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 01°40'43" WEST 350.16 FEET; (2) SOUTH 57°35'02" WEST 234.48 FEET; (3) SOUTH 83°18'29" WEST 66.65 FEET; (4) SOUTH 57°32'38" WEST 177.69 FEET TO THE POINT OF BEGINNING, CONTAINING 8.921 ACRES.

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 DIAMOND E SUBDIVISION PHASE 2 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.

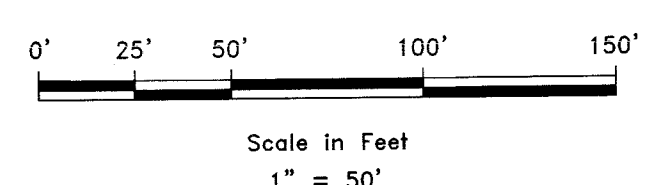


SIGNED THIS 23RD DAY OF SEPTEMBER, 2024.

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: DIAMOND E SUBDIVISION PHASE 2 AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, WEBER COUNTY, 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, AND HEREBY GRANT DEDICATE AND CONVEY TO THE PLAIN CITY IRRIGATION COMPANY THE LANDS DESIGNATED HEREON AS PLAIN CITY CANAL.

SIGNED THIS 25TH DAY OF SEPTEMBER, 2024.
DIAMOND E COMMUNITY LLC

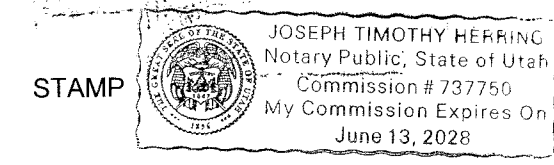
David Lowry
DAVID LOWRY - Manager
PRINTED NAME/TITLE
SIGNATURE



CURVE TABLE						CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	132.25	200.00	37°53'18"	S69° 18' 04"E	129.86	C19	222.82	1001.00	12°45'15"	N56° 56' 05"W	222.37
C2	370.35	1168.11	18°09'56"	S41° 16' 27"E	368.80	C20	102.90	1001.00	5°53'23"	N47° 36' 46"W	102.85
C3	127.45	150.00	48°40'58"	N26° 01' 12"E	123.65	C21	102.46	1001.00	5°51'52"	N41° 44' 08"W	102.41
C4	346.48	1138.11	17°26'35"	N41° 38' 08"W	345.15	C22	101.74	1001.00	5°49'25"	N35° 53' 30"W	101.70
C5	112.42	170.00	37°53'18"	N69° 18' 04"W	110.38	C23	733.96	1001.00	42°00'38"	N53° 59' 07"W	717.63
C6	23.60	30.00	45°04'10"	S69° 13' 12"W	22.99	C24	204.14	1037.47	11°16'26"	N69° 03' 05"W	203.81
C7	229.10	50.00	262°31'55"	N2° 02' 55"W	75.17	C25	96.19	50.00	110°13'31"	S8° 11' 57"E	82.03
C8	19.62	30.00	37°27'46"	S69° 30' 50"E	19.27	C26	71.82	50.00	82°18'14"	N88° 03' 56"E	65.81
C9	152.09	230.00	37°53'18"	S69° 18' 04"E	149.34	C27	21.27	230.00	5°17'58"	S85° 35' 44"E	21.27
C10	194.13	1198.11	9°17'00"	S45° 42' 55"E	193.91	C28	89.02	230.00	22°10'30"	S71° 51' 30"E	88.46
C11	101.96	120.00	48°40'58"	N26° 01' 12"E	98.92	C29	41.80	230.00	10°24'50"	S55° 33' 50"E	41.75
C12	152.94	180.00	48°40'58"	N26° 01' 12"E	148.38	C30	51.46	1210.12	2°26'12"	S49° 07' 57"E	51.46
C13	139.99	1198.11	6°41'41"	N34° 51' 23"W	139.91	C31	142.66	1199.66	6°48'49"	S44° 28' 57"E	142.58
C14	116.99	1138.27	5°53'19"	S35° 51' 32"E	116.94	C32	21.77	120.00	10°23'42"	N45° 09' 50"E	21.74
C15	116.55	1138.11	5°52'03"	S41° 44' 14"E	116.50	C33	80.19	120.00	38°17'16"	N20° 49' 21"E	78.71
C16	112.95	1138.11	5°41'10"	S47° 30' 50"E	112.90	C34	49.74	180.00	15°50'01"	S9° 35' 43"W	49.58
C17	4.11	39.38	5°58'31"	S51° 02' 56"E	4.11	C35	95.03	180.00	30°14'54"	S32° 38' 11"W	93.93
C18	108.31	170.00	36°30'17"	S69° 59' 34"E	106.49	C36	8.17	180.00	2°36'02"	S49° 03' 39"W	8.17

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 25th day of September, 2024, personally appeared before me David Lowry (SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager (TITLE) of Diamond E Community LLC (CORP/TRUST), and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said David Lowry (SIGNER) acknowledged to me that said Corporation executed the same.



