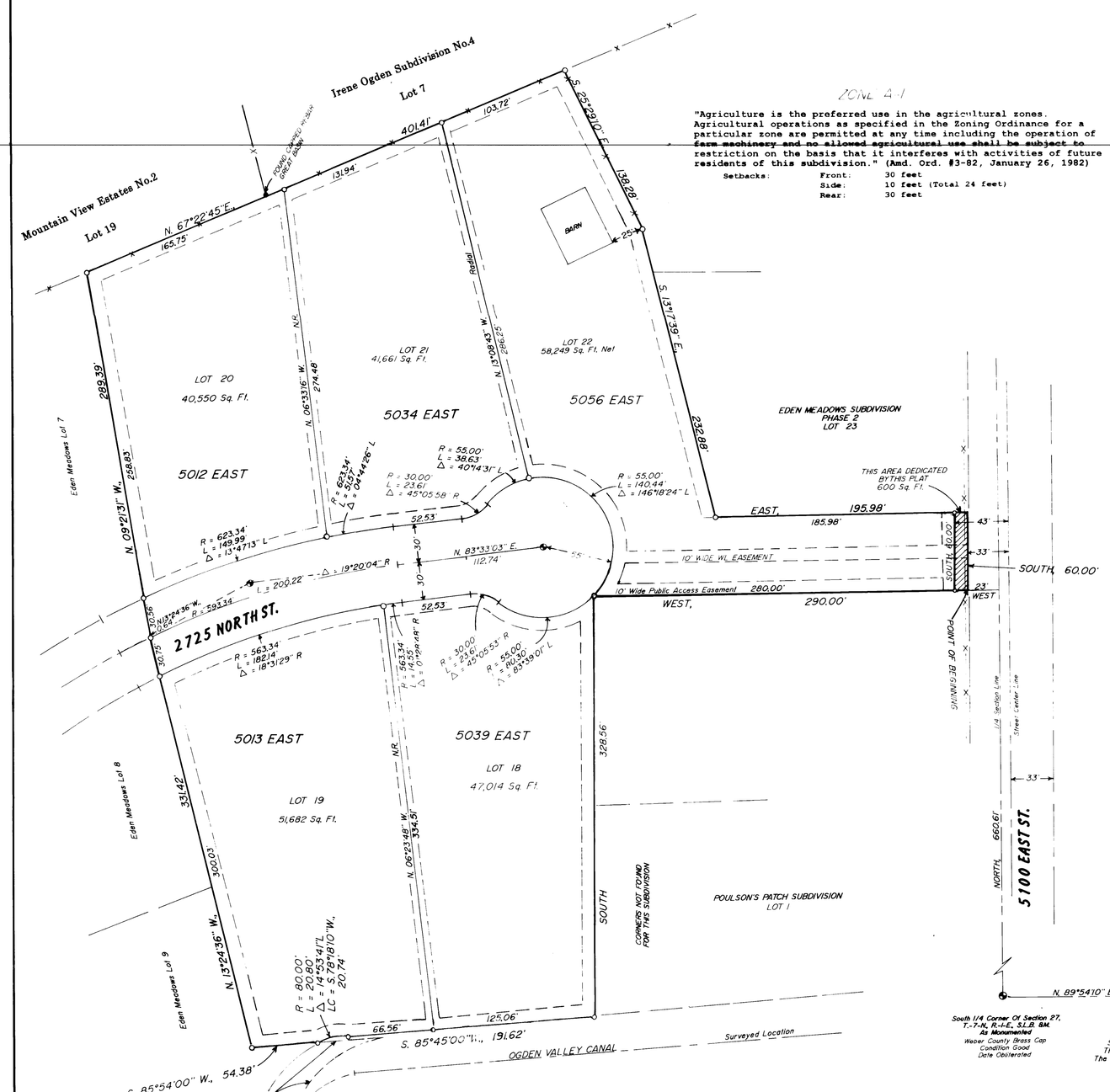
EDEN MEADOWS SUBDIVISION NO. 3

PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B &M.

WEBER COUNTY, UTAH

JUNE, 1996



ZONE A-1

"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 residants of this subdivision." (Amd. Ord. #3-82, January 26, 1982)

Setbacks:	Front:	30 feet
	Side:	10 feet (Total 24 feet)
	Rear:	30 feet

MINIMUM YARD SETBACKS
FRONT: 30'
SIDE: 10'
REAR: 30'

NOTE: 10 FEET WIDE PUBLIC UTILITY & DRAINAGE EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE NOTED.

