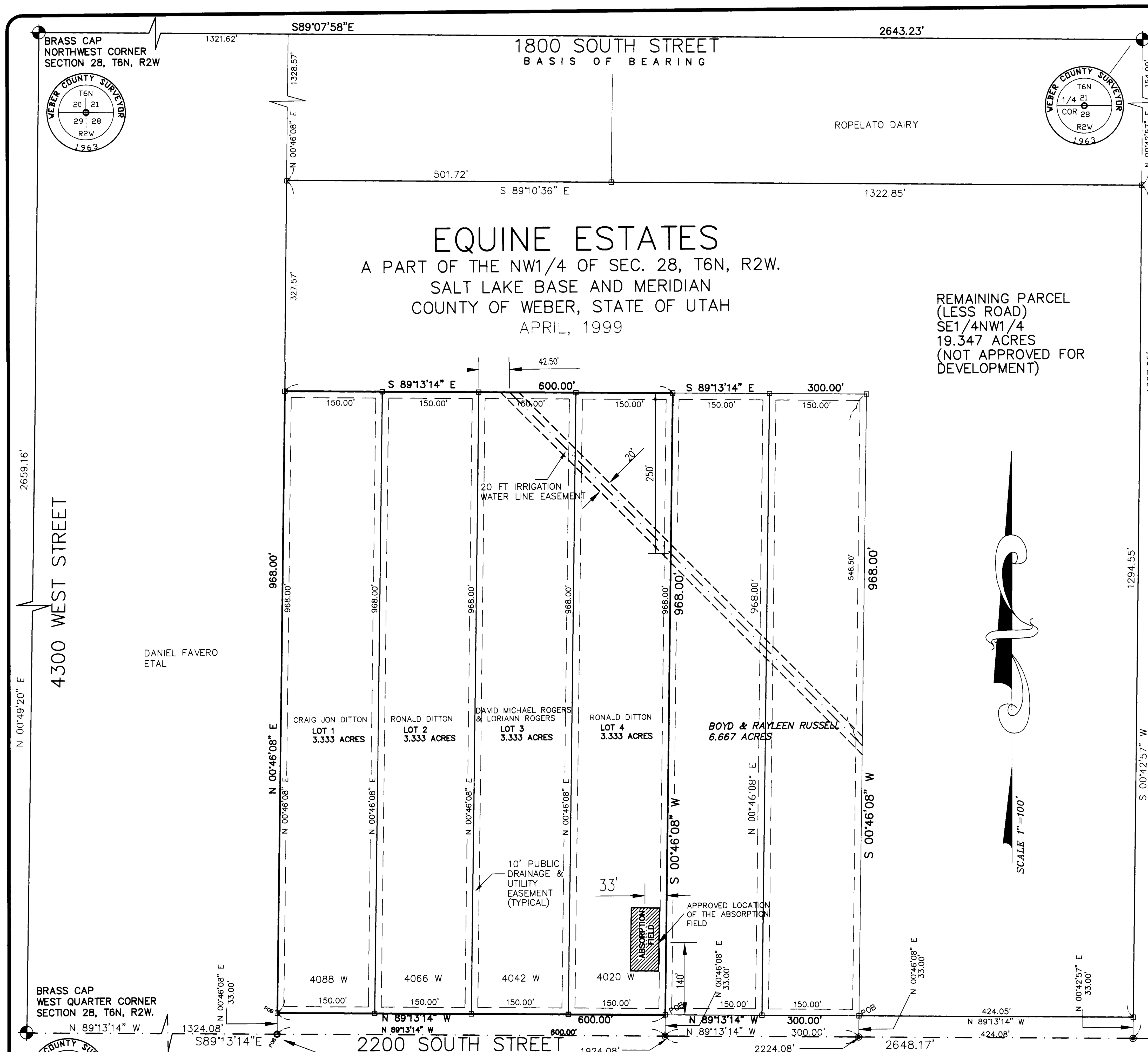
DRAWING NUMBER 002181



BOUNDARY DESCRIPTION
REMAINING PARCEL (BOYD & RAYLEEN RUSSELL)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 89°13'14" EAST 1924.08 FEET ALONG THE QUARTER SECTION LINE, BEING ALSO THE CENTERLINE OF 2200 SOUTH STREET; THENCE NORTH 00°46'08" EAST 33.00 FEET TO A POINT ON THE NORTH LINE OF SAID 2200 SOUTH STREET, THE TRUE POINT OF BEGINNING, A REBAR/CAP;

THENCE NORTH 00°46'08" EAST 968.00 FEET;
THENCE SOUTH 89°13'14" EAST 300.00 FEET;
THENCE SOUTH 00°46'08" WEST 968.00 FEET TO A POINT ON THE CENTERLINE OF 2200 SOUTH STREET;
THENCE NORTH 89°13'14" WEST 300.00 FEET ALONG THE CENTERLINE OF 2200 SOUTH STREET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.667 ACRES.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, CALLED SOUTH 89°07'58" EAST.