David Lowry
NOTARY PUBLIC

RECEIVED
SEP 06 2024
BY: 1903

LEGEND

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

NOTES

- ZONE (RE-15) CURRENT YARD SETBACKS: FRONT: 30 FEET; SIDE: 10 FEET WITH BOTH SIDE YARDS NO LESS THAN 24 FEET; REAR: 30 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.
- LOTS WITH LETTER "R" DESIGNATION ARE RESTRICTED LOTS. LOT IS RESERVED FOR POSSIBLE FUTURE STUB ROAD. NO BUILDING WILL BE PERMITTED WITHOUT APPROVAL OF THE GOVERNING MUNICIPALITY. THE DEVELOPER WILL OWN AND MAINTAIN THE RESTRICTED LOT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY NILSON HOMES. 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 SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 88°33'30" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION.
SIGNED THIS 3RD DAY OF Oct., 2024.
Blaine Judkins
CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY APPROVAL AND ACCEPTANCE

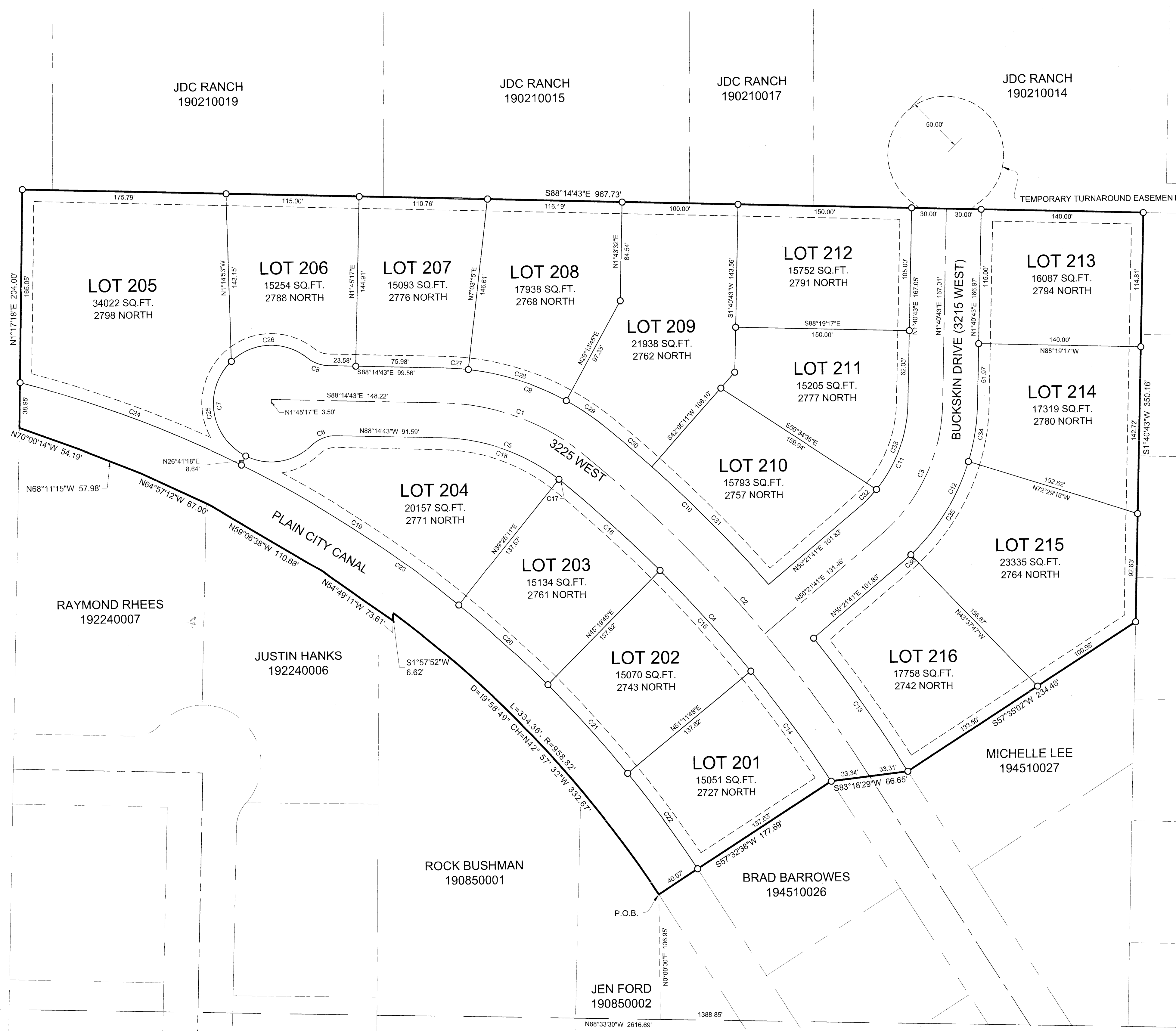
THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.
SIGNED THIS 4TH DAY OF Oct., 2024.
BY: _____
NAME/TITLE
ATTEST: _____
CITY RECORDER

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 1ST DAY OF Oct., 2024.
Justin Hanks
PLAIN CITY ENGINEER

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF DIAMOND E SUBDIVISION PHASE 2 AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.
SIGNED THIS 1ST DAY OF Oct., 2024.
Raymond Rhees
PLAIN CITY ATTORNEY



R:\1407 - NILSON HOMES\2024 - DIAMOND E SURVEY\DWG\PHASE 2\DIAMOND E PHASE 2 V2.DWG

DEVELOPER: NILSON HOMES 5617 S 1475 E OGDEN, UTAH 801-392-8100	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 1500 W 2100S, WEST HAVEN, UT 84001 P 801.476.0202 F 801.476.0066		