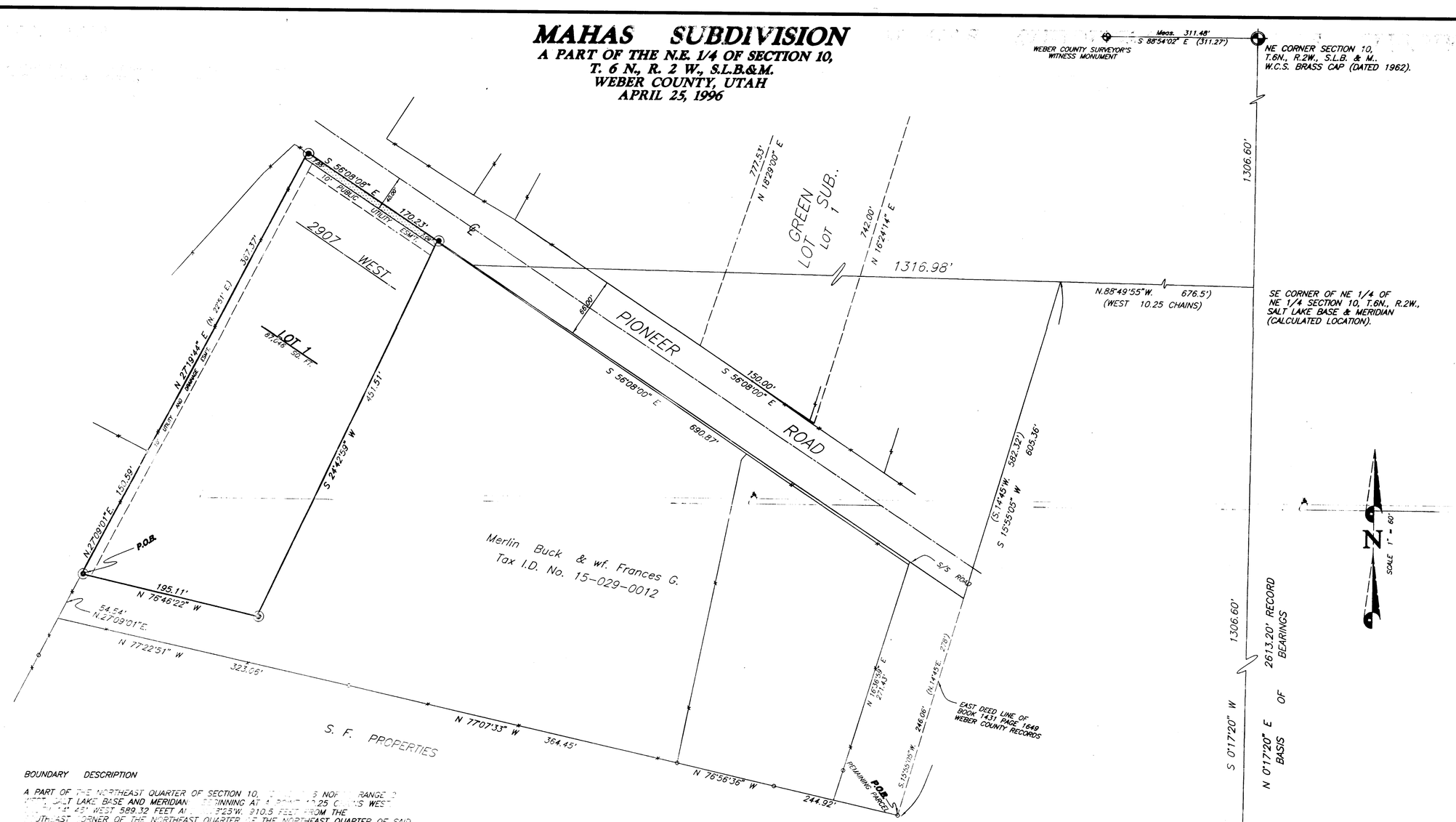
DRAWING NUMBER 001303 — PLAN HOLD CORPORATION • IRVINE, CALIFORNIA — REORDER BY NUMBER 617-549

MAHAS SUBDIVISION

A PART OF THE N.E. 1/4 OF SECTION 10, T. 6 N., R. 2 W., S.L.B.&M. WEBER COUNTY, UTAH

APRIL 25, 1996



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 10, [illegible] 3 NORTH, RANGE 2 [illegible] SALT LAKE BASE AND MERIDIAN: [illegible] BEGINNING AT A POINT [illegible] 25 CHAINS WEST [illegible] 41' 45" WEST 589.32 FEET AND [illegible] 25'W. 310.5 FEET FROM THE [illegible] NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEARS S. 0°17'20" W. 1306[illegible] FEET ALONG [illegible] SECTION LINE, N.88°49'55"W. 676.5 FEET (WEST 10.25 CH[illegible] AND S.1°55'05"W. [illegible] OF A FENCE FROM THE WEST [illegible] N.76°56'36"W. 244.92 FEET ALONG SAID FENCE, N.77°07'33"W. 364.45 FEET ALONG SAID FENCE, N.77°22'51"W. [illegible] FEET ALONG SAID FENCE TO A FENCE INTERSECTION AS DESCRIBED IN BOOK 1587 PAGE 2[illegible] THE WEBER [illegible] N.27°09'01"E. 54.54 FEET ALONG SAID FENCE TO THE [illegible] BEGINNING FROM THE [illegible] CORNER OF SAID SECTION 10, AND RUNNING [illegible] N.27°09'01"E. [illegible] ALONG SAID FENCE, THENCE N.27°19'44"E. 361.[illegible] FEET MORE OR LESS, ALONG SAID FENCE TO THE SOUTH SIDE OF PIONEER ROAD, THENCE S.56°08'00"E. 170.23 FEET ALONG SAID ROAD, THENCE S. 24°42'59"W. 451.51 FEET MORE OR LESS TO A POINT WHICH BEARS [illegible] DEFENCE, THENCE OF THE POINT OF BEGINNING, THENCE N.77°22'51"W 177.49 FEET TO THE POINT OF BEGINNING. CONTAINING 2.0 ACRES, MORE OR LESS.

