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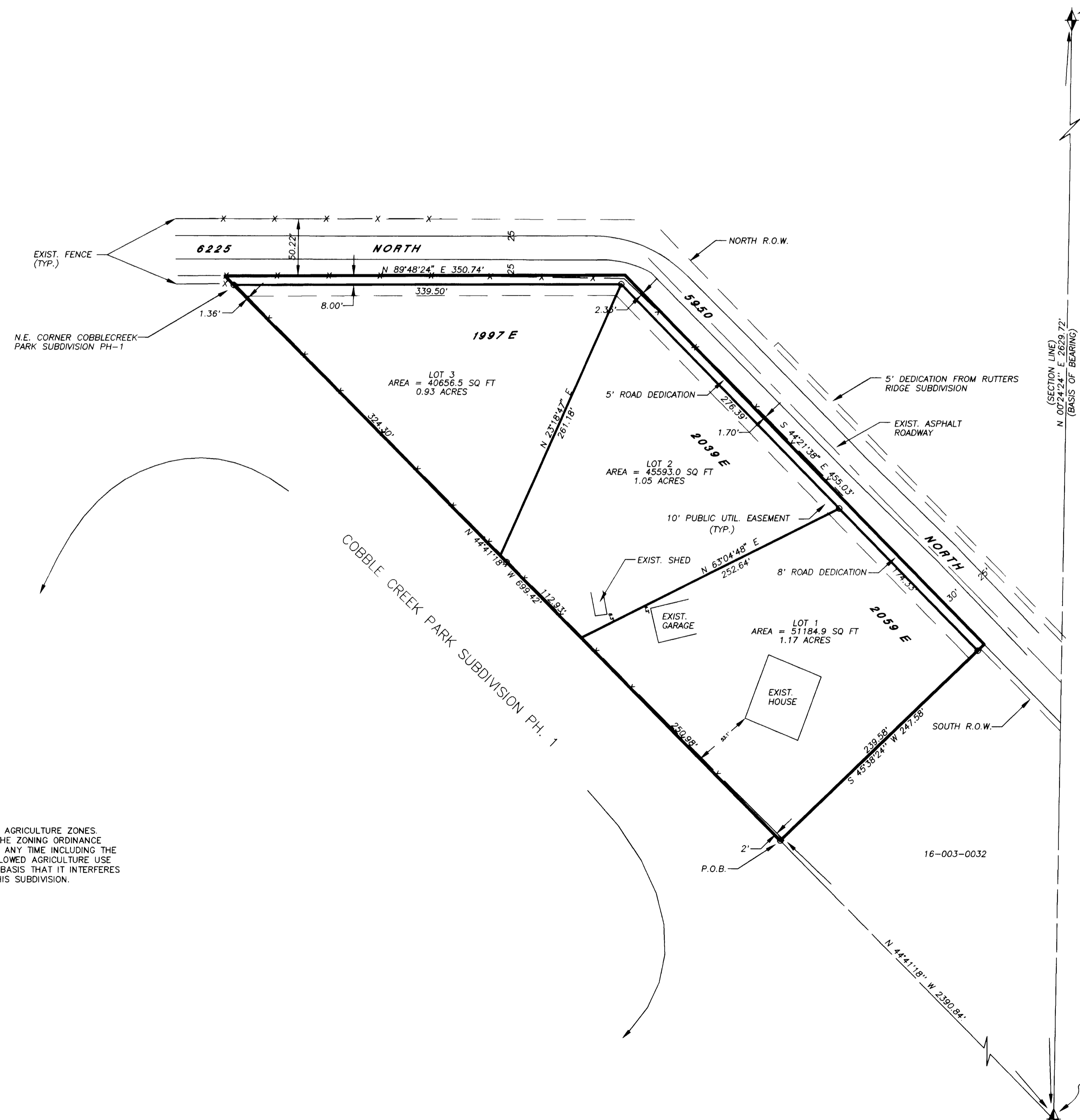
LINFORD HILLS SUBDIVISION

A PART OF THE S.E. 1/4 OF SECTION 1, T.7N., R.1W., S.L.B. AND M.
LIBERTY, WEBER COUNTY, UTAH
OCTOBER, 1997



SCALE: 1" = 60'
O = 5/8" X 24" LENGTH REBAR
W/CAP STAMPED 107204

NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES.
AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE
FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME, INCLUDING THE
OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE
SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES
WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.



