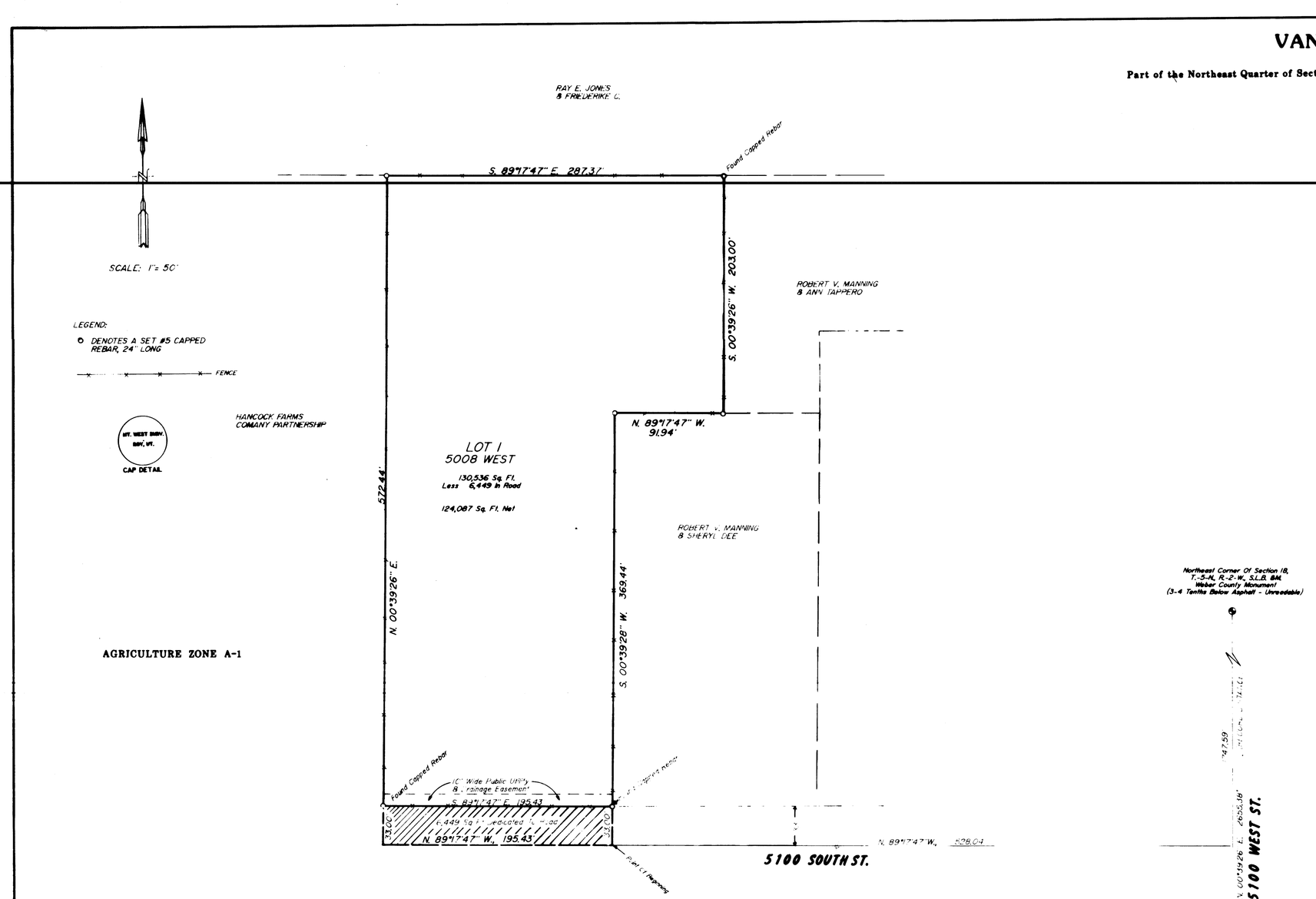
VAN DYKE SUBDIVISION

Part of the Northeast Quarter of Section 18, Township 5 North, Range 2 West Salt Lake Base & Meridian

HOOPER DISTRICT

WEBER COUNTY, UTAH

J UNE, 1996



AGRICULTURE ZONE A-1

Agriculture Preferred Use.

