41-29

DRAWING NUMBER 001383

MARK SONNIER SUBDIVISION

PART OF THE NW 1/4 OF SEC 20, T 7N, R 1E, SLB & M, US SURVEY
WEBER COUNTY, UTAH
DECEMBER, 1995

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THIS PROPERTY FOR DEVELOPMENT MANY OF THE PROBLEMS FOUND IN THIS SURVEY WERE ADDRESSED IN A RECORD OF SURVEY FOR CLIFFORD G SORENSEN PROPERTY IN LIBERTY PERFORMED SIMULTANEOUSLY

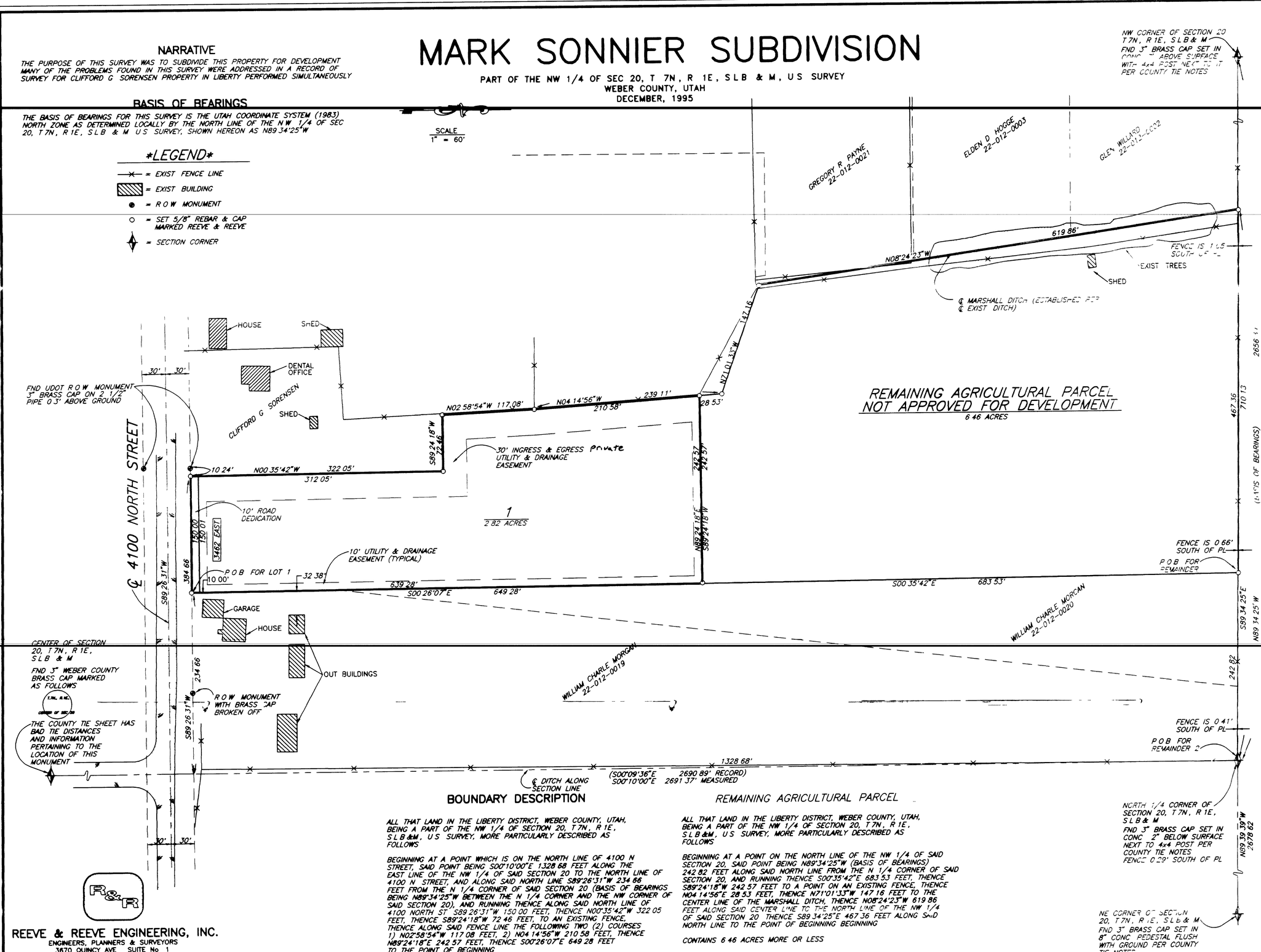
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM (1983) NORTH ZONE AS DETERMINED LOCALLY BY THE NORTH LINE OF THE N W 1/4 OF SEC 20, T 7N, R 1E, S L B & M U S SURVEY, SHOWN HEREON AS N89 34'25"W

LEGEND

- = EXIST FENCE LINE
- = EXIST BUILDING
- = R O W MONUMENT
- = SET 5/8" REBAR & CAP MARKED REEVE & REEVE
- = SECTION CORNER

SCALE 1" = 60'



