

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND LOT CORNERS HAVE BEEN PERMANENTLY SET



Michael L. Wangemann, PLS Date of Plat or Map: August 22, 2022

PLS# 6431156-2201

LEGAL DESCRIPTION

A PORTION OF LAND THAT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS WEST 953.38 FEET AND SOUTH 1143.40 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°14'18" WEST 132.62 FEET; THENCE SOUTH 89°31'06" EAST 130.82 FEET; THENCE SOUTH 01°09'39" WEST 78.93 FEET; THENCE SOUTH 88°50'21" EAST 174.99 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 01°09'39" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 204.05 FEET; THENCE NORTH 89°32'04" WEST 553.33 FEET; THENCE NORTH 00°17'38" EAST 84.62 FEET; THENCE NORTH 01°18'52" WEST 34.48 FEET; THENCE NORTH 00°58'04" EAST 303.85 FEET; THENCE SOUTH 88°20'36" EAST 249.15 FEET TO THE POINT OF

CONTAINS 178,188.26 SQ/FT OR 4.09 ACRES

OWNERS DEDCIATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS (PRIVATE AREA), LIMITED COMMON AREA, OPEN SPACE (COMMON AREA), AND PRIVATE RIGHT-OF-WAYS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT

PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, TRAIL, PEDESTRIANS, OR SEWER FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. AND DO HEREBY DEDICATE ALL ROADS WITHIN THE SUBJECT PROPERTY AB PRIVATE RIGHT -- OF -- WAY, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND DO HERBBY DEDICATE ALL AREAS REFERRED TO AS COMMON, AREA/OPEN, SPACE, AND PRIVATE ROADS ARE TO BE CONSIDERED PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE, AND ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, FOR THE USE AND OPERATION OF PUBLIC UTILITY SERVICE LINES.

N WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND	THIS	DAY OF	, 2021.
BY:			
COMPANY:			
TS:	_		

ACKNOWLEDGEMENT COUNTY OF WEBER COUNTY }

ON THE	DAY OF	, 20,	BEFORE ME THE UN	NDERSIGNED,	
		PERSONALLY	APPEARED		
WHO ACKNO	WLEDGES THA	AT HE/SHE EXECUTED	THE FOREGOING I	NSTRUMENT FOR	THE PURPOSES
CONTAINED 7	ΓHEREIN.				

NOTARY PUBLIC:	

MY COMMISSION EXPIRES:

WEBERCOUNTY RECORDER

NTRY NO	_ FEE PAID		
LED FOR RECORD AND RECORDED THIS _	DAY OF	_, 2022 AT	AM/PM
BOOK AT PAGE			
DUNTY RECORDER			
/:			
DEPUTY			