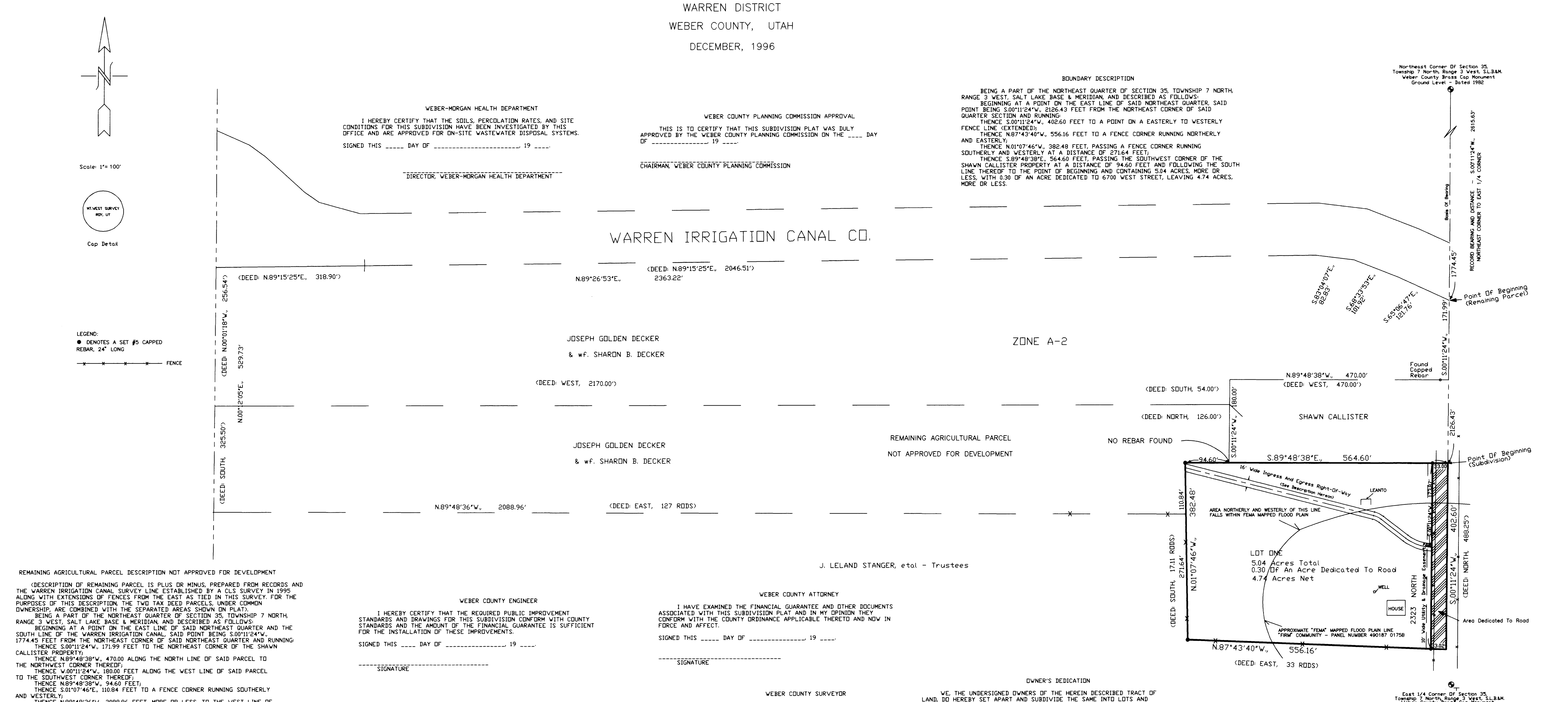
TRAIL'S END SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 3 WEST, S.L.B.&M.

WARREN DISTRICT
WEBER COUNTY, UTAH
DECEMBER, 1996



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

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

BOUNDARY DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING S.00°11'24"W., 2126.43 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING:
THENCE S.00°11'24"W., 402.60 FEET TO A POINT ON A EASTERLY TO WESTERLY FENCE LINE (EXTENDED);
THENCE N.87°43'40"W., 556.16 FEET TO A FENCE CORNER RUNNING NORTHERLY AND EASTERLY;
THENCE N.01°07'46"W., 382.48 FEET, PASSING A FENCE CORNER RUNNING SOUTHERLY AND WESTERLY AT A DISTANCE OF 271.64 FEET;
THENCE S.89°48'38"E., 564.60 FEET, PASSING THE SOUTHWEST CORNER OF THE SHAWN CALLISTER PROPERTY AT A DISTANCE OF 94.60 FEET AND FOLLOWING THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING AND CONTAINING 5.04 ACRES, MORE OR LESS, WITH 0.30 OF AN ACRE DEDICATED TO 6700 WEST STREET, LEAVING 4.74 ACRES, MORE OR LESS.

