

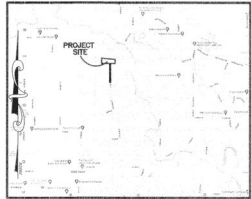
SHEET 1 OF 1

LUXURY AT THE LEGENDS

PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

SEPTEMBER, 2025

VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

A LINE BEING SOUTH 89°12'57" EAST BETWEEN SAID CENTER AND WITNESS MONUMENT FOR THE EAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAN.

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING LOCATED ALONG SAID SOUTH LINE SOUTH 89°12'57" EAST 300.32 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 9, RUNNING THENCE NORTH 07°02'48" EAST 415.59 FEET, THENCE SOUTH 87°59'27" EAST 442.80 FEET, THENCE SOUTH 82°48'56" EAST 371.59 FEET, THENCE SOUTH 05°31'31" WEST 310.76 FEET TO SAID SOUTH LINE, THENCE ALONG SAID SOUTH LINE NORTH 89°12'57" WEST 301.48 FEET, THENCE SOUTH 04°47' WEST 1568.91 FEET, THENCE NORTH 89°03'30" WEST 29.88 FEET, THENCE NORTH 04°24' EAST 1588.80 FEET TO SAID SOUTH LINE, THENCE ALONG SAID SOUTH LINE NORTH 89°12'57" WEST 581.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.54 ACRES MORE OR LESS.

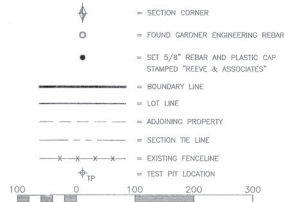
NARRATIVE

BRASS CAP MONUMENTS WERE FOUND FOR THE SOUTHEAST CORNER, THE SOUTH QUARTER CORNER AND CENTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. A BRASS CAP WITNESS MONUMENT WAS FOUND FOR THE EAST QUARTER CORNER OF SAID SECTION.

A RECORD OF SURVEY PREPARED BY GARDNER ENGINEERING FOR GANSA HINWELL, DATED SEPTEMBER 13, 2021, AND FILED SEPTEMBER 17, 2021. A PROPERTY SURVEY PREPARED BY GREAT BUSH ENGINEERING FOR KENNETH HINWELL, DATED DECEMBER 7, 2000, AND FILED DECEMBER 19, 2000. A PROPERTY SURVEY PREPARED BY LANDMARK SURVEYING, INC. FOR GAUSE BLANCH, DATED NOVEMBER 25, 2005, AND FILED NOVEMBER 14, 2006. AND A SURVEY PLAT FOR GREAT HINWELL SUBDIVISION PREPARED BY HANSEN & ASSOCIATES, INC. DATED MAY 5, 2022, AND FILED MAY 15, 2022 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

LEGEND



NOTES

1. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. (LAND ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)
2. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
3. USE OF A STREET LABELLED AS "PRIVATELY OPERATED AND MAINTAINED STREET" IS RESERVED FOR THE EXCLUSIVE AND PRIVATE USE OF THE ADJOINING LOT OWNERS UNTIL, AND UNLESS THE GOVERNING BODY ASSUMES PUBLIC RESPONSIBILITY FOR THE STREET.

SURVEYOR'S CERTIFICATE

I, **JASON L. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 38, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF **LUXURY AT THE LEGENDS** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 12th DAY OF September, 2025

9259283

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAN AND NAME SAID TRACT **LUXURY AT THE LEGENDS**, AND DO HEREBY DEDICATE AND CONVEY THE LAND DESIGNATED AS PRIVATELY OPERATED AND MAINTAINED STREET TO WEBER COUNTY FOR THE PURPOSE OF FUTURE CONVERSION TO A PUBLIC STREET AT A TIME THE GOVERNING BODY DETERMINES A PUBLIC STREET IS NECESSARY, TO BE USED AS A PUBLIC ROADWAY AND UTILITY EASEMENT TO BE MAINTAINED BY THE OWNERS OF LOT 1 AND 2, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, 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 DIRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY 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.

SIGNED THIS 16 DAY OF October, 2025.

CO&A OF UTAH INC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF Webster)
ON THE 16 DAY OF October, 2025, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Courtney Valentine (AND
BEING BY ME DULY SHOWN, ACKNOWLEDGED TO ME THEY ARE
AND) OF CO&A OF UTAH INC, AND THAT THEY SIGN
THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF
OF CO&A OF UTAH INC FOR THE PURPOSES THEREIN MENTIONED.

OUR - 28 - 2024

COMMISSION EXPIRES

Comm. #736987

J. M. Newman

NOTARY PUBLIC



DEVELOPER:

COURTNEY VALENTINE
1120 CANYON RD #24
OGDEN, UT 84404

Project Info.
Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 7-10-2023
Name: LUXURY AT THE LEGENDS
Number: 8069-01
Revision: 12-12-23 E.R.
Scale: 1"=100'
Checked: _____

Webster County Recorder

Entry No. 294170 Fee Paid
At 4.00 Filed For
And Registered, 29-01-2025
At 4.00 in Book 100
Of the Official Records, Page
Of _____

Recorded For CO&A OF UTAHBy P. K. H. M. A. D. G. A. D.

Webster County Recorder

By APPAV Deputy.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 23 DAY OF October, 2025

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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

COURTNEY MYERS 10/29/25

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC UTILITIES 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 _____, 20____

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE _____

WEBER COUNTY SURVEYOR

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

SIGNED THIS 17th DAY OF October, 2025

J. M. Newman

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

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

SIGNED THIS 16 DAY OF Oct, 2025

J. M. Newman

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

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

SIGNED THIS 16 DAY OF October, 2025

J. M. Newman

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT