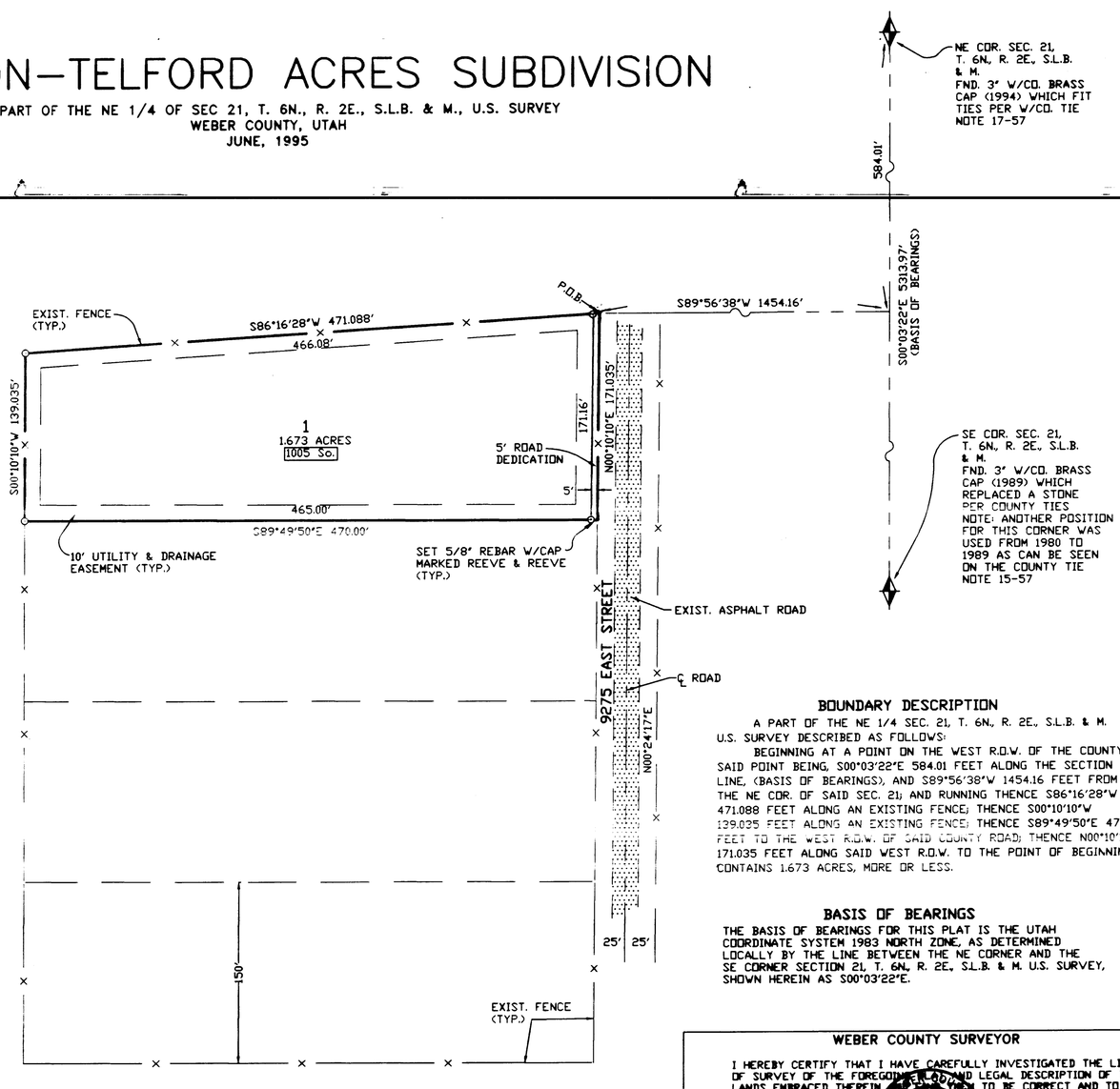
ISAACSON–TELFORD ACRES SUBDIVISION

PART OF THE NE 1/4 OF SEC 21, T. 6N., R. 2E., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 1995



BOUNDARY DESCRIPTION

A PART OF THE NE 1/4 SEC. 21, T. 6N., R. 2E., S.L.B. & M. U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST R.O.W. OF THE COUNTY ROAD, SAID POINT BEING, S00°03'22"E 584.01 FEET ALONG THE SECTION LINE, (BASIS OF BEARINGS), AND S89°56'38"W 1454.16 FEET FROM THE NE COR. OF SAID SEC. 21; AND RUNNING THENCE S86°16'28"W 471.088 FEET ALONG AN EXISTING FENCE; THENCE S00°10'10"W 139.035 FEET ALONG AN EXISTING FENCE; THENCE S89°49'50"E 470.00 FEET TO THE WEST R.O.W. OF SAID COUNTY ROAD; THENCE N00°10'10"E 171.035 FEET ALONG SAID WEST R.O.W. TO THE POINT OF BEGINNING. CONTAINS 1.673 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM 1983 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NE CORNER AND THE SE CORNER SECTION 21, T. 6N., R. 2E., S.L.B. & M. U.S. SURVEY, SHOWN HEREIN AS S00°03'22"E.

REEVE & REEVE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF ISAACSON-TELFORD ACRES SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED 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 COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 13th DAY OF June, 1995

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

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

OWNER'S 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 ISAACSON-TELFORD ACRES SUBD., 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 UTILITY 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.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF _____ ORDINANCES.

SIGNED THIS 13th DAY OF June, 1995.

ACKNOWLEDGEMENT

NOTARY PUBLIC SHERRI L. SILLITOE 2510 WASHINGTON BLVD OGDEN, UT 84401 My Commission Expires APR 29, 1998 State of Utah

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 13 DAY OF June, 1995, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Tina Johanna Isaacson (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME SHE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

April 29, 1998
COMMISSION EXPIRES

Sherri L. Sillitoe
NOTARY PUBLIC

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

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE IN COMPLIANCE WITH THE REQUIREMENTS OF WEBER COUNTY ORDINANCES SIGNED THIS _____ DAY OF _____, 19__.

STATE OF UTAH

WEBER COUNTY RECORDER

ENTRY NO. 1349180 FEE PAID 30.00
FILED FOR RECORD AND RECORDED,
13-JUN-95 AT 3:24pm
IN BOOK 40 OF THE OFFICIAL RECORDS, PAGE 7.

RECORDED FOR:
TINA J. ISAACSON

Doug Crafts
WEBER COUNTY RECORDER
BY: _____ DEPUTY.

WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 13th DAY OF June, 1995.

Craig C. Baker
CHAIRMAN

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 13th DAY OF June, 1995.

WEBER COUNTY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSION OF WEBER COUNTY, UTAH, THIS _____ DAY OF _____ 19__.

ATTEST: _____
TITLE: _____

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 AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS _____ DAY OF _____, 19__.

RECEIVED
FEB 12 1997
Weber County Surveyor
FEB 12 1997
Weber County Surveyor

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON.

40-7

DRAWING NUMBER 001564

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