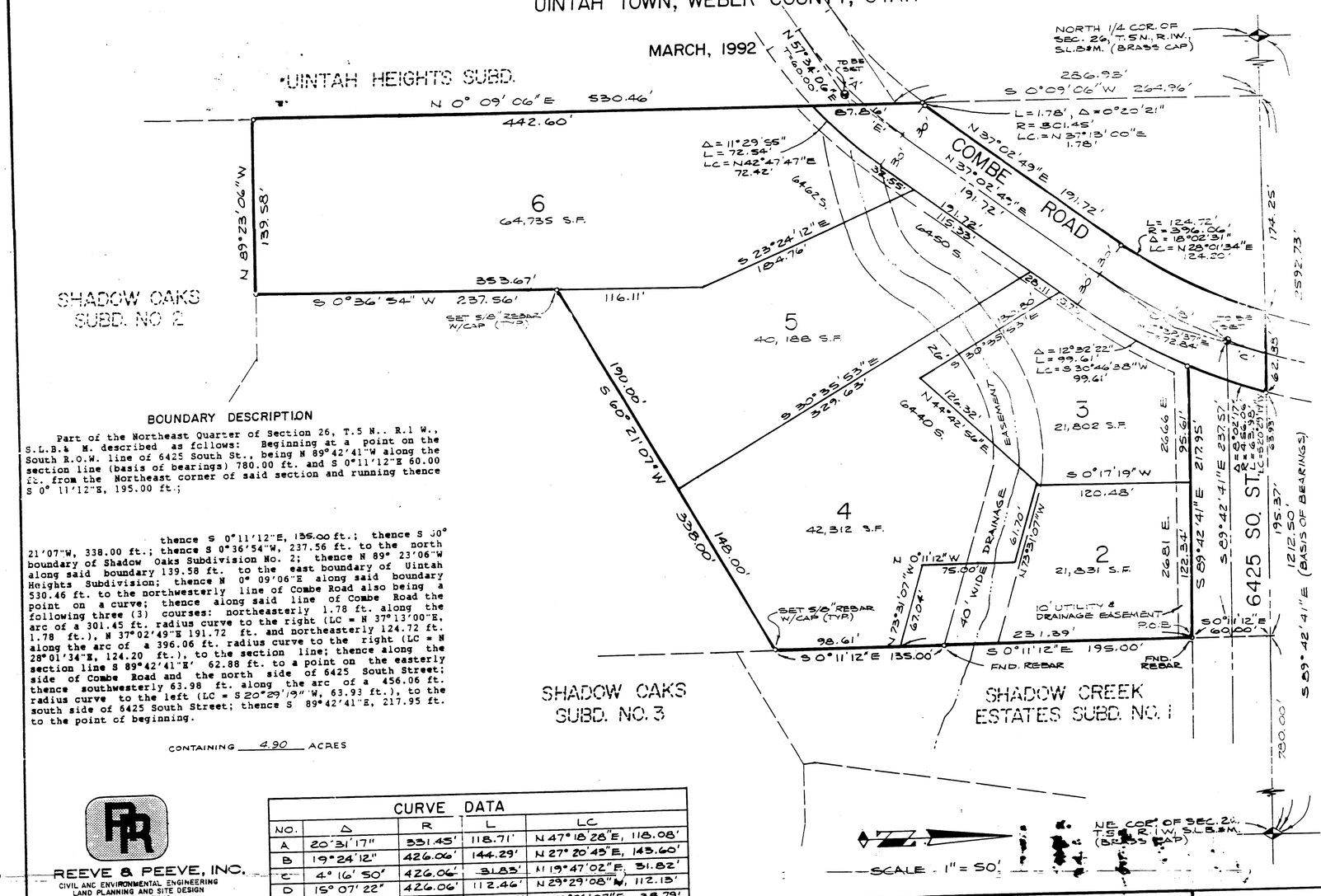
34-20

SHADOW CREEK ESTATES SUBD. NO. 2

A PART OF SEC. 26, T.5 N., R.1 W., S.L.B.&M., U.S. SURVEY
UINTAH TOWN, WEBER COUNTY, UTAH

MARCH, 1992



BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 26, T.5 N., R.1 W., S.L.B.& M. described as follows: Beginning at a point on the South R.O.W. line of 6425 South St., being N 89°42'41"W along the section line (basis of bearings) 780.00 ft. and S 0°11'12"E 60.00 ft. from the Northeast corner of said section and running thence S 0° 11'12"E, 195.00 ft.;

