

VICINITY MAP
NOT TO SCALE

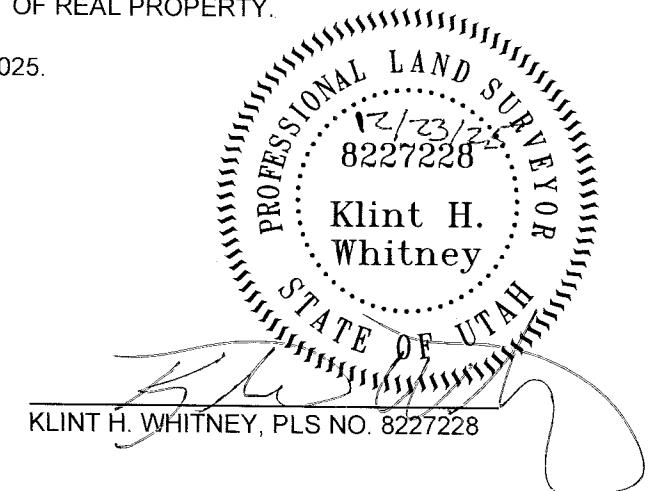
A black and white aerial photograph of a suburban area. Major roads are labeled: '2000 SOUTH' running horizontally across the top, '1000 WEST' running vertically down the center, and '1000 EAST' running horizontally across the middle. Other smaller roads like '1000 SOUTH' and '1000 WEST' are also visible. The map shows a mix of residential areas with houses and trees, and some commercial or industrial areas. A large, dark, irregular shape in the center represents a body of water or a large undeveloped area. The map is oriented with North at the top.

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING LOCATED NORTH 89°14'56" WEST 1080.73 FEET ALONG SAID SOUTH SECTION LINE FROM THE CORNER OF SAID SECTION 21; RUNNING THENCE ALONG SAID SOUTH SECTION LINE NORTH 89°14'56" WEST 91.00 FEET; THENCE NORTH 89°14'56" EAST 25.00 FEET; THENCE SOUTH 00°42'48" EAST 382.14 FEET; THENCE SOUTH 89°14'56" EAST 334.21 FEET, THENCE SOUTH 00°45'04" WEST 325.07 FEET; THENCE NORTH 89°14'56" WEST 268.00 FEET; THENCE SOUTH 00°42'48" WEST 95.00 FEET TO THE POINT OF BEGINNING, CONTAINING 115,372 SQUARE FEET OR 2.649 ACRES.

I, KUNT 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 LAND SURVEYORS BOARD, I HAVE CONDUCTED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE THEREBY VERIFIED THAT THE PROPERTY SHOWN ON THIS PLAN IS THE SAME AS THE PROPERTY SHOWN ON THE SUBDIVIDED SAID PROPERTY INTO LOTS, AND THEREBY CORRECTED THE RECORDS TO REFLECT THE SAME AS EAST ESTATES 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 CORRECT TO THE PROPERTY SHOWN ON THIS SURVEY. THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND ACCURATELY ESTABLISHES THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 23 DAY OF DECEMBER, 2025.



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:

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC HIGHWAYS, PARKS, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING PLACED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN ARROUND ROAD TO BE USED FOR THE PURPOSES OF THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN ARROUND ROAD SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITING AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS DRAINAGE DITCH EASEMENT TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF A DRAINAGE DITCH.

SIGNED THIS ____ DAY OF _____ 2025.

BY: JEFFREY S. EAST

BY: TRUDY F. EAST

STATE OF UTAH
COUNTY OF WEBER

On this _____ day of _____, 20____, before me _____, A Notary Public, personally appeared JEFFREY S. EAST & TRUDY F. EAST, Proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ERIC GODFREY, 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 WEST 1/4 OF THE EAST 1/4 OF SECTION 10, T12N, R10E, S10E, UTAH COUNTY, UTAH, LAKE BASIN AND MERIDIAN WHICH BEARS NORTH 89°14'56" WEST WEBER COUNTY UTAH NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBER 2648104 AND A DEDICATED PLAT OF FLINDERS SUBDIVISION WERE USED TO DETERMINE BOUNDARY LOCATION. ONLY THE DEEDS OF ADJOINING PROPERTY OWNERS AND RECORDS OF SURVEY NUMBERS 7253, AND 75,

1. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

I HEREBY CERTIFY THAT THE WEBER COUNTY
SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT
AND ALL CONDITIONS FOR APPROVAL BY THIS
OFFICE HAVE BEEN SATISFIED. THE APPROVAL
OF THIS PLAT BY THE WEBER COUNTY
SURVEYOR DOES NOT RELIEVE THE LICENSED
LAND SURVEYOR WHO EXECUTED THIS PLAT
FROM THE RESPONSIBILITIES AND/OR LIABILITIES
ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2025.

I HAVE EXAMINED THE FINANCIAL
GUARANTEE AND OTHER DOCUMENTS
ASSOCIATED WITH THIS SUBDIVISION
PLAT AND IN MY OPINION THEY CONFORM
WITH THE COUNTY ORDINANCE
APPLICABLE THERETO AND NOW IN
FORCE AND EFFECT.

SIGNED THIS ____ DAY OF _____, 2025.

I HEREBY CERTIFY THAT THE REQUIRED
PUBLIC IMPROVEMENT STANDARDS AND
DRAWINGS FOR THIS SUBDIVISION
CONFORM WITH COUNTY STANDARDS
AND THE AMOUNT OF THE FINANCIAL
GUARANTEE IS SUFFICIENT FOR THE
INSTALLATION OF THESE IMPROVEMENTS

SIGNED THIS DAY OF 2025

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT,
THE DEDICATION OF STREETS AND OTHER PUBLIC
WAYS AND FINANCIAL GUARANTEE OF PUBLIC
IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION
THEREON ARE HEREBY APPROVED AND ACCEPTED
BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS ____ DAY OF _____, 2025.

THIS IS TO CERTIFY THAT THIS
SUBDIVISION WAS DULY APPROVED BY
THE WEBER COUNTY PLANNING
COMMISSION.

SIGNED THIS _____ DAY OF _____, 2025.

I DO HEREBY CERTIFY THAT THE SOILS,
PERCOLATION RATES, AND SITE
CONDITION FOR THIS SUBDIVISION HAVE
BEEN INVESTIGATED BY THIS OFFICE AND
ARE APPROVED FOR ON-SITE
WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS DAY OF 2025

ERIC GODFREY
2539 WEST 1775 SOUTH
WEST HAVEN, UTAH 84401
801-628-0225



**GARDNER
ENGINEERING**
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

1500 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

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

COUNTY RECORDER
BY: _____