REMAINING AGRICULTURAL PARCEL DESCRIPTION NOT APPROVED FOR DEVELOPMENT

(DESCRIPTION OF REMAINING PARCEL IS PLUS OR MINUS, PREPARED FROM RECORDS AND THE WARREN IRRIGATION CANAL SURVEY LINE ESTABLISHED BY A CLS SURVEY IN 1995 ALONG WITH EXTENSIONS OF FENCES FROM THE EAST AS TIED IN THIS SURVEY. FOR THE PURPOSES OF THIS DESCRIPTION, THE TWO TAX DEED PARCELS, UNDER COMMON OWNERSHIP, ARE COMBINED WITH THE SEPARATED AREAS SHOWN ON PLAT).
BEING A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER AND THE SOUTH LINE OF THE WARREN IRRIGATION CANAL, SAID POINT BEING S.00°11'24"W., 1774.45 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING:
THENCE S.00°11'24"W., 171.99 FEET TO THE NORTHEAST CORNER OF THE SHAWN CALLISTER PROPERTY;
THENCE N.89°48'38"W., 470.00 ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF;
THENCE W.00°11'24"W., 180.00 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF;
THENCE N.89°48'38"W., 94.60 FEET;
THENCE S.01°07'46"E., 110.84 FEET TO A FENCE CORNER RUNNING SOUTHERLY AND WESTERLY;
THENCE N.89°48'36"W., 2088.96 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST QUARTER;
THENCE N.00°12'05"E., 529.73 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF WARREN IRRIGATION CANAL;
THENCE ALONG SAID SOUTH LINE THE FOLLOWING (4) CALLS:
(1) N.89°26'53"E., 2363.22 FEET
(2) S.83°04'07"E., 82.83 FEET
(3) S.86°33'53"E., 101.92 FEET
(4) S.65°06'47"E., 121.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.64 ACRES, MORE OR LESS.

INGRESS AND EGRESS RIGHT-OF-WAY DESCRIPTION

BEING A STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, EIGHT FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT WHICH IS S.00°11'24"W., 2126.43 FEET, N.89°48'38"W., 33.00 FEET AND S.00°11'24"W., 181.87 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING:
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DISTANCE OF 60.60 FEET (LONG CHORD BEARS N.70°31'46"W., 59.58 FEET);
THENCE N.52°15'17"W., 66.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A DISTANCE OF 18.32 FEET (LONG CHORD BEARS N.63°55'00"W., 18.19 FEET);
THENCE N.75°34'43"W., 418.93 FEET TO THE WEST LINE OF THIS SUBDIVISION.

Prepared By
Mountain West Professional Land Surveyors, L.L.C.
1825 W. 4400 S. P.O. Box 207
Roy, Utah 84067
Ph: (801) 731-5330 Fax: (801) 731-5331

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

SURVEYOR'S CERTIFICATE

I, DICK N. MECHEM, UTAH PROFESSIONAL LAND SURVEYOR NO. 155649, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, AT THE REQUEST OF MR. & MRS. WALTER SANDERS AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, L.L.C., AND CONFORMS TO 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.

PROFESSIONAL LAND SURVEYOR 155649 DICK N. MECHEM State of Utah

"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." (Amd. Ord. #3-82, January 26, 1982)

"NO RESIDENTIAL OR COMMERICAL BUILDING ON GROUND BELOW 4215 IN ELEVATION." (WEBER COUNTY PLANING FEB 10 1997)

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 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

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ATTEST

ROADSIDE DRAINAGE RUNS NORTH, A SWALE SHOULD BE CREATED TO CHANNEL THE ROAD SIDE WATER TO THE NORTH AND A CULVERT PIPE WILL BE NEEDED AT EXISTING INGRESS TO PROPERTY, TO ALLOW FOR FREE MOVEMENT OF DRAINAGE MINIMUM 12" RCP REQUIRED. THIS WORK WILL NEED AN EXCAVATION PERMIT AVAILABLE THROUGH THE COUNTY ENGINEERING OFFICE. (WEBER COUNTY PUBLIC WORKS/ENGINEERING)

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 "TRAIL'S END 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.

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____________________ ____________________

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

RECEIVED
OCT 23 1998
Weber County Surveyor

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION UTILIZING WEBER COUNTY CONTROL INFORMATION AND ADJOINING PROPERTY SURVEYS OF RECORD TO ESTABLISH THE PROPERTY LINES FOR THE SUBDIVISION AND REMAINING PARCEL. THE FENCES AS FOUND WERE USED TO ESTABLISH THE SOUTH AND WEST LINE OF THE SUBDIVISION AS THE FENCES WERE OLD FENCE LINES AND RECOGNIZED BY THE OWNERS AS THE PROPERTY LINES FOR MANY YEARS. THE BASIS OF BEARING USED WAS THE RECORD BEARING AND DISTANCE OBTAINED FROM THE WEBER COUNTY SURVEY OFFICE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 3 WEST.

COUNTY RECORDER

Entry No.__________Fee Paid
__________Filed For Record and
Recorded__________________, At
_______In Book_____Of Official
Records, Page __________

____
County Recorder

By____________________
Deputy

48-96