EAST 1/4 COR. SEC. 1,
T.7N., R.1W., S.L.B. & M.
REBAR USED FOR 1/4 COR.

(SECTION LINE)
N 02°24'24" E 262.97'
(BASIS OF BEARING)

S.E. COR. SEC. 1,
T.7N., R.1W., S.L.B. & M.
WEBER CO. BRASS CAP
1981 FAIR COND.

•SURVEYORS CERTIFICATE•

I, DOUG L. GRAHAM, A PROFESSIONAL LICENSED LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF LINFORD HILLS SUBDIVISION, IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND. AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.
SIGNED THIS _____ DAY OF _____ 19____
R.L.S. # 172757
SIGNATURE: *[Signature]*
STATE OF UTAH

•OWNERS DEDICATION•

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 TRACT LINFORD HILLS SUBDIVISION, 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 THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
SIGNED THIS _____ DAY OF _____ 19____

•ACKNOWLEDGEMENT•

STATE OF UTAH
COUNTY OF WEBER ss
ON THIS _____ DAY OF _____ 19____ PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
commission expires _____ notary public

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____ 19____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

•BOUNDARY DESCRIPTION•

A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 44°11'18" WEST 2390.84 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1, (BASIS OF BEARING BEING THAT SECTION LINE BEARING NORTH 02°24'24" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 1) AND RUNNING THENCE NORTH 44°11'18" WEST 899.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH FORK ROAD; THENCE NORTH 89°48'24" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 350.74 FEET; THENCE SOUTH 44°21'38" EAST 455.03 FEET; THENCE SOUTH 45°38'24" WEST 247.58 FEET TO THE POINT OF BEGINNING.
CONTAINS 3.24 ACRES.

•NARRATIVE•

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 3 LOT SUBDIVISION. SEVERAL PROPERTY CORNERS OF COBBLE CREEK PARK SUBDIVISION WERE FOUND AND THE AVERAGE BEARING WAS USED FOR THE SOUTHERLY BOUNDARY. THE SOUTH LINE OF 595.0 NORTH WAS ESTABLISHED FROM RUTTERS RIDGE AND SHADY OAKS SUBD. THE BEARING BASE IS AS SHOWN AND IS ON THE CURRENT WEBER COUNTY STATE PLANE GRID BEARING SYSTEM AS PUBLISHED.

RECEIVED
DEC 03 1997
Weber County Surveyors

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.
SIGNED THIS _____ DAY OF _____ 19____
signature

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 AFFECT.
SIGNED THIS _____ DAY OF _____ 19____
signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 19____
signature

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF THE SURVEY OF THE FOREGOING PLAT AND 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 _____ DAY OF _____ 19____
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 THIS _____ DAY OF _____ 19____
ATTEST:
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
2400 GRANT AVE. SUITE 200-B COBBLE, UTAH 84001
PH 467-4004

CLIENT: STEVE YOUNG
LOCATION: A PART OF THE S.E. 1/4 OF SECTION 1, T.7N., R.1W., S.L.B. & M.
SURVEYED:

REVISIONS:	DRAWN BY: <i>[Signature]</i>
	CHECKED BY: I. D. BUTTARS
	DATE: 10-3-97
	FILE: 1919FIN.DWG

WEBER COUNTY RECORDER
ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 19____
AT _____ IN BOOK _____ OF _____
PAGE _____
WEBER COUNTY RECORDER
BY _____ DEPUTY

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