HEINER SUBDIVISION, PHASE II

PART OF THE NORTHEAST QUARTER OF SECTION 7, T. 6 N., R. 2 W.

WEBER COUNTY, UTAH

NOVEMBER 1997

MT. WEST SURVEY
ROY, UT

Cap Detail

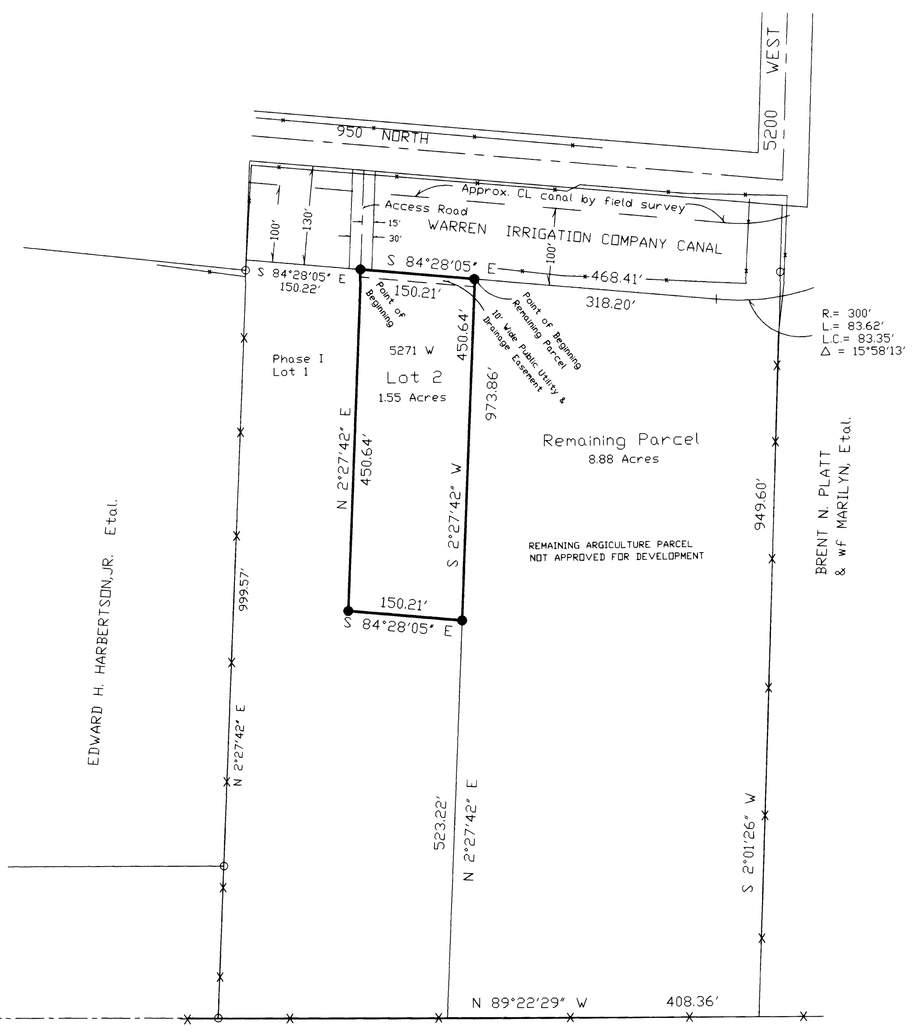
Scale: 1"= 100'

LEGEND: ● DENOTES A SET #5 CAPPED REBAR, 24" LONG

—x—x— EXISTING FENCE

○ DENOTES A FOUND CAPPED REBAR

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION" (And. Ord. #3-82, January 26, 1982)



OWNER'S 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 "HEINER SUBDIVISION" AND 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 DO HEREBY 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, 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.

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS _____DAY OF _____, 199____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SIGNERS OF THE ABOVE DEDICATION, _____ IN NUMBER, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY, AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

_____
RESIDING AT

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 SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF 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 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 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 ____.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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____.

_____ _____
CHAIRMAN, WEBER COUNTY COMMISSION TITLE

_____
ATTEST

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

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WARREN IRR. CO. CANAL SAID POINT BEING S.89°15'43"E., 1173.68 FEET, N.02°27'42"E., 999.57 FEET AND S.84°28'05"E., 150.22 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, AND RUNNING:

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO COURSES;
1.) S.84°28'05"E., 468.41 FEET TO A CURVE TO THE LEFT;
2.) ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 83.62 FEET TO THE WEST LINE OF THE BRENT N. & MARILYN PLATT PROPERTY;

THENCE S.02°01'26"W., ALONG SAID PLATT PROPERTY, A DISTANCE OF 949.60 FEET TO A POINT ON AN EASTERLY TO WESTERLY FENCE LINE, ALSO BEING THE NORTH LINE OF DAVID L. HANSEN TRUST PROPERTY;

THENCE N.89°22'29"W., ALONG SAID NORTH LINE OF HANSEN TRUST PROPERTY, A DISTANCE OF 408.36 FEET;

THENCE N.02°27'42"E., 523.22 FEET;

THENCE N.84°28'05"W., 150.21 FEET;

THENCE N.02°27'42"E., 450.64 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.43 ACRES, MORE OR LESS.

