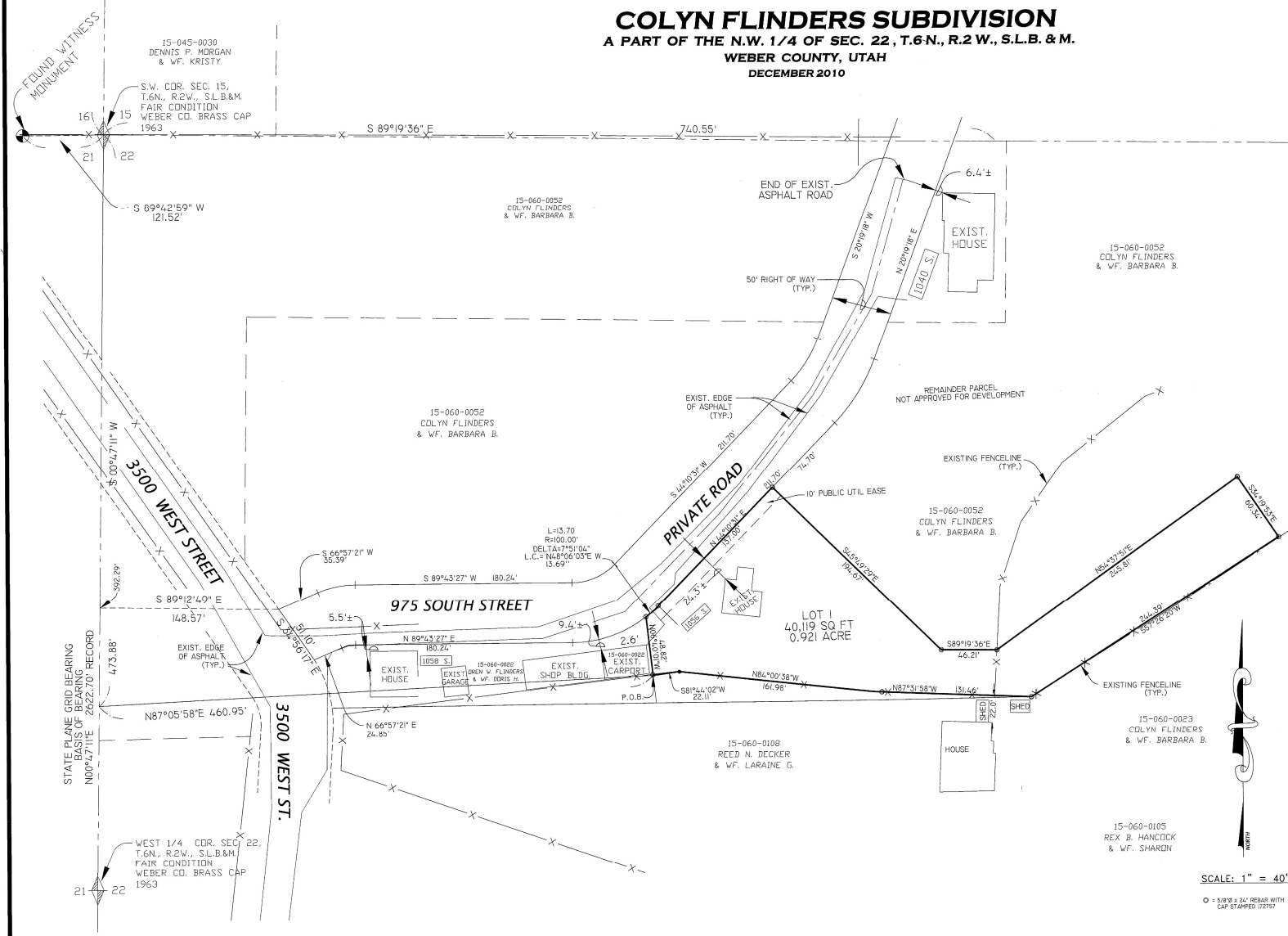


# COLYN FLINDERS SUBDIVISION

A PART OF THE N.W. 1/4 OF SEC. 22, T.6-N., R.2-W., S.L.B. & M.  
WEBER COUNTY, UTAH  
DECEMBER 2010



**SURVEYOR'S CERTIFICATE**  
I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 88, CHAPTER 28, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-82-1 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.  
I DO SO HEREBY CERTIFY THAT THIS PART OF COLYN FLINDERS SUBDIVISION IN WEBER COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY ENGINEER OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OFFICE OF THE COUNTY ENGINEER AND I FURTHER CERTIFY THAT THIS PLAT WAS MADE ON THE ORIGINAL 1" X 1" PLAT IN ACCORDANCE WITH THE COUNTY ZONING ORDINANCES AND ALL AREA REQUIREMENTS.  
SIGNED THIS 19th DAY OF February 2012  
P.L.S. # 167594  
SIGNATURE: Dallas K. Buttars