SCALE: 1" = 50'

LEGEND:
- DENOTES A SET #5 CAPPED REBAR 24" LONG
- LOCATION OF STREET MONUMENTS

NT WEST BURY
801, UT
CAP DETAIL

BOUNDARY DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 5100 EAST STREET, LOCATED NORTH, 660.61 FEET AND WEST 23.00 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 27, AND RUNNING:

THENCE WEST, 290.00 FEET;

THENCE SOUTH, 328.56 FEET TO A POINT ON THE NORTH LINE OF THE OGDEN VALLEY CANAL;

THENCE S.85°45'00"W., ALONG SAID NORTH LINE OF THE CANAL, A DISTANCE OF 191.62 TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE HAVING A RADIUS OF 80.00 FEET, A DISTANCE OF 20.80 FEET (LONG CHORD BEARS S.78°18'10"W., 20.74 FEET);

THENCE S.85°54'00"W., 54.38 FEET TO THE EAST LINE OF LOT 9, EDEN MEADOWS SUBDIVISION;

THENCE N.13°24'36"W., 331.42 FEET ALONG THE EAST LINE OF EDEN MEADOWS, LOT 9 AND LOT 8;

THENCE N.09°21'31"W., 289.39 FEET ALONG THE EAST LINE OF EDEN MEADOWS, LOT 7 TO THE NORTHEAST CORNER THEREOF AND ALSO BEING ON THE SOUTH LINE OF LOT 19, MOUNTAIN VIEW ESTATES NO. 2;

THENCE N.67°22'45"E., ALONG SAID SOUTH LINE, PASSING A FOUND CAPPED REBAR AT A DISTANCE OF 151.44 FEET MARKING THE SOUTHEAST CORNER OF SAID LOT 19, MOUNTAIN VIEW ESTATES NO. 2 AND THE SOUTHEAST CORNER OF LOT 7, IRENE OGDEN SUBDIVISION NO. 4, FOR A TOTAL DISTANCE OF 401.41 FEET TO THE INTERSECTION OF A FENCE FOLLOWING THIS COURSE WITH ONE TO THE SOUTHEAST;

THENCE S.25°29'10"E., 138.28 FEET;

THENCE S.13°17'39"E., 232.88 FEET;

THENCE EAST, 195.98 FEET TO THE WEST LINE OF 5100 EAST STREET;

THENCE SOUTH, ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.08 ACRES MORE OR LESS.

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 _____ TITLE

_____ ATTEST

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 PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, DICK N. MECHEM, UTAH PROFESSIONAL SURVEYOR NO. 155649, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, AT THE REQUEST OF MR. GERALD TAGGART, AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS L.L.C., AND CONFORMS TO THE ZONING ORDINANCES NOW IN FORCE AND EFFECT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DICK N. MECHEM P.L.S. — REGISTERED LAND SURVEYOR #155649 DICK N. MECHEM STATE OF UTAH — 12-30-96 DATE

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A SUBDIVISION AS SHOWN HEREON FROM A PREVIOUS SURVEY MADE ON THE GROUND BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C., USING WEBER COUNTY SURVEY MONUMENT INFORMATION AS THE BASIS OF BEARING. ON A MORE RECENT SEARCH FOR THE SURROUNDING SUBDIVISION CORNERS ONLY ONE WAS FOUND AT THE SOUTHEAST CORNER OF MOUNTAIN VIEW ESTATES NO. 2, ALSO BEING THE SOUTHWEST CORNER OF IRENE OGDEN SUBDIVISION NO.4.

OWNER'S 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 "EDEN MEADOWS SUBDIVISION NO.3" AND 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 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, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, 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.

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____, 199___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SIGNERS OF THE ABOVE DEDICATION, _____ IN NUMBER, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY, AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____ MY COMMISSION EXPIRES _____ NOTARY PUBLIC

_____ RESIDING AT

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 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 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 ____ DAY OF _____, 19 ____.

_____ SIGNATURE

RECEIVED
DEC 29 1996
Weber County Surveyor

COUNTY RECORDER
Entry No. _____ Fee Paid _____
_____ Filed For Record and _____
Recorded _____, At _____
_____ In Book _____ Of Official Records, Page _____
_____ County Recorder
By _____ Deputy

Prepared By
Mountain West Professional Land Surveyors, L.L.C.
1825 W. 4400 S. P.O. Box 207
Roy, Utah 84067
Ph: (801) 731-5330 Fax: (801) 731-5331

94-2068 001499

DRAWING NUMBER 001499

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