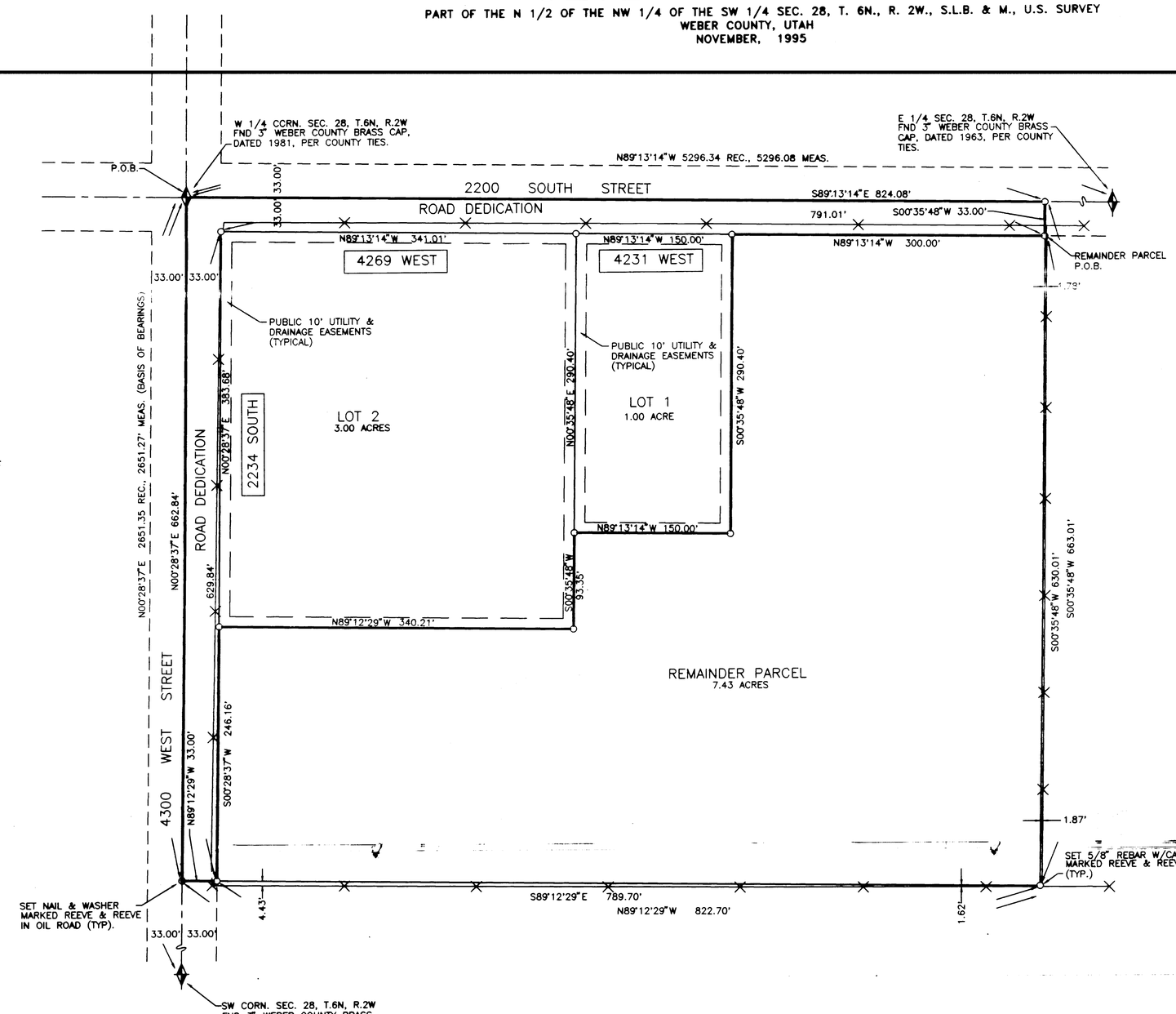
DRAWING NUMBER 001400

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
PROPERTY OF NUMBER OF UTAH

'SEVEN H' ESTATES

PART OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 SEC. 28, T. 6N., R. 2W., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER, 1995



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THIS PROPERTY FOR DEVELOPEMENT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, AS DETERMINED LOCALLY BY THE WEST LINE OF THE S.W. 1/4 OF SEC. 28, T.6N., R.2W., S.L.B.&M. U.S. SURVEY; SHOWN HEREON AS N00°28'37"E.

