

001994

001994

001994

001994

001994

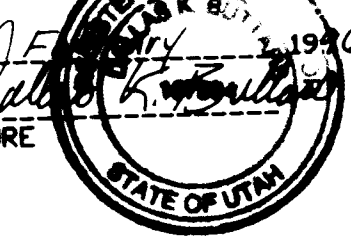
JOHNSON ACRES SUBDIVISION

PART OF THE N.E. 1/4 OF SECTION 17, T.6N., R.2E., S.L.B. & M. U.S. SURVEY
WEBER COUNTY, UTAH
FEB. 1996

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF JOHNSON ACRES SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT JOHNSON ACRES SUBDIVISION 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. I FURTHER CERTIFY THAT ALL THE LOTS IN JOHNSON ACRES HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

SIGNED THIS 13 DAY OF FEBRUARY 1996
R.L.S. # 167594



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 JOHNSON ACRES 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 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

DESCRIPTION

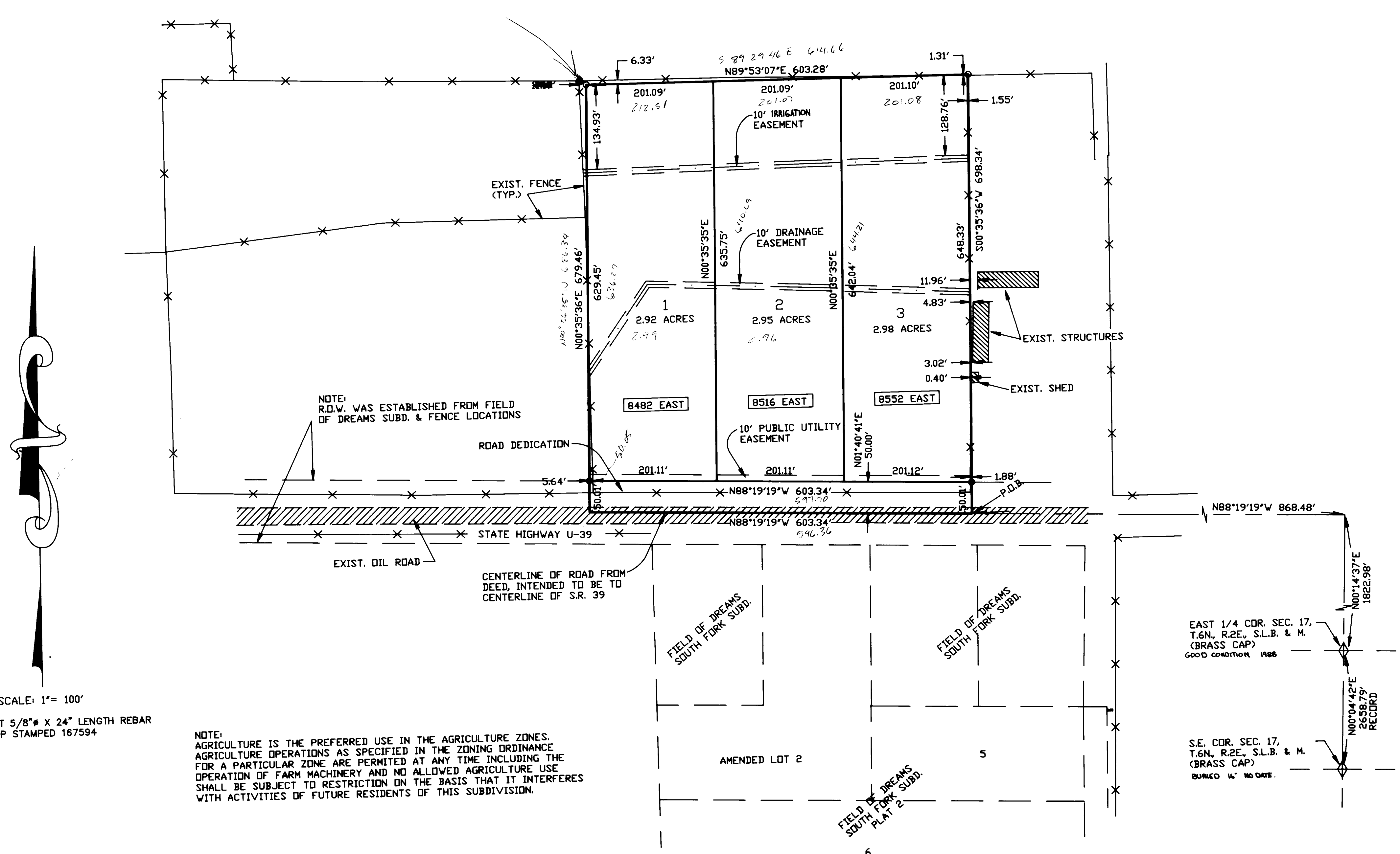
A PART OF THE N.E. 1/4 SECTION 17, T.6N., R.2E., S.L.B. & M. U.S. SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 00°14'37" EAST 1822.98 FEET AND NORTH 88°19'19" WEST 868.48 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 17, AND RUNNING THENCE NORTH 88°19'19" WEST 603.34 FEET; THENCE NORTH 00°35'36" EAST 679.46 FEET; THENCE NORTH 89°53'07" EAST 603.28 FEET; THENCE SOUTH 00°35'36" WEST 698.34 FEET TO THE POINT OF BEGINNING, CONTAINS 9.54 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 3 LOT SUBDIVISION FROM A PARENT TRACT, BASIS OF BEARING STATE PLANE GRID BEARING AS SHOWN BETWEEN S.E. COR. AND EAST 1/4 COR. OF SECTION 17, T.6N., R.2E., S.L.B. & M. ALSO SEE NOTES.

RECEIVED

JUN 19 1996
Weber County Surveyors



SCALE: 1" = 100'
O = SET 5/8" X 24" LENGTH REBAR W/CAP STAMPED 167594

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.

WEBER COUNTY ENGINEER
I HEREBY 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 _____
Chairman, Weber County Commission

LANDMARK SURVEYING
2485 GRANT AVE. SUITE 318-B BOVEN UTAH 84401
PH: 627-4014
CLIENT: CAROL SEIPERT
LOCATION: PART OF THE N.E. 1/4 SEC. 17, T.6N., R.2E.
SURVEYED

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

001994