002065

WOODIES' PLACE

A PART OF THE S.W. 1/4 OF SECTION 7,
T. 5 N., R. 2 W., S.L.B.&M.
WEBER COUNTY, UTAH

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS S. 0° 51' 31" W. 480.48 FEET (SOUTH 7.28 CHAINS) ALONG SECTION LINE, SAID POINT ALSO BEING N. 0° 51' 31" E. 2191.67 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION AND S. 89° 08' 29" E. 564.30 FEET (EAST 8.55 CHAINS) FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE S. 89° 08' 29" E. 702.85 FEET (EAST 10.49 CHAINS MORE OR LESS, TO THE LAND OF GEORGE D. HOOPER); THENCE N. 0° 44' 20" E. 191.14 FEET TO AN FENCE; THENCE N. 89° 35' 17" W. (N. 89° 35' 26" W.) 702.47 FEET ALONG SAID FENCE TO A POINT WHICH BEARS N. 0° 51' 31" E. (NORTH) OF THE POINT OF BEGINNING, THENCE S. 0° 51' 31" W. (SOUTH) 185.66 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.03 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. ROBINETT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND SHOWN PER THIS PLAT.

4/25/95 — DATED

CYNTHIA L. ROBINETT R.L.S.# 7511

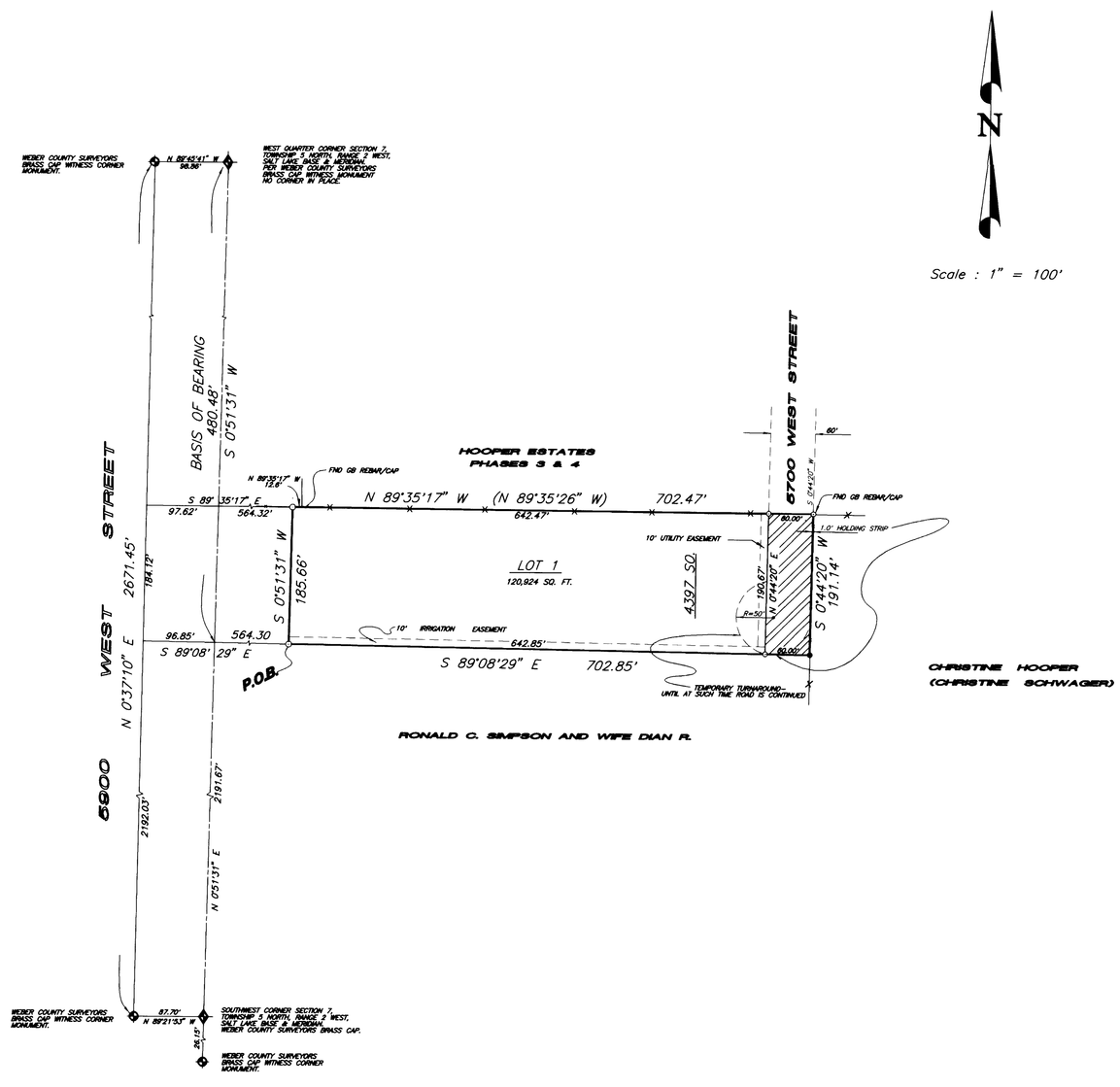
REGISTERED LAND SURVEYOR NO. 7511 CYNTHIA L. ROBINETT STATE OF UTAH

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A LOT FOR THE BUILDING ON FOR JIM KARIGER. THE NORTH BOUNDARY LINE OF THIS SUBDIVISION IS INTENDED TO RUN ALONG AN EXISTING FENCE LINE. PREVIOUSLY TO THIS DATE A QUIT CLAIM DEED HAS BEEN TRANSACTED ON BETWEEN GREG HAWS (DEVELOPER OF HOOPER ESTATES PHASE 3 & 4) AND JIM AND KEVIN KARIGER AS RECORDED IN BOOK 1652 PAGE 1719 OF THE WEBER COUNTY RECORDS.

THE EAST LINE OF SAID PROPERTY HAS BEEN CALLED TO THE LAND OF GEORGE D. HOOPER, SAID LAND IS MONUMENTED BY AN EXISTING OLD FENCE LINE RUNNING NORTH AND SOUTH, GREAT BASIN HAS HONORED SAID FENCE LINE TO THE NORTH OF THIS PROPERTY. A BOUNDARY LINE AGREEMENT HAD BEEN PROPOSED BY JIM KARIGER TO THE NEIGHBOR TO THE EAST, BUT THIS PERSON, CHRISTINE SCHWAGER IS NOT AVAILABLE AND RELATIVES HAVE NO FORWARDING ADDRESS.

