DRAWING NUMBER 001513
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 017343
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MOSQUITO RANCH SUBDIVISION

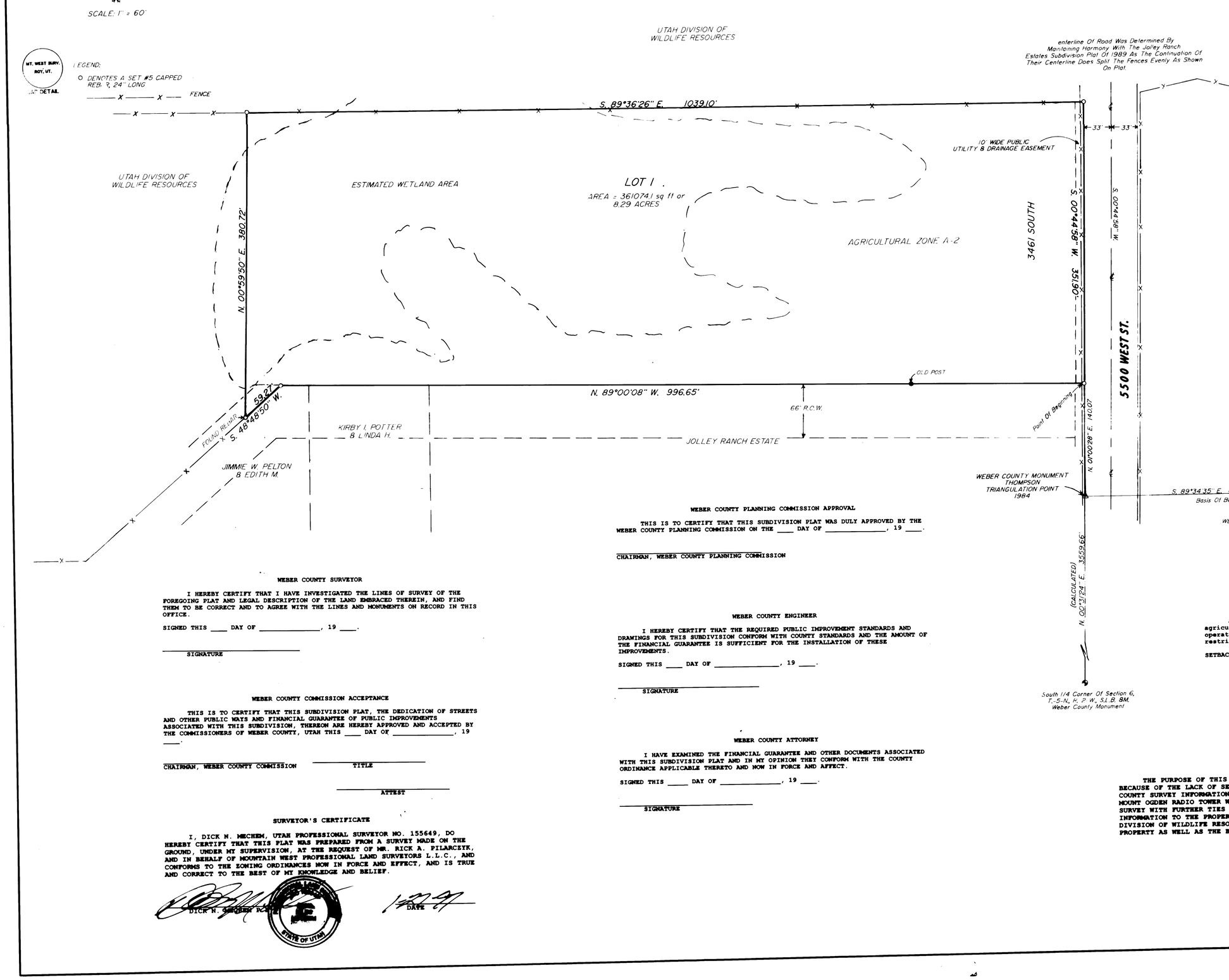
PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.

HOOPER DISTRICT
WEBER COUNTY
JUNE, 1996

SCALE: 1" = 60'

MT. WEST SURV. BOY, UT.
"A" DETAIL

LEGEND:
O DENOTES A SET #5 CAPPED REB. 3, 24" LONG
—— X —— X —— FENCE



BOUNDARY DESCRIPTION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE JOLLEY RANCH ESTATES SUBDIVISION, SAID POINT BEING LOCATED BY THE SAID SUBDIVISION DEDICATION PLAT CALLS OF S.89°31'02"E., 1.74 FEET, N.00°41'08"E., 1085.84 FEET, N.03°47'33"E., 347.04 FEET, N.00°44'58"E., 1694.33 FEET, N.85°56'21"W., 33.05 FEET, AND N.00°44'58"E., 430.99 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6; OR N.01°00'25"E., 140.07 FEET FROM THE (THOMPSON) TRIANGULATION MONUMENT (WEBER COUNTY BRASS CAP MONUMENT SET IN CONCRETE BASE); OR MORE DIRECTLY N.00°31'24"E., 3559.66 FEET (CALCULATED) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6, AND RUNNING:

THENCE N.89°00'08"W., ALONG THE NORTH LINE OF SAID JOLLEY RANCH ESTATES, PASSING THE NORTHWEST CORNER OF SAID SUBDIVISION AT A DISTANCE OF 814.25 FEET, FOR A TOTAL DISTANCE OF 996.65 FEET;

THENCE S.46°48'50"W., 59.27 FEET TO A FOUND REBAR MARKING A CORNER OF A UTAH DIVISION OF WILDLIFE RESOURCES PARCEL;

THENCE N.00°59'50"E., 380.72 FEET ALONG THE EAST LINE OF SAID UTAH WILDLIFE PARCEL TO A FENCE LINE ON THE SOUTH LINE OF ANOTHER UTAH WILDLIFE RESOURCES PARCEL;

THENCE S.89°36'26"E., 1039.10 FEET ALONG SAID SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 1039.10 FEET TO THE WEST LINE OF 5500 WEST STREET;

THENCE S.00°44'58"W., 351.90 FEET ALONG SAID WEST LINE OF STREET TO THE POINT OF BEGINNING AND CONTAINING 8.29 ACRES, MORE OR LESS.

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 "MOSQUITO RANCH SUBDIVISION" 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 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

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

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. RICK A. FILARCZYK, 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. — DATE 1/27/97

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

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

AGRICULTURAL ZONE A-2

Agriculture is the preferred use in Agriculture Zone A-2. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

SETBACKS:
Front 30 feet
Side 10 feet (Total width 24 feet)
Rear 30 feet

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE-LOT SUBDIVISION. BECAUSE OF THE LACK OF SECTION CORNER MONUMENTS IN THIS AREA, WEBER COUNTY SURVEY INFORMATION ON THE THOMPSON TRIANGULATION MONUMENT AND MOUNT OGDEN RADIO TOWER WAS USED FOR THE BASIS OF BEARING FOR THIS SURVEY WITH FURTHER TIES CALCULATED FROM WEBER COUNTY SECTION CORNER INFORMATION TO THE PROPERTY. THE REBAR MARKING A CORNER OF THE UTAH DIVISION OF WILDLIFE RESOURCES HELPED TO CONFIRM THE LOCATION OF THIS PROPERTY AS WELL AS THE BOUNDING FENCES TO THE PROPERTY.

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

RECEIVED
JAN 27 1997
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

44-96 001513