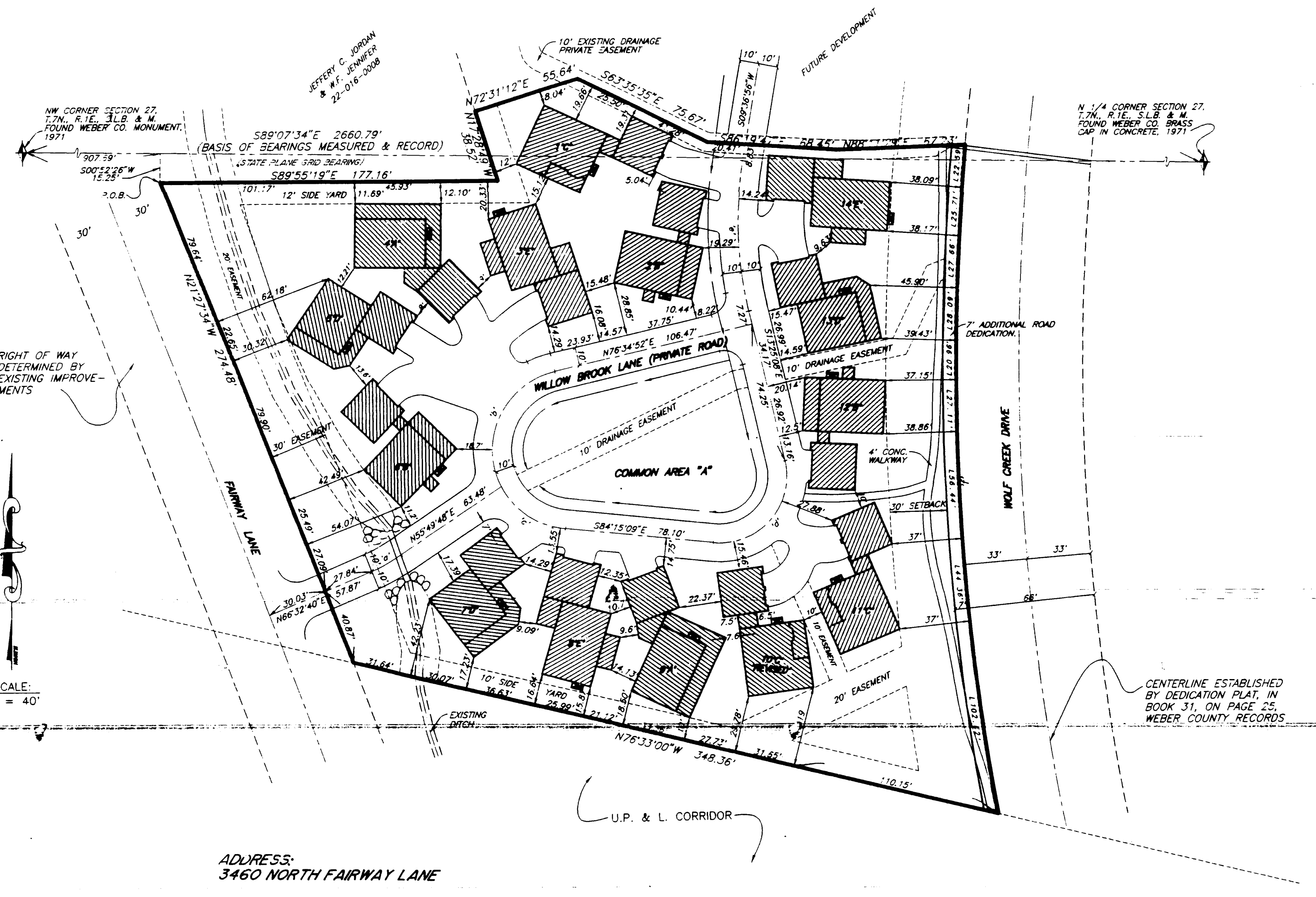
DRAWING NUMBER 001782

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07549

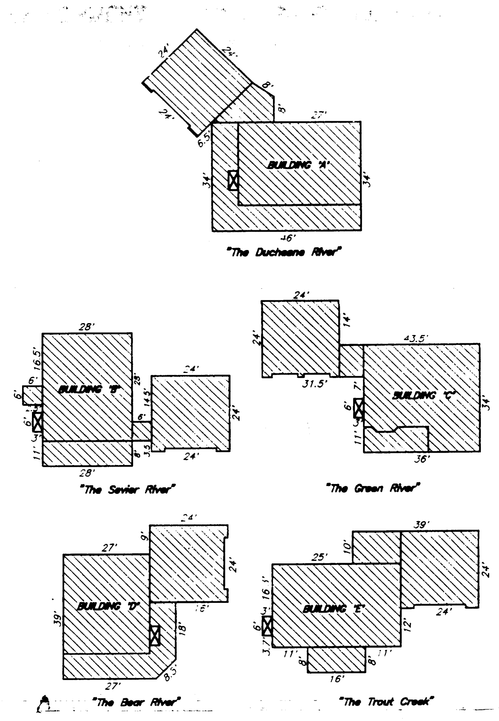
APPLE KNOLL VILLAGE PHASE 1

A PLANNED RESIDENTIAL UNIT DEVELOPMENT

PART OF THE W 1/2 OF SECTION 27, AND THE SW 1/4 OF SECTION 22, T. 7N., R. 1E., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER 1996



ADDRESS:
3460 NORTH FAIRWAY LANE



BUILDING DIMENSIONS

CENTERLINE ESTABLISHED BY DEDICATION PLAT, IN BOOK 31, ON PAGE 25, WEBER COUNTY RECORDS

CURVE INFORMATION

SYM.	DELTA	RADIUS	LENGTH	TANGENT	CHORD INFORMATION
(a)	10°42'52"	100.00'	18.70'	9.39'	N6°11'11"E, 18.67'
(b)	103°59'53"	42.00'	76.23'	53.76'	N24°34'56"E, 66.19'
(c)	56°50'08"	42.00'	41.66'	22.73'	N55°50'05"W, 39.98'
(d)	109°09'59"	35.00'	66.69'	49.22'	N41°09'52"E, 57.05'
(e)	23°02'04"	200.00'	80.41'	40.75'	N01°54'06"W, 79.86'
(f)	16°37'00"	1225.60'	355.44'	178.28'	S02°47'46"E, 354.20'
(g)	06°33'10"	372.94'	42.65'	21.35'	N17°34'50"W, 42.63'

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE BOUNDARY LINES FOR DEVELOPMENT OF A PLANNED NEIGHBORHOOD, PROPERTY CORNERS SHALL BE MONUMENTED WITH A 5/8 INCH REBAR AND CAP MARKED REEVE & REEVE.

