NARRATIVE: OWNER'S DEDICATION This plat was requested by Mr. Greg Kendrick for the purpose of HWJR Subdivision subdividing this property into (2) building lots and a remainder We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide agrigultural piece. The property was previously surveyed by Reeve & the same into lots and streets as shown hereon and name said tract HWJR Subdivision and do hereby: and Reeve in January 1997 (W.C.S. File #1509). Information from that do also dedicate, to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, and also grant and dedicate a perpetual right and easement over, survey, the Valley Estates 2 Subdivision Plat, a survey done by CLS for A part of the Northwest 1/4 of Section 17, T7N, R1E, SLB&M., U.S. Survey upon and under the lands designated hereon as public utility and drainage easements the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, Mr. Kent Pitts dated July 14, 1993 (Weber County Survey File #994), and Highway Right of Way plats furnished by UDOT Region 1, along irrigation canals or for the perpetual preservation of water channels in their natural state whichever is with Occupation and existing long standing Right of Way fences were Weber County, Utah used to determine the boundaries of this Parcel and the location of applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. Highway 162. The Section was broken down as depicted on this Sianed this drawing. The South boundary of the property is the 1/16th line as called for in the existing deeds. Brass Cap Monuments were found at the North 1/4 corner, the LEGEND Northwest corner, the West 1/4 corner, the Southwest corner, the Brad Kendrick Greg Kendrick South 1/4 corner and the Southeast corner, a rebar was found at the Graphic Scale East 1/4 corner of Section 17, T7N, R1E, SLB&M, U.S. Survey. Bearing Northwest corner of Section 17 T7N, R1E, SLB&M, U.S. Survey and distances in parenthesis () are original Deed bearing and (Found Brass Cap Monument Jennifer Kendrick w/ Ring & Lid 0.2' Below Road North 1/4 corner of Section 17,-T7N, R1E, SLB&M, U.S. Survey A line bearing S 0°12'17" W (State Plane Grid) (S 0°12'40" W Northeast corner of Section 17,-T7N, R1E, SLB&M, U.S. Survey Surface @ the Intersection of CAP DETAIL ACKNOWLEDGMENT 5100 North & 3100 East Streets) W.C.S.) between the Northwest corner and the Southwest corner was (Found Brass Cap Monument (Not Found-Positioned from A 5/8" rebar 24" long with plastic used as the basis of bearings. Property corners were set as shown on -(S 89°44'02" E W.C.S.) S 89°44'51" E meas. W.C.S. Tie Sheet Info) cap (see detail above) was set at 5355.34' calc'd (5354.94' W.C.S.)_ all property corners as shown. \$ 89°44'53" E meas. Set 5/8" Rebar (24" long) 2008, personally appeared & Cap w/Fencepost 2694.88' calc'dbefore me, the undersigned Notary Public, the signers of the above Owner's Dedication, three, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein Found Section corner 18 17 17 Not found Section corner A Notary Public commissioned in Utah Commission Expires: Joe D. Bilanzich & wf. Lori J. John W. Mackey Edward R. Gross Edward R. Gross Valley Estates & Karen M. Gross Phase 2 Subdivision John W. Mackey op Point of Beginning 89°44'02" E (East) 1186.64' 89°44'02" W 1274.85' Existing Building Set 5/8"# R&C --Valley Estates 214.00' Existing Ditch N 26°48'08" W Phase 2 5.25 Acres Subdivision Remaining Agricultural Parcel 8.02 1005.37 S 89°44'02" E Contains: 10.31 Acres more or less Exploration Test Pit #1 NOT APPROVED FOR DEVELOPMENT N 63"11'52" E Public Utility Easement *216.09'* Valley Estates N 26°48'08" W Phase 2 Set 5/8"# R&C 1.1'-Note: No Construction Shall Occur within 250 West of Actual Corner of the Center Line of (Fence is 1.1' West of Set R&C) \en Subdivision -S 89°43'09" E calc. 1/16th line N 89°43'09" W -N 89°43'09" W (West) 1202.82 the North 1/2 of the Northwest 1/4 of Section 17, T7N, R1E, SLB&M, U.S. Survey the North 1/2 of the Bluespruce Investments LLC Northwest 1/4 of Section 17, T7N, R1E, SLB&M, U.S. Survey AGRICULTURAL ZONING NOTE: Agriculture is the preferred use in the agricultural zones, Agricultural operations as specified in the Zonina Ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be West 1/4 Corner of Section 17, T7N, R1E, SLB&M, U.S. Survey subject to restriction on the basis that it interferes with activities of future residents of this subdivision. (Found Brass Cap Monument 004118 S 89°41'27" E 1/4 Section line 2660.09' calc'd ---— S **89°41'27"** E 2686.46' calc'd -RECEIVED -S 89°41'27" E meas. 5346.34' meas.