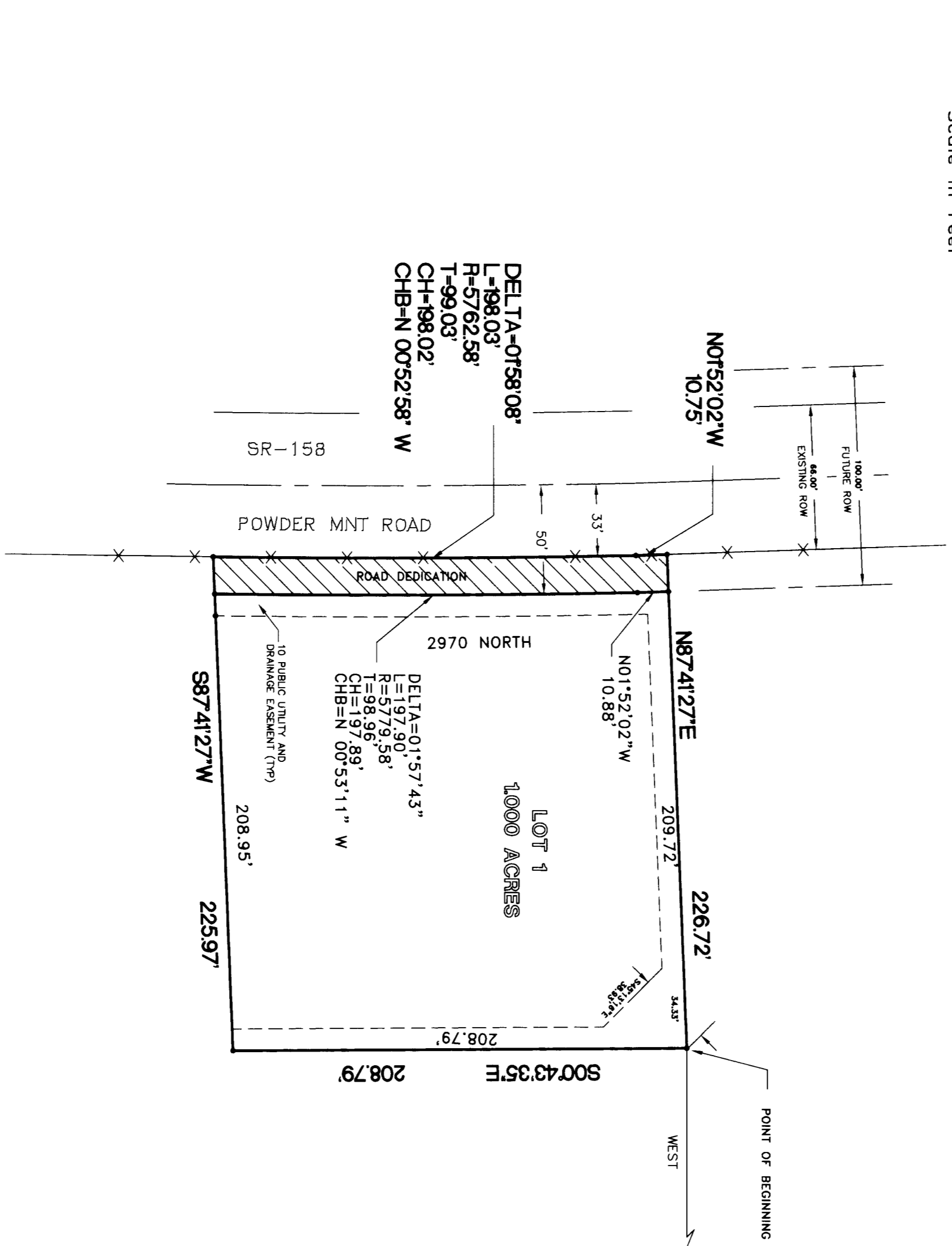
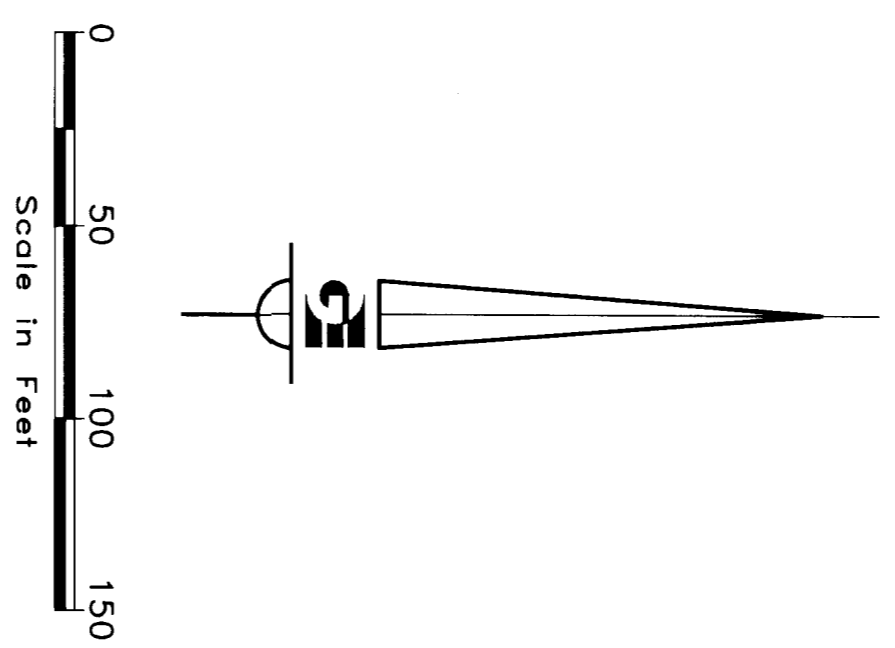
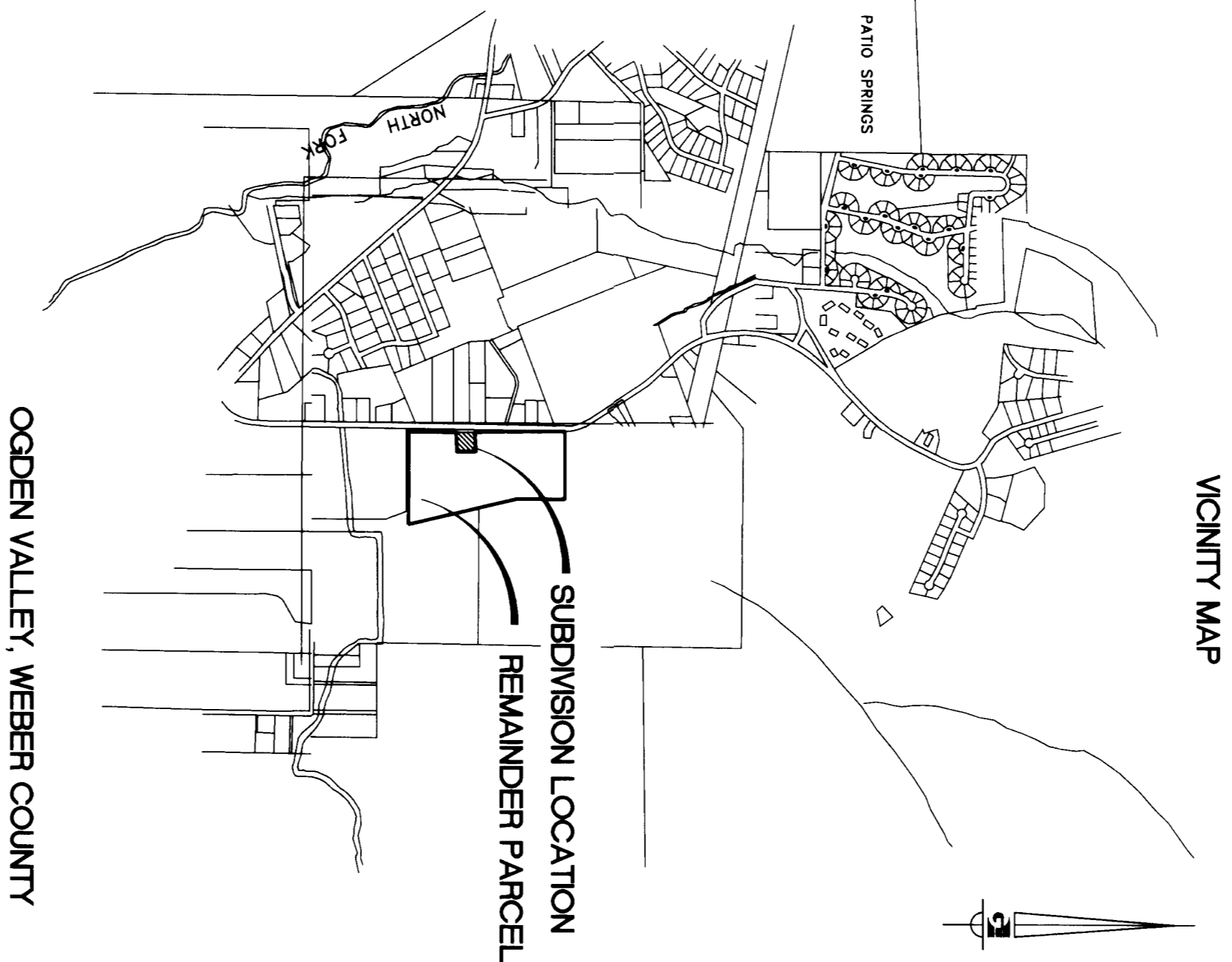


