



REMAINING AGRICULTURAL PARCEL, 8.900 ACRES, NOT APPROVED FOR DEVELOPMENT. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONE. ANY OTHER USES ARE SUBJECT TO THE APPROVAL OF THE WEBER COUNTY PLANNING COMMISSION AND THE WEBER COUNTY SURVEYOR. THIS SHALL BE INTERPRETED AS A RESTRICTION ON THE FUTURE RESIDENTS OF THIS SUBDIVISION.

BOUNDARY DESCRIPTION: A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 89°05'20" EAST 699.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°39'40" WEST 1121.34 FEET ALONG A FENCE LINE; THENCE SOUTH 89°05'20" WEST 693.00 FEET; THENCE NORTH 89°05'20" WEST 428.57 FEET; THENCE NORTH 00°39'40" WEST 150.00 FEET; THENCE NORTH 00°39'40" EAST 372.91 FEET TO THE POINT OF BEGINNING.

CERTIFICATION OF ZONING: I, FURTHER CERTIFY THAT THE LOT IN THIS SUBDIVISION MEETS THE REQUIREMENTS OF THE ZONING ORDINANCES NOW IN FORCE AND EFFECT.

WILLIAM L. HOOPER, UTAH LAND SURVEYOR, REGISTRATION NO. 86-167461-2201. SURVEY NARRATIVE: THIS SURVEY WAS MADE AT THE REQUEST OF RALPH D. MILES, 4521 SOUTH 8400 WEST, HOOPER, UTAH TEL. 540-0029. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PARCEL OF LAND BELONGING TO LEROY AND MARGARET M. HANCOCK. CORNERS MARKED AS 7/8" ARE 5/8" 7/24" REBAR, WITH CAPS STAMPED 'MOUNTAIN ENGINEERING'. POINTS LOCATED IN THE WASTERS STAMPED 'S. 86-167461-461'. ARE 1/4" GALV. & W. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, AS PROVIDED BY THE WEBER COUNTY SURVEYOR'S OFFICE, BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM. THE EXISTING PROPERTIES SHOWN HEREON LAYING BETWEEN THE HANCOCK SUBDIVISION AND 5100 WEST STREET HAVE BEEN ROTATED 00°39'40" CLOCKWISE, TO THE UTAH STATE PLANE COORDINATE SYSTEM, FOR THE PURPOSE OF CORRECTING THE LOCATION OF THE HANCOCK SUBDIVISION.

ROY-MARG SUBDIVISION, PHASE ONE A PART OF THE SW 1/4 OF SECTION 17, T5N, R2W. SALT LAKE BASE AND MERIDIAN U. S. SURVEY, WEBER COUNTY, UTAH OCTOBER, 1995

OWNERS DEDICATION: WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDUDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT: ROY-MARG SUBDIVISION, PHASE ONE AND DO HEREBY GRANT A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS TO BE SERVING OF THE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BIDDINGS OR SHOOTINGS BEING DIRECTED WITHIN SAID EASEMENTS.

ACKNOWLEDGEMENT: ON THE DAY OF OCTOBER, 1995, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. NOTARY PUBLIC: MARGARET M. HANCOCK, RESIDING AT [ADDRESS], UTAH. MY COMMISSION EXPIRES: [DATE].

BOUNDARY DESCRIPTION: A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 89°05'20" EAST 699.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°39'40" WEST 1120.09 FEET; THENCE NORTH 89°05'20" WEST 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°39'40" EAST 372.91 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.102 ACRES. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, CALLED NORTH 00°39'40" EAST, IN ACCORD WITH INFORMATION PROVIDED BY THE WEBER COUNTY SURVEYOR'S OFFICE, BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM.

WEBER COUNTY ATTORNEY: I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS AND AM OF THE OPINION THAT THE SUBDIVISION PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SURVEYOR'S OFFICE. SIGNED THIS DAY OF OCTOBER, 1995. WEBER COUNTY ATTORNEY: CHUBAVAL, WEBER COUNTY PLANNING COMMISSION: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SURVEYOR'S OFFICE. SIGNED THIS DAY OF OCTOBER, 1995. WEBER COUNTY SURVEYOR: THIS IS TO CERTIFY THAT I HAVE APPROVED THE LATEST REVISIONS AND DRAWINGS FOR THIS SUBDIVISION. I HAVE REVIEWED THE PLAN AND DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SURVEYOR'S OFFICE. SIGNED THIS DAY OF OCTOBER, 1995. WEBER COUNTY ENGINEER: I HEREBY CERTIFY THAT THE REQUIRED PUBLIC UTILITIES, STREETS AND DRAINAGE FOR THIS SUBDIVISION HAVE BEEN PROVIDED FOR AND THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SURVEYOR'S OFFICE. SIGNED THIS DAY OF OCTOBER, 1995. WEBER COUNTY COMMISSIONERS: THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN, THE LOCATION OF STREETS AND OTHER PUBLIC WORKS AND THE LOCATION OF THE LAND DEDICATED THEREIN, AND THE LOCATION OF THE LAND DEDICATED TO THE PUBLIC, AS SHOWN ON THE PLAN, HAVE BEEN APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY. SIGNED THIS DAY OF OCTOBER, 1995. CHUBAVAL, WEBER COUNTY COMMISSIONERS: TITLE: I, WILLIAM L. HOOPER, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAN OF ROY-MARG SUBDIVISION, PHASE ONE IN WEBER COUNTY, UTAH, HAS BEEN DRAWN TO THE DESIGN AND ACCORDANCE WITH THE REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SURVEYOR'S OFFICE, BASED ON THE DATA COMPLETED FROM RECORDS IN SAID SUBDIVISION AND THE FIELD NOTES AND MEASUREMENTS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME TRULY REPRESENT THE GROUND UNDER MY DIRECTION. SIGNED THIS 3 DAY OF OCTOBER, 1995. WILLIAM L. HOOPER, P.E. & L.S., UTAH LAND SURVEYOR REGISTRATION NO. 86-167461-2201. WEBER COUNTY RECORDER: ENTRY NO. [] FILED FOR RECORD AND RECORD AT [] OF THE OFFICIAL RECORDS. RECORDED FOR: [] DEPUTY.

ROY-MARG SUBDIVISION, PHASE ONE A PART OF SECTION 17, T5N, R2W. SALT LAKE BASE AND MERIDIAN U. S. SURVEY, WEBER COUNTY, UTAH FOR: RALPH MILES, HOOPER, UTAH

DESIGNED BY: W. HOLYOAK, DRAWN BY: W. HOLYOAK, DATE: OCTOBER, 1995

Table with columns: REVISIONS, DATE, BY, COMMENTS. Includes a row for ORIGINAL ISSUE.

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