-WEBER COUNTY ENGINEER BOUNDARY DESCRIPTION SURVEYOR'S CERTIFICATE AUG 2 5 2008 TZN .R1E I hereby certify that the required public I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in East corner of Section — 17, T7N, R1E, SLB&M, Center of Section 17, T7N, R1E,-A point of the North quarter corner of Section 17, Township 7 North, Range 1 East. Salt Lake improvement standards and drawings for this the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter SLB&M, U.S. Survey (Not Found-Positioned by Double Proportioning Base and Meridian, U.S. Survey: WEBER CO SURVEYOR subdivision conform with County standards and the 22. Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that the U.S. Survey (Found Beginning at a point which is 2660.47 feet South 89°44'51" East and 948.71 feet Section as Shown). amount of the financial guarantee is sufficient for HWJR Subdivision in Weber County, Utah has been correctly drawn to the designated scale and South 0°14'57" West and 1274.85 feet North 89°44'02 West from the Northwest corner of Section 17. the installation of these improvements. is a true and correct representation of the following description of lands included in said 1998 T7N, R1E, SLB&M, U.S. Survey; running thence South 26°48'08" East 214.00 feet; thence Signed this day of subdivision, based on data compiled from records in the Weber County Recorder's Office, and South 89°44'02" East 8.02 feet; thence South 26°48'08" East 216.09 feet to the 1/16th line: thence of a survey made on the ground in accordance with Section 17-23-17. Monuments have been North 89°43'09" West 1202.82 feet along the 1/16th line to the Easterly Right-of-Way line of Utah set as shown on this drawing. State Highway 162; thence North 25°50'40" West 426.16 feet along said Easterly Right-of-Way line to I also certify that all the lots within the HWJR Subdivision meet all applicable statutes and Signature an existing fence line; thence South 89°44'02" East 1186.64 feet to the point of beginning. ordinance requirements of Weber County Zoning regardings segments. 17 16 20 21 Signed this 22 mdday of August 19 20 20 *NOTE: Set Date on 1/4 COR. Brass Cap Monument was 1970* 1981 6242920 License No. (N 89°34'25" W W.C.S.) N 89°34'40" W meas - (N **89°39'58" W** W.C.S.) 2678.61' (W.C.S.)-(2656.38' W.C.S.) 2656.36' meas - N 89°37'15" W calc'd (N 89°34'40" W Meas.) WEBER South 1/4 Corner of Section 17, T7N, R1E, SLB&M, U.S. Survey -Southwest Corner of Section 17, T7N, R1E, SLB&M, U.S. Survey COUNTY RECORDER T7N, R1E, SLB&M, U.S. Survey WEBER COUNTY SURVEYOR (Found Brass Cap Monument (Found Brass Cap Monument (Found Brass Cap Monument _FEE PAID WEBER COUNTY COMMISSION ACCEPTANCE 0.3' Above Ground) WEBER COUNTY ATTORNEY Flush w/ Ground) 0.4'± Above Ground) I hereby certify that the Weber County Surveyor's Office _FILED FOR RECORD AND This is to certify that this subdivision plat, the dedication I have examined the financial guarantee and has reviewed this plat for mathematical correctness, section WEBER COUNTY PLANNING WEBER-MORGAN HEALTH of streets and other public ways and financial guarantee of other documents associated with this subdivision plat corner data, and for harmony with the lines and monuments _ IN BOOK_____ OF OFFICIAL public improvements associated with this subdivision, thereon COMMISSION APPROVAL DEPARTMENT RECORDS, PAGE____ and in my opinion they conform with the County on record in the County offices. The approval of this plat by are hereby approved and accepted by the Commissioners of Ordinance applicable thereto and now in force and the Weber County Surveyor does not relieve the Licensed Land I hereby certify that the soils, percolation rates This is to certify that this subdivision plat GREAT BASIN ENGINEERING NORTH Weber County, Utah this Surveyor who executed this plat from the responsibilities and site conditions for this subdivision have been was duly approved by the Weber County Planning investigated by this office and are approved for and/or liabilities associated therewith. Commission on the WEBER COUNTY RECORDER 5746 South 1475 East — Suite 200 on-site wastewater disposal systems. Signed this , 2008. day of Ogden, Utah 84403 P.O. Box 150048, Ogden, Utah 84415 Signed this day of Signature Chair, Weber County Commission Ogden (801)304-4515 Salt Lake City (801)521-0222 Fex (801)302-7544 Signature Signature Signature