**OWNER'S DEDICATION**  
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, AS SHOWN HEREON AND NAME SAID TRACT COLYN FLINDERS SUBDIVISION AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER RETENTION POUNDS, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE, LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING LOCATED WITHIN SUCH EASEMENTS.  
SIGNED THIS 19th DAY OF February 2012  
Dallas K. Buttars  
Trustee  
The Family Trust of Colyn P. Flinders & Barbara B. Flinders

**ACKNOWLEDGMENT**  
STATE OF UTAH COUNTY OF WEBER  
ON THIS 19th DAY OF FEBRUARY 2012, I, DALLAS K. BUTTARS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE DEDICATION, AND I HAVE IDENTIFIED THEM AS THE PERSONS WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THEMSELVES FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.  
My Comm. Expires: 02/19/2014

**BOUNDARY DESCRIPTION**  
PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT BEING SOUTH 09°17' WEST 473.88 FEET AND NORTH 87°05'58" EAST 480.95 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22 AND RUNNING THENCE NORTH 64°00' WEST 48.82 FEET, THENCE ALONG THE ARC OF A 100.00 FOOT RADII CURVE TO THE LEFT 12.70 FEET, (LONG CHORD: N48°06'03"E 13.69 FEET), THENCE NORTH 44°10'01" EAST 53.00 FEET, THENCE SOUTH 45°19'29" EAST 94.67 FEET, THENCE SOUTH 89°19'36" EAST 46.21 FEET, THENCE NORTH 54°37'51" EAST 245.81 FEET, THENCE SOUTH 54°19'53" EAST 60.34 FEET, THENCE SOUTH 87°20'28" WEST 244.59 FEET TO AN EXISTING FENCE, THENCE THE FOLLOWING THREE (3) COURSES ALONG AN EXISTING FENCE: (1) NORTH 87°31'58" WEST 31.66 FEET, (2) NORTH 84°00'38" WEST 41.04 FEET, (3) SOUTH 86°14'10" WEST 29.11 FEET TO THE POINT OF BEGINNING.  
CONTAINS 0.921 ACRE

**AGRICULTURAL NOTE**  
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 THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO CREATE A LINE (2) LOT SUBDIVISION AS SHOWN BASIS OF BEARING IS UTAH STATE PLANE (3) AND BEARING AS SHOWN. THE FENCES IN THIS AREA DO NOT FIT ANY DEED LINES. THE FENCES HAVE BEEN IN PLACE FOR MANY YEARS AND THEREFORE THE FENCES WERE USED AS BOUNDARY LINES. THE CENTERLINE OF 975 SOUTH WAS DETERMINED FROM THE 2004 SUBDIVISION.

SCALE: 1" = 40'  
0 = 5/8" x 24" REBAR WITH CAP STAMPED (1275)

**WEBER-MORGAN HEALTH DEPARTMENT**  
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS 19th DAY OF March 2012  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS FULLY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON the 19th DAY OF April 2012  
SIGNATURE: [Signature]

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH CLONY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS 19th DAY OF March 2012  
SIGNATURE: [Signature]

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THE PLAT FOR MATHEMATICAL CORRECTNESS, SECTION-CORNER DATA, AND FOR HARMONY WITH LINES AND BOUNDARIES RECORDED IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS OFFICE DOES NOT RELIEVE THE LICENSEE AND SURVEYORS WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.  
SIGNED THIS 22nd DAY OF February 2012  
SIGNATURE: [Signature]

**WEBER COUNTY COMMISSION ACCEPTANCE**  
THIS IS TO CERTIFY THAT THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS 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 22nd DAY OF February 2012  
SIGNATURE: [Signature]

**WEBER COUNTY ATTORNEY**  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER REQUIREMENTS 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 22nd DAY OF February 2012  
SIGNATURE: [Signature]

	<b>LANDMARK SURVEYING, INC.</b> A COMPLETE LAND SURVEYING SERVICE 4446 S. 3500 W. 8A-3, WEST HAVEN, UTAH 84404 PHONE: 801-731-4073 FAX: 801-731-6556	<b>WEBER COUNTY RECORDER</b> ENTRY # 2392955, FEE # 30.00 FILED FOR RECORD & RECORDED THIS 29th DAY OF April 2012 AT 11:23 AM BOOK 12 OF PAGE 31
	CLIENT: COLYN FLINDERS LOCATION: PART OF NW 1/4 SEC 22, T.6N., R.2W., S.L.B.&M. SURVEYED: SEPT. 2010	ADDRESS: 1245 S. 3500 W. DODD, UT 84404 T.6N., R.2W., S.L.B.&M. DRAWN BY: RB CHECKED BY: DATE: 8-26-10 FILE: 2393500