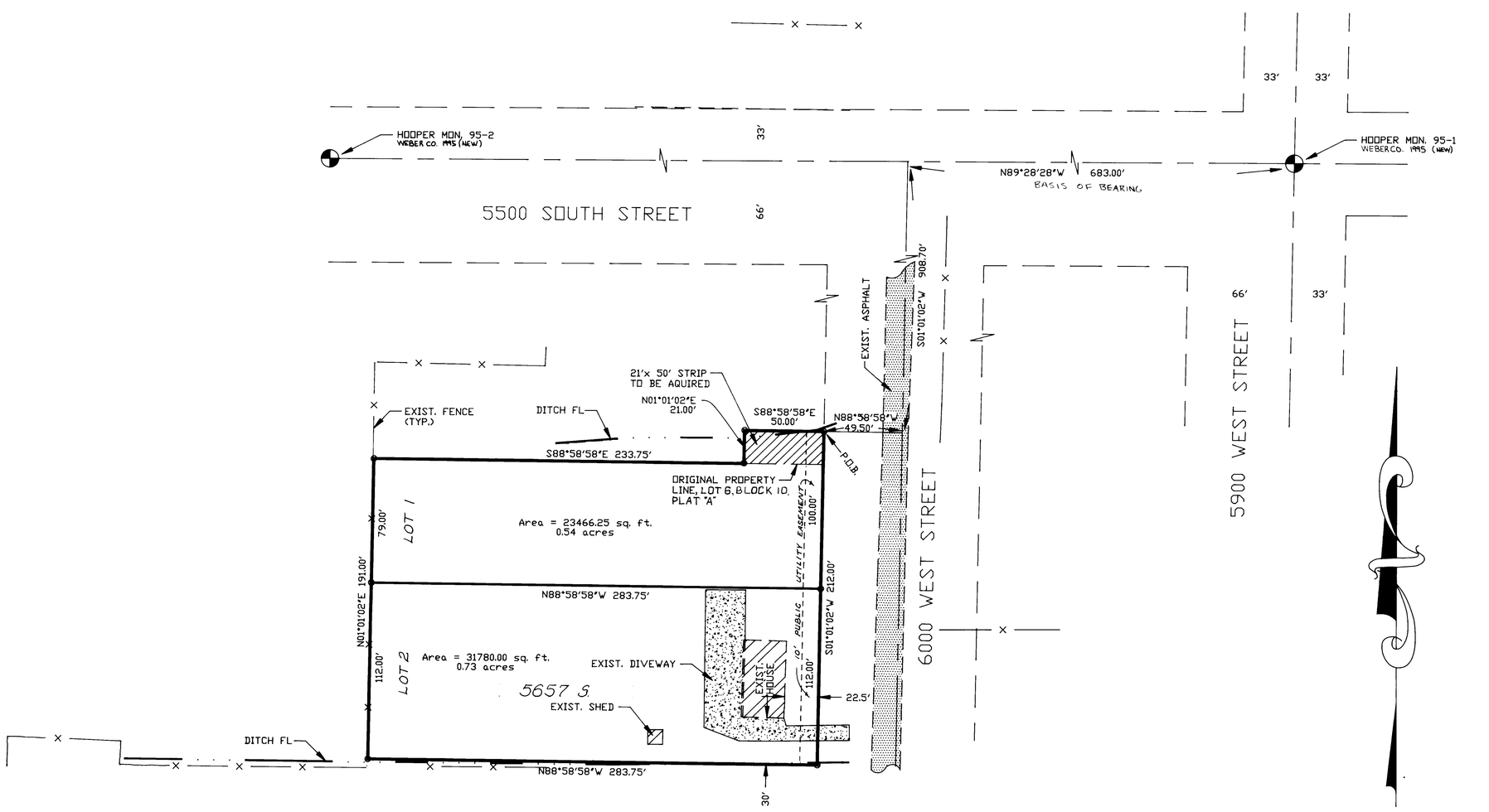
SUNSET VIEW SUBDIVISION

ALL OF LOT 6, AND PART OF LOT 5, BLOCK 10, PLAT A,
HOOPER CITY SURVEY, WEBER COUNTY, UTAH

JAN. 1996



SCALE: 1"= 40'

⊙ = 5/8"ø X 24" LENGTH REBAR
W/CAP STAMPED 167594

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVSION.

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF SUNSET VIEW SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 5TH DAY OF December 1995

R.L.S. # 167594 Dallas K. Buttars
SIGNATURE

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 SUNSET VIEW SUBDIVISION AND DO 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 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 CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.~~

SIGNED THIS _____DAY OF _____19

_____ _____

ACKNOWLEDGEMENT

~~STATE OF UTAH~~ }ss
~~COUNTY OF WEBER~~ }
ON THIS _____DAY OF _____19 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED ~~NOTARY PUBLIC,~~ THE SIGNERS OF THE ABOVE DOWNERS DEDICATION _____ IN NUMBER ~~WHO~~ DULY ACKNOWLEDGED TO ME THAT THE~~Y SIGNED~~ IT FREELY AND VOLUNTARILY ~~AND~~ FOR THE PURPOSES ~~THEREIN~~ MENTIONED.

_____ _____
commission expires notary public

BOUNDARY DESCRIPTION

ALL OF LOT 6, AND PART OF LOT 5, BLOCK 10, PLAT A, HOOPER CITY SURVEY, WEBER COUNTY, UTAH, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST R.O.W. LINE OF 6000 WEST STREET, SAID POINT BEING NORTH 89°28'28"WEST 683.00 FEET, SOUTH 01°01'02" WEST 908.70 FEET, AND NORTH 88°58'58" WEST 49.50 FEET FROM THE HOOPER MON. 95-1, (LOCATED AT THE INTERSECTION OF 5500 SOUTH STREET AND 5900 WEST STREET), AND RUNNING THENCE SOUTH 01°01'02" WEST 212.00 FEET ALONG THE WEST R.O.W. LINE OF SAID 6000 WEST STREET; THENCE NORTH 88°58'58"WEST 283.75 FEET; THENCE NORTH 01°01'02" EAST 191.00 FEET; THENCE SOUTH 88°58'58" EAST 233.75 FEET; THENCE NORTH 01°01'02" EAST 21.00 FEET; THENCE SOUTH 88°58'58" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.27 ACRES.

RECEIVED
NOV 18 1996
Weber County Surveyor

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 ____ DAY OF _____19

_____
signature

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

WEBER COUNTY PLANNING COMMISSION APPROVAL

~~THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____DAY OF~~ _____19

_____
Chairman, Weber County Commission

WEBER COUNTY SURVEYOR

~~I HEREBY~~ CERTIFY THAT I HAVE INVESTIGATED ~~THE~~ LINES OF ~~THE 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 _____ DAY OF _____19

_____
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____.

_____
Chairman, Weber County Commission

BUTTARS
LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
5400 GRANT AVE. SUITE 300-B OGDEN, UTAH 84405
PH 627-1864 392-5876

CLIENT: BARBARA DOUGLAS
LOCATION: ALL OF LOT 6 AND PART OF LOT 5, BLOCK 10, PLAT A, HOOPER CITY SURVEY.
SURVEYED 12-5-95

WEBER COUNTY RECORDER
ENTRY #_____ FEE_____
FILED FOR RECORD & RECORDED
THIS _____DAY OF _____19
AT_____IN BOOK _____OF____
PAGE_____

_____
WEBER COUNTY RECORDER
BY _____
DEPUTY

001481