REMAINING PARCEL PREPARED FROM DEED AND SURVEY RECORDS (TAX I.D. No. 15-029-0012 OF THE WEBER COUNTY RECORDS).

A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT 10.25 CHAINS WEST AND SOUTH 14° 45' WEST 589.[illegible] FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEARS S. 0°17'20" [illegible] 1306.60 FEET [illegible] SECTION LINE, N.88°49'55"W. 676.5 FEET (WEST 10.25 CH[illegible] S.15°55'05"W. 605.36 FEET (S.14°45'W.) TO A PROJECTION OF A FENCE FROM THE WEST FROM THE NORTHEAST CORNER OF SAID SECTION 10, AS MONUMENTED AND RUNNING THE [illegible] THREE COURSES TO AND ALONG SAID FENCE AS FOLLOWS: N.76°56'36"W. 24[illegible] FEET, N.77°07'33"W. 364.45 FEET, N.77°22'51"W. 323.06 FEET ALONG SAID FENCE TO A FENCE INTERSECTION AS DESCRIBED IN BOOK 1587 PAGE 2035 OF THE WEBER COUNTY RECORDS AND N.27°09'01"E. 54.54 FEET ALONG SAID FENCE TO THE SOUTHWEST CORNER OF MAHAS SUBDIVISION, THENCE TWO COURSES ALONG SAID SUBDIVISION AS FOLLOWS: THENCE S.76°46'22"E. 195.11 FEET AND N.24°42'59"E. 451.51 FEET TO THE SOUTH SIDE OF PIONEER ROAD, THENCE S.56°08'00"E. 690.07 FEET MORE OR LESS, ALONG SAID ROAD TO A POINT WHICH BEARS N.15°55'05"E. (N.14°45'E.) OF THE POINT OF BEGINNING, THENCE S.15°55'05"W. (S.14°45'W.) 246.06 FEET MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 6.23 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A PARCEL OF LAND [illegible] WAS.

BASIS OF BEARINGS IS STATE PLANE GRID OF S. 0°17'20" W. ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS MONUMENTED.
AN EXISTING FENCE LINE ON THE SOUTH SIDE OF SAID PROPERTY HAS A BOUNDARY LINE AGREEMENT PROPOSED TO HOLD TO THE EXISTING FENCE LINE BETWEEN THE S. F. PROPERTIES AND THE MERLIN BUCK PROPERTY.
NO BOUNDARY LINE HAS BEEN CONCLUDED AT THIS TIME.
THE SOUTH LINE OF PIONEER ROAD HAS BEEN ESTABLISHED BY THE ALIGNMENT PRESENTED BY GREEN LOT SUBDIVISION ON THE NORTH SIDE OF SAID ROAD.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. ROBINETT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT AND FURTHER CERTIFY THAT

I, CYNTHIA L.S. ROBINETT A REGISTERED LICENCED SURVEYOR IN THE STATE OF UTAH, HEREBY CERTIFY THAT ALL LOTS IN MAHAS SUBDIVISION HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

4/25/96 DATED — CYNTHIA L. ROBINETT R.L.S. No. 7511

REGISTERED LAND SURVEYOR NO. 7511 CYNTHIA L. ROBINETT STATE OF UTAH

LEGEND:

( )	DISTANCE AND OR BEARING PER DEED OR PLAT.
	NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
	EXISTING FENCES.
	SET 3/4" REBAR WITH C. & L.S. CAP.
	STREET TO BE DEDICATED

OWNERS DEDICATION

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 PLAT AND NAME SAID TRACT MAHAS SUBDIVISION AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 3 DAY OF May, 1996.

Merlin Buck

Frances G. Buck

ACKNOWLEDGEMENT

STATE OF UTAH } SS:
COUNTY OF WEBER }

ON THIS 3 DAY OF May, 1996 PERSONALLY APPEARED Merlin Buck, AND Francis G. Buck SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC Janet A. Hadley RESIDING AT _____

MY COMMISSION EXPIRES: _____

JANET A. HADLEY — NOTARY PUBLIC • STATE OF UTAH — COMMISSION EXPIRES JULY 1, 1997

WEBER COUNTY [illegible]

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 _____, 1996

_____ SIGNATURE

WEBER COUNTY ENGINEER

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

SIGNED THIS 30th DAY OF April, 1996

Curtis Christensen SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 30th DAY OF April 1996.

for Craig C. Barker
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

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 THIS _____ DAY OF _____, 1996.

_____ TITLE

_____ ATTEST

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 30 DAY OF April, 1996.

COUNTY SURVEYOR

STATE OF UTAH

NOTE:

AGRICULTURE IS THE PERFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

RECEIVED MAY 08 1996 Weber County Surveyor

COUNTY RECORDER

ENTRY No. 1404093 FEE PAID $[illegible]
FILED FOR RECORD AND RECORDED:
03-MAY 1996, AT [illegible] AM
IN BOOK 41 PAGE 96
OF OFFICIAL RECORDS.
RECORDED FOR: MERLIN BUCK
COUNTY RECORDER: DOUG CROFTS
BY: Eric Dalton

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
2761 WASHINGTON BLVD, Suite 300
PH. (801) 399-4935 OGDEN, UTAH FAX (801) 627-1068

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