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VALLEY CENTER ESTATES

PART OF THE E 1/2 OF SEC 34, AND THE SW 1/4 OF SEC. 35, T. 7N., R. 1E., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 1994

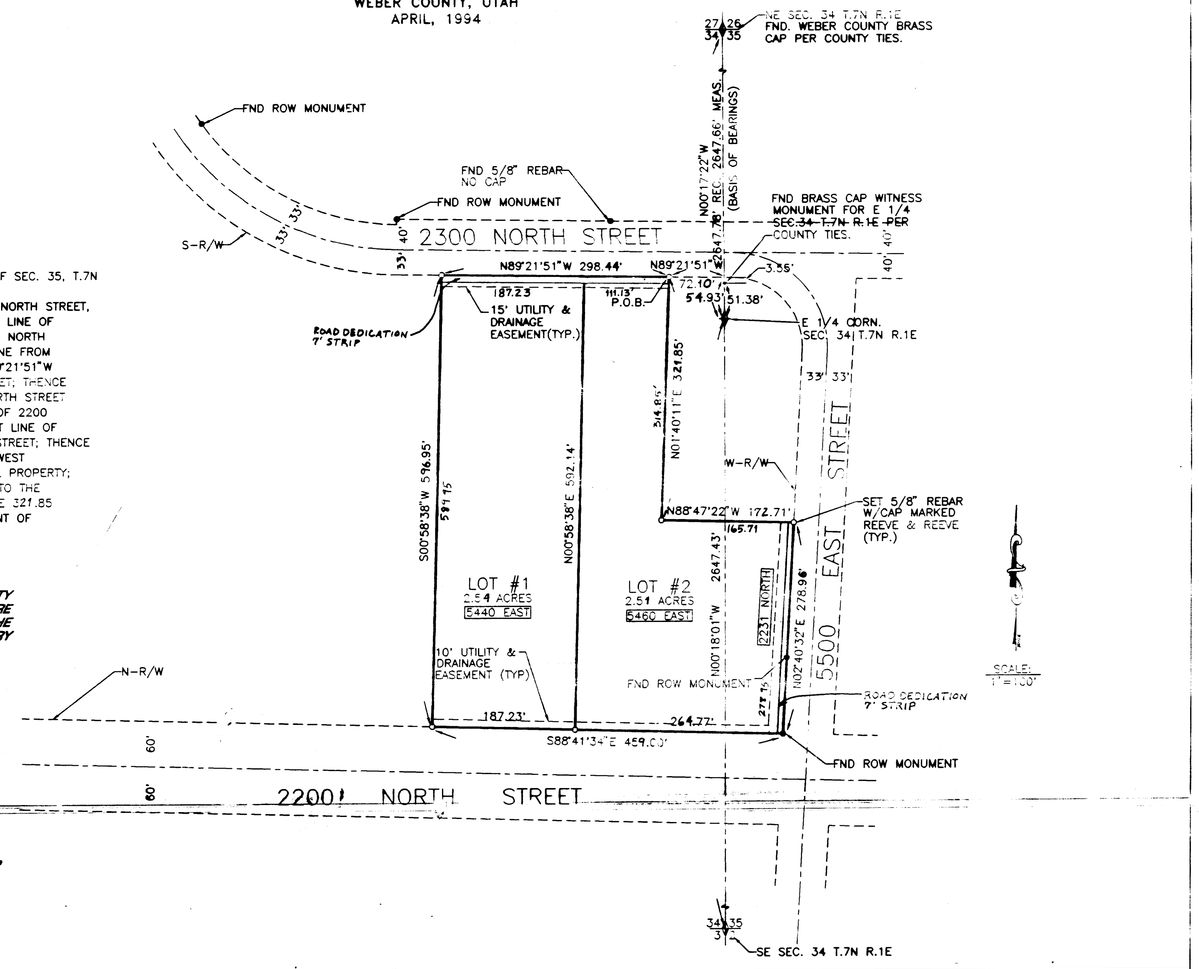
BOUNDARY DESCRIPTION

PART OF THE E 1/2 OF SEC. 34 AND THE SW 1/4 OF SEC. 35, T.7N R.1E S.L.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 2300 NORTH STREET, SAID POINT BEING N00°17'22"W 54.93 FEET ALONG THE EAST LINE OF SEC. 34 (BASIS OF BEARINGS) TO THE SOUTH LINE OF 2300 NORTH STREET, AND N89°21'51"W 72.10 FEET ALONG SAID SOUTH LINE FROM THE E 1/4 CORNER OF SEC. 34; AND RUNNING THENCE N89°21'51"W 298.44 FEET ALONG SAID SOUTH LINE OF 2300 NORTH STREET; THENCE S00°58;38"W 596.95 FEET TO THE NORTH LINE OF 2200 NORTH STREET THENCE S88°41'34"E 459.00 FEET ALONG SAID NORTH LINE OF 2200 NORTH STREET TO THE POINT OF INTERSECTION OF THE WEST LINE OF 5500 EAST STREET AND SAID NORTH LINE OF 2200 NORTH STREET; THENCE N02°40'32"E 278.96 FEET ALONG SAID WEST LINE OF 5500 WEST STREET TO THE SOUTH LINE OF THE CLARK D. NELSON, ETAL PROPERTY; THENCE N88°47'22"W 172.71 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE N01°40'11"E 321.85 FEET ALONG THE WEST LINE OF SAID PROPERTY TO THE POINT OF BEGINNING. CONTAINING 5.14 ACRES, MORE OR LESS.

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.



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 VALLEY CENTER SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE, AND IS A TRUE AND ACCURATE DELINEATION OF A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND SAID SURVEY WAS 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 OF THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS ___ DAY OF ___, 19__

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 VALLEY CENTER SUBDIVISION 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 ___

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

SIGNED THIS 1ST DAY OF JUNE, 1994.

Todd A. Reeve

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF ___) ss.

ON THE 1 DAY OF June, 1994, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Paul L Judd (AND Todd Reeve), SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID EACH FOR HIMSELF ___ HERSELF ___ HIMSELF ___ HERSELF ___ THEMSELVES ___ PERSONALLY, VOLUNTARILY, AND FREELY EXECUTED THE FOREGOING THEREIN MENTIONED.

___ COMMISSION EXPIRES

Janet Hadley NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF ___) ss.

ON THE ___ DAY OF ___, 19__, PERSONALLY APPEARED BEFORE ME ___ 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 PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 2nd DAY OF June, 1994.

Craig C. Barker
FOR CHAIRMAN

WEBER COUNTY SURVEYOR

WEBER COUNTY COUNTY SURVEYOR STATE OF UTAH

I HERE 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 27 DAY OF June, 1994.

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 2 DAY OF June, 1994.

Curtis Christensen

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__.

WEBER COUNTY RECORDER

ENTRY NO. 1215530 FEE PAID $51.00
FILED FOR RECORD AND RECORDED, 08-JUN-94 AT 11:08 A.M.
IN BOOK 38 OF THE OFFICIAL RECORDS, PAGE 17.

RECORDED FOR: FIRST AMERICAN TITLE

DOUGLAS CROFTS
WEBER COUNTY RECORDER
BY: Sandra Bethurum DEPUTY

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RECEIVED
FEB 18 1997
Weber County Surveyor

RECEIVED
FEB 18 1997
Weber County Surveyor

001595

DRAWING NUMBER 001595 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07549

DRAWING NUMBER 001595 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07549

DRAWING NUMBER 001595 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07549 FROM ONE IF PRINT OR THIS LINE