SOWERS SUBDIVISION
PART OF THE SOUTHEAST 1/4 OF SECTION 27
T7N, R1E, S1B&M, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER 1997



REMANDER PARCEL
(NOT APPROVED FOR DEVELOPMENT)

A PART OF THE SOUTHEAST 1/4 OF SECTION 27, T7N, R1E, S1B&M, BEGINNING AT A POINT NORTH 243.60 FEET AND WEST 1489.81 FEET FROM THE EAST QUARTER CORNER OF SECTION 27, T7N, R1E, S1B&M (BASIS OF BEARING - N 00°27'52\"/>



SURVEYORS CERTIFICATE

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.134220, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE SURVEY HEREIN IS A CORRECT AND ACCURATE SURVEY OF THE SOWERS SUBDIVISION, AS SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO REFERENCE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LEGAL BOUNDARIES OF THE SOWERS SUBDIVISION, AND THAT THE SOWERS SUBDIVISION PLAT COMPLETS WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF SECTION 27, T7N, R1E, S1B&M, BEGINNING AT A POINT SOUTH 734.00 FEET AND WEST 2,353.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 27, T7N, R1E, S1B&M (BASIS OF BEARING - N 00°27'52\"/>

COULDS:
S 00°41'35\"/>

CONTAINS: 1.081 ACRES

BEARING	DISTANCE	TO A NON-TANGENT CORNER TO THE LEFT ON THE EAST RIGHT-OF-WAY
S 00°41'35\"/>		

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

SOWERS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS TO BE USED AS PUBLIC HIGHWAYS/ROADS/ALLEYS FOREVER RESERVATION ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE AND CULVERT MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICH ARE APPLICABLE AS LAY AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 1997

NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF CLIVE SOWERS FOR THE PURPOSES OF A PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE AND CULVERT MAINTENANCE EASEMENTS, THE STATE HIGHWAY RIGHT-OF-WAY DEED WAS NOTED BY WEBER COUNTY TO MATCH THE BEARING OF EXISTING FENCES REMAINING LOT LINES WERE ESTABLISHED UNDER THE OWNERS DIRECTIONS.

WEBER COUNTY TOWNSHIP PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS ONLY APPROVED BY THE WEBER COUNTY TOWNSHIP PLANNING COMMISSION ON THE _____ DAY OF _____, 19__.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THAT THE SAME ARE CORRECT AND TO ADHERE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SANITATION, SEWERAGE, WATER AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE BEARING OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 1997, I, _____, COUNTY OF UTAH, } SS } WEBER COUNTY SURVEYOR.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY _____ DEPUTY

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THE SUBDIVISION PLAT AND IN APPROVING THE BEARING MONUMENTS, I HAVE CONSENTED TO THE SAME ON THE _____ DAY OF _____, 1997.

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.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT
SIGNED THIS _____ DAY OF _____, 1997.

CHAIRMAN, WEBER COUNTY COMMISSION
TITLE _____
ATTEST: _____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Prepared By: _____
5150 SOUTH WASHINGTON BLVD.
OGDEN, UT 84405
(801) 746-0202