Agriculture is the preferred use in Agriculture Zone A-1. All agriculture 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 24 feet)
	Rear	30 feet

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE-LOT SUBDIVISION, AS SHOWN HEREON, OF THE TWO ADJOINING DEEDED PARCELS OWNED BY THE CLIENT. WEBER COUNTY MONUMENTS AND MONUMENT CONTROL INFORMATION WERE USED AS THE BASIS OF BEARING. ONE OF THE PROBLEMS ENCOUNTERED WITH THIS SURVEY WAS THAT THE MONUMENTS WERE NOT NECESSARILY IN HARMONY WITH THE OCCUPATIONS, WITH THE DEED CALLS FALLING WELL SHORT OF THE CENTERLINE OF 5100 SOUTH STREET. THE DEED LINES HEREON WERE TRANSLATED TO THE NORTHEAST CORNER OF THE OCCUPIED PROPERTY TO SHOW SIZE RELATIONS. THIS SURVEY HELD THE BOUNDARIES AS SHOWN HEREON, HONORING THE PREVIOUS SURVEY OF THIS PROPERTY AND THE CORNER MONUMENTS AS NOTED ON PLAT. THIS CLIENT AND APPARENTLY ALL AD-JOINERS ARE HONORING THE FENCES AS THE BOUNDARIES WHICH HAVE ALSO BEEN USED IN THE PREVIOUS SURVEY(S).

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 LAND SURVEYOR NO. 155649, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, AND IN PART FROM A PREVIOUS SURVEY BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C., AT THE REQUEST OF MR. E. VAN DYKE, 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

REGISTERED LAND SURVEYOR #155649 DICK N. MECHEM STATE OF UTAH

BOUNDARY DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 5100 SOUTH STREET, SAID POINT BEING LOCATED N.00°39'26"E., 907.79 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND N.89°17'47"W., 528.04 FEET ALONG SAID CENTERLINE OF 5100 SOUTH STREET, AND RUNNING:

THENCE N.89°17'47"W., ALONG SAID CENTERLINE OF 5100 SOUTH STREET, A DISTANCE OF 195.43 FEET;

THENCE N.00°39'26"E., PASSING THROUGH THE INTERSECTION OF A FENCE RUNNING EASTERLY TO WESTERLY, WITH A FENCE RUNNING NORTHERLY AT A DISTANCE OF 33.00 FEET, MARKED BY CAPPED REBAR (MOUNTAIN WEST SURVEY) FOR A TOTAL DISTANCE OF 572.44 FEET TO A INTERSECTION OF SAID NORTHERLY FENCE WITH ANOTHER EASTERLY TO WESTERLY FENCE LINE;

THENCE S.89°17'47"E., 287.37 FEET ALONG SAID EASTERLY FENCE TO THE INTERSECTION OF A FENCE RUNNING SOUTHERLY, AS MARKED BY A CAPPED REBAR (MOUNTAIN WEST SURVEY);

THENCE S.00°39'26"W., 203.00, TO A INTERSECTION OF SAID SOUTHERLY FENCE WITH A FENCE RUNNING WESTERLY;

THENCE N.89°17'47"W., 91.94 FEET TO A INTERSECTION OF SAID WESTERLY FENCE WITH A FENCE RUNNING SOUTHERLY;

THENCE S.00°39'28"W., PASSING THROUGH THE INTERSECTION OF SAID SOUTHERLY FENCE WITH AN EASTERLY TO WESTERLY FENCE AT A DISTANCE OF 336.00 FEET MORE OR LESS AS MARKED BY A CAPPED REBAR (MOUNTAIN WEST SURVEY), FOR A TOTAL DISTANCE OF 369.44' FEET TO THE POINT OF BEGINNING AND CONTAINING 130,536 SQUARE FEET, WITH 6,449 SQUARE FEET CONTAINED IN ROAD DEDICATION; LEAVING 124,087 SQUARE FEET 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 "VAN DYKE 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 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 EFFECT.

SIGNED THIS _____ DAY OF _____, 19 ____.

_____
SIGNATURE

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

DRAWING NUMBER 001514
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
PRODUCED BY NUMBER OTHAR
PRINTED SIZE OF FIGURE ON THIS LINE

DRAWING NUMBER 001514
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
PRODUCED BY NUMBER OTHAR
PRINTED SIZE OF FIGURE ON THIS LINE
DRAWING NUMBER 001514
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
PRODUCED BY NUMBER OTHAR
PRINTED SIZE OF FIGURE ON THIS LINE
DRAWING NUMBER 001514
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
PRODUCED BY NUMBER OTHAR
PRINTED SIZE OF FIGURE ON THIS LINE
001514