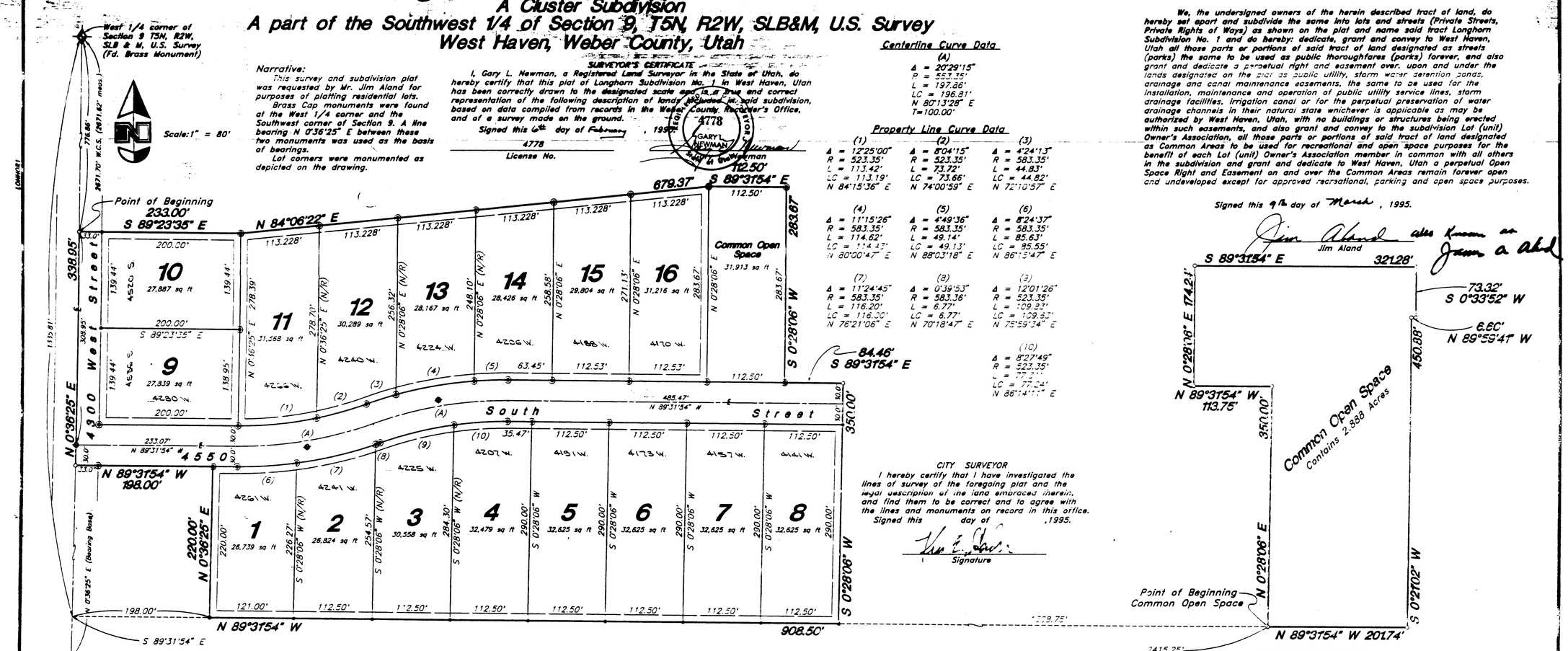
Longhorn Subdivision No. 1

A Cluster Subdivision

A part of the Southwest 1/4 of Section 9, T5N, R2W, SLB&M, U.S. Survey

West Haven, Weber County, Utah



Narrative:

This survey and subdivision plat was requested by Mr. Jim Aland for purposes of platting residential lots.

Brass Cap monuments were found at the West 1/4 corner and the Southwest corner of Section 9. A line bearing N 0°36'25" E between these two monuments was used as the basis of bearings.

Lot corners were monumented as depicted on the drawing.

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Longhorn Subdivision No. 1 in West Haven, Utah has been correctly drawn to the designated 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 Recorder's Office, and of a survey made on the ground.

Signed this 6th day of February, 1995.

4778 — License No.

GARY L. NEWMAN 4778 — REGISTERED LAND SURVEYOR — STATE OF UTAH

Centerline Curve Data

(A)
Δ = 20°29'15"
P = 553.35'
L = 197.86'
LC = 196.81'
N 80°13'28" E
T=100.00'

Property Line Curve Data

(1)	(2)	(3)
Δ = 12°25'00"	Δ = 8°04'15"	Δ = 4°24'13"
R = 523.35'	R = 523.35'	R = 583.35'
L = 113.42'	L = 73.72'	L = 44.83'
LC = 113.19'	LC = 73.66'	LC = 44.82'
N 84°15'36" E	N 74°00'59" E	N 72°10'57" E