thence S 0°11'12"E, 135.00 ft.; thence S 60° 21'07"W, 338.00 ft.; thence S 0°36'54"W, 237.56 ft. to the north boundary of Shadow Oaks Subdivision No. 2; thence N 89° 23'06"W along said boundary 139.58 ft. to the east boundary of Uintah Heights Subdivision; thence N 0° 09'06"E along said boundary 530.46 ft. to the northwesterly line of Combe Road also being a point on a curve; thence along said line of Combe Road the following three (3) courses: northeasterly 1.78 ft. along the arc of a 301.45 ft. radius curve to the right (LC = N 37°13'00"E, 1.78 ft.), N 37°02'49"E 191.72 ft. and northeasterly 124.72 ft. along the arc of a 396.06 ft. radius curve to the right (LC = N 28°01'34"E, 124.20 ft.), to the section line; thence along the section line S 89°42'41"E 62.88 ft. to a point on the easterly side of Combe Road and the north side of 6425 South Street; thence southwesterly 63.98 ft. along the arc of a 456.06 ft. radius curve to the left (LC = S 20°29'19"W, 63.93 ft.), to the south side of 6425 South Street; thence S 89°42'41"E, 217.95 ft. to the point of beginning.

CONTAINING 4.90 ACRES

CURVE DATA				
NO.	Δ	R	L	LC
A	20°31'17"	331.45'	118.71'	N 47°18'26"E, 118.08'
B	19°24'12"	426.06'	144.29'	N 27°20'45"E, 143.60'
C	4°16'50"	426.06'	31.83'	N 19°47'02"E, 31.82'
D	15°07'22"	426.06'	112.46'	N 29°29'08"W, 112.13'
E	6°42'36"	331.45'	38.82'	N 40°24'07"E, 38.79'

REEVE & PEEVE, 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 SHADOW CREEK ESTATES NO. 2 SUBDIVISION IN UINTAH TOWN, 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 UINTAH TOWN CONCERNING SURVEY REQUIREMENTS REGARDING THE PREPARATION OF THIS PLAT HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 29 DAY OF FEBRUARY, 1992

3492
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 3492 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 SHADOW CREEK EST. SUBD. NO. 2, AND HEREBY DEDICATE, GRANT, AND CONVEY TO UINTAH TOWN, 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 UINTAH TOWN THOSE CERTAIN STRIPS OF 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 UINTAH TOWN.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF THE UINTAH TOWN CODE.

SIGNED THIS 29 DAY OF APRIL, 1992

[illegible] Uintah Corporation

[illegible]

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN THE STATE OF UTAH, _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, AND, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER } ss.

ON THE 22 DAY OF APRIL, 1992, PERSONALLY APPEARED BEFORE ME, FORD FURGUSON & TOM H. TIGHT, WHO, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE PRESIDENT AND VICE PRESIDENT 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 [redacted] NOTARY PUBLIC

UINTAH TOWN PLANNING COMMISSION

APPROVED BY THE UINTAH TOWN PLANNING COMMISSION ON THE 10 APR 92 DAY OF _____, 1992.

CHAIRMAN

Board of Adjustment

UINTAH TOWN ENGINEER

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 AND IN COMPLIANCE WITH THE REQUIREMENTS OF UINTAH TOWN ORDINANCES.

SIGNED THIS 2ND DAY OF APRIL, 1992.

UINTAH TOWN ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF UINTAH TOWN, UTAH, THIS 7TH DAY OF APRIL, 1992.

ATTEST: Shirma Melton
TITLE Town Clerk

UINTAH TOWN ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE COUNCIL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 7TH DAY OF APRIL, 1992.

COUNTY RECORDER
ENTRY NO. 1179007 FEE PAID $22.50 FILED FOR RECORD AND RECORDED MAY 22, 1992, AT 12:53 PM IN BOOK 34 OF OFFICIAL RECORDS, PAGE 20.
DOUG CROFTS
COUNTY RECORDER
RECORDED FOR: MOUNTAIN VIEW TITLE
BY: Wanda Rappleyea
DEPUTY

34-20

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.

RECEIVED
FEB 12 1997
Weber County Surveyor

RECEIVED
FEB 12 1997
Weber County Surveyor

001585

DRAWING NUMBER 001585 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07549