"Agriculture is the preferred 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 use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision." (Amd. Ord. #3-82, January 26, 1982)

BOUNDARY DESCRIPTION

ALL THAT LAND IN WEBER COUNTY, UTAH BEING PART OF THE N. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SEC. 28, T.6N., R.2W. S.L.B.&M. U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W. 1/4 CORNER OF SAID SECTION 28, AS MARKED BY A WEBER COUNTY BRASS CAP DATED 1981, (BASIS OF BEARINGS BEING THE LINE BEARING N00°28'37"E BETWEEN THE S.W. COR. AND THE W. 1/4 COR. OF SAID SECTION 28.) AND RUNNING THENCE S89°13'14"E 824.08 FEET; THENCE S00°35'48"W 33.00 FEET; THENCE N89°13'14"W 300.00 FEET; THENCE S00°35'48"W 290.40 FEET; THENCE N89°13'14"W 150.00 FEET; THENCE S00°35'48"W 93.35 FEET; THENCE N89°12'29"W 340.21 FEET; THENCE S00°28'37"W 246.16 FEET; TO THE SOUTH LINE OF THE N. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SEC.28; THENCE N89°12'29"W 33.00 FEET; THENCE N00°28'37"E 662.84 FEET; TO THE POINT OF BEGINNING.
CONTAINS 5.10 ACRES MORE OF LESS.

REMAINDER PARCEL

ALL THAT LAND IN WEBER COUNTY, UTAH BEING PART OF THE N. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SEC. 28, T.6N., R.2W., S.L.B.&M. U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 2200 SOUTH STREET N89°13'14"W 824.08 FEET AND S00°35'48"W 33.00 FEET FROM THE W. 1/4 CORNER OF SAID SEC. 28,(BASIS OF BEARINGS BEING THE LINE OF THE BEARING N00°28'37"E BETWEEN THE S.W. COR. AND THE W. 1/4 COR. OF SAID SECTION 28.) AND RUNNING THENCE N89°13'14"W 300.00 FEET; THENCE S00°35'48"W 290.40 FEET; THENCE N89°13'14"W 150.00 FEET; THENCE S00°35'48"W 93.35 FEET; THENCE N89°12'29"W 340.21 FEET; THENCE S00°28'37"W 246.16 FEET; TO THE SOUTH LINE OF THE N. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SEC. 28; THENCE ALONG SAID LINE S89°12'29"E 789.70 FEET; THENCE N00°35'48"E 630.01 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.43 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF 'SEVEN H' ESTATES 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 COMPLIES WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 13 DAY OF DEC., 1995

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

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

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 "SEVEN H" ESTATES AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND 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 19th DAY OF January, 1996.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 30th DAY OF December, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, M. Brett Hadley & Kurt Hadley (AND) Sherri & Scott Sillitoe SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME, They SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

April 28, 1998
COMMISSION EXPIRES

Sherri L. Sillitoe
NOTARY PUBLIC

NOTARY PUBLIC
SHERRI L. SILLITOE
2510 WASHINGTON BLVD.
OGDEN, UT 84401
My Commission Expires APR 28, 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
JUL 16 1996
Weber County Surveyor

R&R
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. 2017.00 DESIGNED J. REEVE
DATE DECEMBER 5, 1995 DRAWN J.SADLER
SCALE 1" = 60'

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 24TH DAY OF January 1996.

For 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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 14th DAY OF Dec 19 95.

SIGNATURE

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 SURVEYORS

I HEREBY CERTIFY THAT I HAVE CAREFULLY 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 14th DAY OF DEC COUNTY 1995

SURVEYOR

WEBER COUNTY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS, _____ DAY OF _____ 19__

SIGNATURE

WEBER COUNTY RECORDER

ENTRY NO. 385296 FEE PAID 32.00
~~FILED FOR RECORD AND RECORDED~~
JAN-96 AT 9:31AM
IN BOOK 41 OF THE OFFICIAL RECORDS, PAGE 41

RECORDED FOR:
M BRETT HADLEY

DOUG CROFTS
WEBER COUNTY RECORDER

BY Lana Taylor DEPUTY.