(4)	(5)	(6)
Δ = 11°15'26"	Δ = 4°49'36"	Δ = 8°24'37"
R = 583.35'	R = 583.35'	R = 583.35'
L = 114.62'	L = 49.14'	L = 85.63'
LC = 114.47'	LC = 49.13'	LC = 85.55'
N 80°00'47" E	N 88°03'18" E	N 86°15'47" E

(7)	(8)	(9)
Δ = 11°24'45"	Δ = 0°39'53"	Δ = 12°01'26"
R = 583.35'	R = 583.36'	R = 523.35'
L = 116.20'	L = 6.77'	L = 109.93'
LC = 116.00'	LC = 6.77'	LC = 109.93'
N 76°21'06" E	N 70°18'47" E	N 75°59'14" E

(10)
Δ = 8°27'49"
R = 523.35'
L = 77.24'
LC = 77.24'
N 86°14'17" E

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 (Private Streets, Private Rights of Ways) as shown on the plat and name said tract Longhorn Subdivision No. 1 and do hereby: dedicate, grant and convey to West Haven, Utah all those parts or portions of said tract of land designated as streets (parks) the same to be used as public thoroughfares (parks) 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, 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 canal or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by West Haven, Utah, with no buildings or structures being erected within such easements, and also grant and convey to the subdivision Lot (unit) Owner's Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owner's Association member in common with all others in the subdivision and grant and dedicate to West Haven, Utah a perpetual Open Space Right and Easement on and over the Common Areas remain forever open and undeveloped except for approved recreational, parking and open space purposes.

Signed this 9th day of March, 1995.

Jim Aland — Jim Aland also known as James A. Aland

CITY 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 day of, 1995.

Signature

Legend

- ◆ Monument to be set if required by city.
- ◉ Set rebar, cap & metal post
- • Set Rebar & cap
- ■ Set Hub & Tack

ACKNOWLEDGMENT

State of Utah } ss
County of Weber }

On the 9th day of March, 1995, personally appeared before me, the undersigned Notary Public, the signer of the above Owner's Dedication, one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: WEST HAVEN UT

A Notary Public commission in Utah

Commission Expires: August 1, 1998

JANET M. TALBOT — Print Name

NOTARY PUBLIC — JANET M. TALBOT — 2440 South 2050 West — West Haven, Utah 84401 — My Commission Expires Aug 1, 1998 — STATE OF UTAH

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 9, T5N, R2W, SLB & M., U.S. Survey:
Beginning at a point in the centerline of 4300 West Street; said point being 338.95 ft. N 0°36'25" W along the section line from the Northwest corner of said 1/4 Section; running thence S 89°23'35" E 233.00 ft.; thence N 84°06'22" E 679.37 ft.; thence S 89°31'54" E 112.50 ft.; thence S 0°28'06" W 283.67 ft.; thence S 89°31'54" E 84.46 ft.; thence S 0°28'06" W 350.00 ft.; thence N 89°31'54" W 908.50 ft.; thence N 0°36'25" E 220.00 ft.; thence N 89°31'54" W 198.00 ft. to said centerline of 4300 South Street; thence N 0°36'25" E 338.95 ft. along said centerline to the point of beginning.
Contains 13.551 Acres

also:

A part of the Southwest Quarter of Section 9, T5N, R2W, SLB & M., U.S. Survey:
Beginning at a point which is 1335.81 ft. S 0°36'25" W along the section line and 2415.25 ft. S 89°31'54" E from the Northwest corner of said 1/4 Section; running thence N 0°28'06" E 350.00 ft.; thence N 89°31'54" W 113.75 ft.; thence N 0°28'06" E 174.24 ft.; thence S 89°31'54" E 321.28 ft.; thence S 0°33'52" W 73.32 ft.; thence N 89°59'41" W 6.60 ft.; thence S 0°21'02" W 450.88 ft.; thence N 89°31'54" W 201.74 ft. to the point of beginning.
Contains 2.888 Acres

CITY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the West Haven, Utah Ordinance applicable thereto and now in force and effect.

Signed this 9th day of March, 1995.

Signature

NOTE: 10' Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.

CITY ENGINEER

I hereby certify that the required public improvements 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 7 day of March, 1995.

Signature

CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the West Haven, Utah Planning Commission on the 9th day of March, 1995.

Chair, West Haven, Utah Planning Commission

CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements thereon are hereby accepted by the City Council of West Haven, Utah this 9th day of March, 1995.

Mayor, West Haven, Utah

WEBER COUNTY RECORDER

ENTRY NO. 1357370 FEE PAID $48.00 FILED FOR RECORD AND RECORDED APRIL 4, 1995 AT 10:17 A.M. IN BOOK 54 OF OFFICIAL RECORDS, PAGE 67 RECORDED FOR JIM ALAND

DAVE CROFTS, WEBER COUNTY RECORDER

BY: DEPUTY

PREPARED BY:
GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
OGDEN & SALT LAKE CITY, UTAH

RECEIVED MAR 24 1998 Weber County Surveyor

39-67

001100