BOUNDARY DESCRIPTION

PART OF THE W 1/2 OF SECTION 27, T.7N., R.1E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST LINE OF FAIRWAY LANE SAID POINT BEING S89°07'34"E (BASIS OF BEARINGS) 907.69 FEET AND S00°52'26"W 15.25 FEET FROM THE NW CORNER OF SAID SECTION 27; AND RUNNING THENCE S89°55'19"E 177.16 FEET; THENCE N17°28'49"W 38.52 FEET; THENCE N72°31'12"E 55.64 FEET TO THE CENTERLINE OF A 10' DRAINAGE EASEMENT; THENCE ALONG SAID EASEMENT THROUGH THE NEXT (3) THREE COURSES: (1) S63°35'35"E 75.67 FEET (2) S86°19'47"E 68.45 FEET, AND (3) N88°11'29"E 67.23 FEET TO A POINT ON A NON-TANGENT CURVE, WITH A RADIUS OF 1225.60 FEET AND A CENTRAL ANGLE OF 16°37'00", SAID CURVE ALSO BEING THE WEST LINE OF WOLF CREEK DRIVE; THENCE ALONG SAID CURVE TO THE LEFT 355.44 FEET (CHORD BEARS S02°47'46"E 354.200 FEET) TO THE NORTH LINE OF UTAH POWER AND LIGHT PROPERTY; THENCE N76°33'00"W ALONG SAID LINE 348.36 FEET TO THE NORTHERLY LINE OF FAIRWAY LANE; THENCE N21°27'34"W 274.48 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINS 2.62 ACRES, MORE OR LESS.