THE BASIS OF BEARINGS IS STATE PLANE GRID OF S. 051' 31" W. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, AS MONUMENTED BY WEBER COUNTY SURVEYORS BRASS CAPS AND PER TIE SHEETS OF SAID WEBER COUNTY.



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 WOODIES' PLACE 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 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 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 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.

SIGNED THIS _____ DAY OF _____, 1995

KEVIN DIX KARIGER

JAMES MICHAEL KARIGER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER
ON THIS _____ DAY OF _____, 1995
PERSONALLY
APPEARED _____, AND

SIGNERS OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING AT _____

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE SUBDIVISION PLAT AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 1995

SIGNATURE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT I APPROVE THE REQUIRED IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION AND THE AMOUNT OF FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 1995

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 _____, 1995

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS THEREON ARE HEREBY ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 1995

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____, 1995

COUNTY SURVEYOR

LEGEND:

( )	DISTANCE AND OR BEARING PER DEED OR PLAT.
	NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
	EXISTING FENCES.
○	SET 3/4" REBAR/C.&L.S. CAP.
	STREET TO BE DEDICATED.

NOTE:

AGRICULTURE IS THE PERFERRED 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 SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
OGDEN, UTAH

RECEIVED
SEP 05 1998
Weber County Surveyor

COUNTY RECORDER
ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED:
_____ 19 ____, AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR:
COUNTY RECORDER:
BY:

002065