BOUNDARY DESCRIPTION

ALL THAT LAND IN THE LIBERTY DISTRICT, WEBER COUNTY, UTAH, BEING A PART OF THE NW 1/4 OF SECTION 20, T 7N, R 1E, S L B &M, U S SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT WHICH IS ON THE NORTH LINE OF 4100 N STREET, SAID POINT BEING S00°10'00"E 1328 68 FEET ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 20 TO THE NORTH LINE OF 4100 N STREET, AND ALONG SAID NORTH LINE S89°26'31"W 234 66 FEET FROM THE N 1/4 CORNER OF SAID SECTION 20 (BASIS OF BEARINGS BEING N89°34'25"W BETWEEN THE N 1/4 CORNER AND THE NW CORNER OF SAID SECTION 20), AND RUNNING THENCE ALONG SAID NORTH LINE OF 4100 NORTH ST S89°26'31"W 150 00 FEET, THENCE N00°35'42"W 322 05 FEET, THENCE S89°24'18"W 72 46 FEET, TO AN EXISTING FENCE, THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES 1) N02°58'54"W 117 08 FEET, 2) N04 14'56"W 210 58 FEET, THENCE N89°24'18"E 242 57 FEET, THENCE S00°26'07"E 649 28 FEET TO THE POINT OF BEGINNING

CONTAINS 2 85 ACRES MORE OR LESS

REMAINING AGRICULTURAL PARCEL

ALL THAT LAND IN THE LIBERTY DISTRICT, WEBER COUNTY, UTAH, BEING A PART OF THE NW 1/4 OF SECTION 20, T 7N, R 1E, S L B &M, U S SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 20, SAID POINT BEING N89°34'25"W (BASIS OF BEARINGS) 242 82 FEET ALONG SAID NORTH LINE FROM THE N 1/4 CORNER OF SAID SECTION 20, AND RUNNING THENCE S00°35'42"E 683 53 FEET, THENCE S89°24'18"W 242 57 FEET TO A POINT ON AN EXISTING FENCE, THENCE N04 14'56"E 28 53 FEET, THENCE N71°01'33"W 147 16 FEET TO THE CENTER LINE OF THE MARSHALL DITCH, THENCE N08°24'23"W 619 86 FEET ALONG SAID CENTER LINE TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 20 THENCE S89 34'25"E 467 36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING BEGINNING

CONTAINS 6 46 ACRES MORE OR LESS

SURVEYOR'S CERTIFICATE

I JOHN P REEVE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF MARK SONNIER SUBDIVISION IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNED 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 A SURVEY MADE BY ME ON THE GROUND I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED

SIGNED THIS _____ DAY OF _____

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR
22 146666 2201
JOHN P REEVE
STATE OF UTAH

A-1 ZONE NOTE

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS DEFINED IN THE ZONING ORDINANCE MAY BE EXPECTED TO BE PERFORMED 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 RESIDENCE OF THIS ZONE" UNIFORM CODE 22-2-78

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT MARK SONNIER SUBDIVISION AND HEREBY DEDICATE CERTAIN LANDS AS SHOWN TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT FOUND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, AS SHOWN HEREON THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WEBER COUNTY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

SIGNED THIS _____ DAY OF _____ A.D. 19__

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss

ON THE 3rd DAY OF January 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Clifford G Sorensen (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION WHO BEING ME DULY SWORN DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED

April 24, 1998
COMMISSION EXPIRES

Sherrill L Sillitoe
NOTARY PUBLIC

NOTARY PUBLIC
SHERRILL SILLITOE
2510 WASHINGTON BLVD.
OGDEN UT 84401
Commission Expires APR 24, 1998
State of Utah

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss

ON THE _____ DAY OF _____ 19__ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC _____ AND _____ BEING BY ME DULY SWORN ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED

COMMISSION EXPIRES

NOTARY PUBLIC

RECEIVED
JAN 16 1996
Weber County Surveyor

REEVE & REEVE ENGINEERING, INC.
ENGINEERS, PLANNERS & SURVEYORS
3670 QUINCY AVE SUITE No 1
OGDEN, UTAH 84403
(801)621-3100 fax (801)621-2666

PROJECT NO	2297-01	DESIGNED	S.MORTENSEN
DATE	DECEMBER 28 1995	DRAWN	JAC
SCALE	1 = 60'		

WEBER COUNTY RECORDER
ENTRY NO 1381743 FEE PAID 30.00
FILED FOR RECORD AND RECORDED
25 JAN 96 AT 2:07 PM
IN BOOK 41 OF THE OFFICIAL RECORDS PAGE 29
RECORDED FOR
DALL JUDD
Doug Crapo
WEBER COUNTY RECORDER
BY Laura Taylor DEPUTY

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 3rd DAY OF January, 1996

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 THE GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS

SIGNED THIS 3rd DAY OF January, 1996

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 _____ 19__

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND 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 3rd DAY OF January, 1996

WEBER COUNTY ATTORNEY

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 AFFECT

SIGNED THIS _____ DAY OF _____ 19__

SIGNATURE