RECEIVED
DEC 01 1997
Weber County Surveyor

NOTES:

1. ALL COMMON AREA IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, INCLUDING ANY PRIVATE ROADS.
2. EACH UNIT CONTAINED WITHIN THIS PROJECT IS SHOWN WITH DIAGONAL HATCHING AND IS DESIGNATED BY A UNIT NUMBER.
3. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT BUT NOT SHOWN WITH DIAGONAL HATCHING ARE FOR COMMON USE AND ARE TO BE OWNED BY APPLE KNOLL HOMEOWNERS ASSOCIATION.
4. THE ELEVATION OF ALL STRUCTURES SHALL BE GREATER THAN THE ELEVATION OF ANY ADJACENT FLOOD PLAIN.
5. ALL TIE LINES SHOWN FROM PROPERTY LINE TO BUILDING ARE PERPENDICULAR OR RADIAL TO THE SURVEY LINES.
6. THESE BUILDINGS ARE NOT COMPLETED. DIMENSIONS ARE APPROXIMATE ONLY. NO SIGNIFICANT DISCREPANCY SHOULD OCCUR IN THESE DIMENSIONS UPON COMPLETION. ACTUAL LOCATION OF THE COMPLETED BUILDING TAKES PRECEDENCE OVER THE DIMENSIONS ON THIS PLAT.
7. BUILDING TIES ON THE WESTERLY LINE OF WOLF CREEK DRIVE ARE RADIAL TO THE CURVE.

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF APPLE KNOLL VILLAGE—PHASE—1 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 ____ DAY OF _____, 19__

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

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

OWNERS DEDICATION AND CERTIFICATION

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 PLAT APPLE KNOLL VILLAGE—PHASE AND DO 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER 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, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE OWNERS ASSOCIATION ALL COMMON GROUND AND PRIVATE ROADS, TO BE USED BY THE OWNERS OF APPLE KNOLL VILLAGE SUBDIVISION.

SIGNED THIS 5 DAY OF October, 19 96

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, 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 _____ } ss.

ON THE 25 DAY OF Oct, 19 96, 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

COMM. EXP. 1998

001782

PROJECT NO. 2091.01	ENGINEERED: J. REEVE
DATE: MAY 10, 1996	DRAFTED: C. CAVE
SCALE: 1" = 40'	CHECKED:
REVISED: 10-16-96(TL) 10-18-96(CC)	

WEBER COUNTY RECORDER

ENTRY NO. 1437503 FEE PAID $44.00
FILED FOR RECORD AND RECORDED, Oct. 29, 1996 AT 12:10PM
IN BOOK 43 OF THE OFFICIAL RECORDS, PAGE 41

RECORDED FOR: VALLEY CONSTRUCTION INC.
DOUG CROFTS
WEBER COUNTY RECORDER
BY: _____ DEPUTY.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS 22 DAY OF Oct, 19 96

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNATURE

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.

SIGNED THIS 23 DAY OF Oct, 19 96

CHAIRMAN, WEBER COUNTY COMMISSION — TITLE: WEBER CO CLERK/AUDITOR — ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE 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 23rd DAY OF October, 1996

COUNTY SURVEYOR — STATE OF UTAH

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 23rd DAY OF October, 1996

SIGNATURE

REEVE & REEVE ENGINEERING, INC.
ENGINEERS, PLANNERS, & SURVEYORS
3670 QUINCY AVE. SUITE NO. 1
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666

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