LOT 1 DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WARREN IRR. CO. CANAL, SAID POINT BEING S.89°15'43"E., 1173.68 FEET, N.02°27'42"E., 999.57 FEET AND S.84°28'05"E., 150.22 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, AND RUNNING:

THENCE ALONG SAID SOUTH LINE, S.84°28'05"E., 150.21 FEET;
THENCE S.02°27'42"W., 450.64 FEET;
THENCE N.84°28'05"W., 150.21 FEET;
THENCE N.02°27'42"E., 450.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.55 ACRES, MORE OR LESS.

REMAINING PARCEL DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WARREN IRR. CO. CANAL SAID POINT BEING S.89°15'43"E., 1173.68 FEET, N.02°27'42"E., 999.57 FEET AND S.84°28'05"E., 300.43 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, AND RUNNING:

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO COURSES;
1.) S.84°28'05"E., 318.20 FEET TO A CURVE TO THE LEFT;
2.) ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 83.62 FEET TO THE WEST LINE OF THE BRENT N. & MARILYN PLATT PROPERTY;

THENCE S.02°01'26"W., ALONG SAID PLATT PROPERTY, A DISTANCE OF 949.60 FEET TO A POINT ON AN EASTERLY TO WESTERLY FENCE LINE, ALSO BEING THE NORTH LINE OF DAVID L. HANSEN TRUST PROPERTY;

THENCE N.89°22'29"W., ALONG SAID NORTH LINE OF HANSEN TRUST PROPERTY, A DISTANCE OF 408.36 FEET;

THENCE N.02°27'42"E., 973.86 FEET, TO THE POINT OF BEGINNING AND CONTAINING 8.88 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, DICK N. MECHEM, UTAH PROFESSIONAL LAND SURVEYOR NO. 155649, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT, UNDER MY SUPERVISION, A SURVEY OF THE DESCRIBED LAND WAS MADE AT THE REQUEST OF RAEANN HEINER, AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS L.L.C., AND THAT IT COMPLIES WITH THE ZONING ORDINANCES NOW IN FORCE AND EFFECT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DICK N. MECHEM P.L.S. #155649

DICK N. MECHEM
LICENSED
PROFESSIONAL LAND SURVEYOR
#155649
STATE OF UTAH

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION. TWO ADJOINING SURVEYS WERE UTILIZED IN DETERMINING SOME OF THE LINES AND BOUNDARIES OF THIS SURVEY BECAUSE OF QUESTIONABLE DEED DESCRIPTION LOCATIONS IN RELATION TO SECTION CONTROL. THE SURVEY TO THE WEST, BY "MOUNTAIN ENGINEERING" WAS UTILIZED FOR THE BEGINNING POINT AND THE WEST LINE OF THIS SUBDIVISION AND FIT THE OCCUPATIONS HARMONIOUSLY. THE SURVEY TO THE EAST OF THE NORTHEAST CORNER OF THIS SUBDIVISION WAS FOLLOWED AND AGREED WITH AS TO THE LOCATION OF THE SOUTH LINE OF 950 NORTH STREET AND THE EAST LINE OF 5200 WEST STREET WITH THE ONLY EXCEPTION OF THE "REEVE AND REEVE ENGINEERING" CAPPED REBAR FOUND AT THE SOUTHWEST CORNER OF THE THIRTY TWO FOOT WIDE EASEMENT, AS SURVEYED, FELL 2.65 FEET NORTH OF THE NORTHEAST CORNER OF THIS SUBDIVISION, WHICH WAS NOT HARMONIOUS WITH THE 130' WIDTH GIVEN IN THE WARRANTY DEED IN (BOOK 26 OF DEEDS, PAGE 374.) FOR THE WIDTH THROUGH THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST. OTHER THAN THIS, THE OCCUPATIONS FIT QUITE WELL WITH SAID OTHER TWO SURVEYS. THE BASIS OF BEARING USED WAS THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID TOWNSHIP AND RANGE, AS WAS USED IN THE "MOUNTAIN ENGINEERING" SURVEY.

Prepared By
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Roy, Utah 84067
Ph: (801) 731-5330 Fax: (801) 731-5331

RECEIVED
JAN 2? ...
Weber County Surveyor

COUNTY RECORDER

Entry No._____Fee Paid
_____Filed For Record and
Recorded_____, At
_____In Book_____Of Official
Records, Page _____

_____
County Recorder

By_____
Deputy

69-02-96

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