BOUNDARY DESCRIPTION
REMAINING PARCEL

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 89°13'14" EAST 2224.08 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 00°46'08" EAST 33.00 FEET TO A POINT ON THE NORTH LINE OF 2200 SOUTH STREET;

THENCE NORTH 00°46'08" EAST 968.00 FEET;
THENCE NORTH 89°13'14" WEST 900.00 FEET TO THE ONE-SIXTEENTH LINE;
THENCE NORTH 00°46'08" EAST 327.57 FEET ALONG THE ONE-SIXTEENTH LINE;
THENCE SOUTH 89°10'36" EAST 1322.85 FEET ALONG THE ONE-SIXTEENTH LINE;
THENCE SOUTH 00°42'57" WEST 1294.55 FEET TO A POINT ON THE NORTH LINE OF 2200 SOUTH STREET;
THENCE NORTH 89°13'14" WEST 424.05 FEET ALONG THE NORTH LINE OF 2200 SOUTH STREET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 19.347 ACRES.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, CALLED SOUTH 89°07'58" EAST.

BOUNDARY DESCRIPTION
ROAD PARCEL

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 89°13'14" EAST 1324.08 FEET ALONG THE QUARTER SECTION LINE BEING ALSO THE CENTERLINE OF 2200 SOUTH STREET, TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 00°46'08" EAST 33.00 FEET TO A POINT ON THE NORTH LINE OF 2200 SOUTH STREET;
THENCE SOUTH 89°13'14" EAST 600.00 FEET ALONG THE NORTH LINE OF 2200 SOUTH STREET;
THENCE SOUTH 00°46'08" WEST 33.00 FEET TO THE CENTER OF 2200 SOUTH STREET;
THENCE NORTH 89°13'14" WEST 600.00 FEET ALONG THE CENTER OF 2200 SOUTH STREET, BEING THE QUARTER SECTION LINE, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.455 ACRES.

THE ABOVE DESCRIBED TRACT OF LAND IS THE NORTH HALF OF 2200 SOUTH STREET.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, CALLED SOUTH 89°07'58" EAST.

BOUNDARY DESCRIPTION
EQUINE ESTATES

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 89°13'14" EAST 1324.08 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 00°46'08" EAST 33.00 FEET TO A POINT ON THE NORTH LINE OF 2200 SOUTH STREET, THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°46'08" EAST 968.00 FEET ALONG THE ONE-SIXTEENTH LINE;
THENCE SOUTH 89°13'14" EAST 600.00 FEET;
THENCE SOUTH 00°46'08" WEST 968.00 FEET TO A POINT ON THE NORTH LINE OF 2200 SOUTH STREET;
THENCE NORTH 89°13'14" WEST 600.00 FEET ALONG THE NORTH LINE OF 2200 SOUTH STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 13.333 ACRES.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, CALLED SOUTH 89°07'58" EAST.

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:

EQUINE ESTATES

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 DO HEREBY GRANT A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTAINANCE 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS ____ DAY OF ______________, 1999.

DAVID MICHAEL ROGERS ______________ LORIANN ROGERS ______________

CRAIG JON DITTON ______________

RONALD DITTON ______________

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER } SS

ON THE ______ DAY OF ______________, 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

____
NOTARY PUBLIC

RESIDING AT ______________, UTAH
MY COMMISSION EXPIRES: ______________

SURVEY NARRATIVE:

A. THIS SURVEY WAS MADE AT THE REQUEST OF DAVID & LORI ROGERS, 460 EAST 2100 NORTH, OGDEN, UT 84414, TEL 801-732-1068.

B. THE PURPOSE OF THE SURVEY IS TO SUBDIVIDE A TRACT OF LAND INTO FOUR LOTS, FOR SINGLE FAMILY HOMES.

C. THE CORNERS MARKED WITH "◻" ARE 5/8"X24" REBARS, WITH CAPS STAMPED "MOUNTAIN ENGINEERING". OTHER MARKS FOUND OR SET ARE AS INDICATED.

D. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, CALLED SOUTH 89°07'58" EAST. BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM.

LEGEND:

- WEBER COUNTY SURVEYOR'S BRASS CAP
- SET REBAR W/CAP STAMPED, "MOUNTAIN ENGINEERING"
- SET NAIL AND WASHER
- REEVE AND REEVE NAIL AND WASHER

STATEMENT FOR AGRICULTUAL ZONING:

AGRICULTURE IS THE PREFERRED USE IN AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS, AS SPECIFIED IN THE ZONING ORDINANCES 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 THE ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

CERTIFICATE OF ZONING:

I FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION MEET THE REQUIREMENTS OF THE ZONING ORDINANCES NOW IN FORCE AND EFFECT.

____
WILLIAM L. HOLYOAK, PE & PLS
UTAH LAND SURVEYOR REGISTRATION NO. 86-167461-2201.

RECEIVED
MAR 8 1999

WEBER-MORGAN HEALTH DISTRICT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATE, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTE WATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF ______________, 19___.

____
DIRECTOR, WEBER-MORGAN HEALTH DISTRICT

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___.

____
WEBER COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISION ON THE _____ DAY OF ______________, 19___.

SIGNED THIS _____ DAY OF ______________, 19___.

____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY SURVEYOR

THIS IS TO 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 ______________, 19___.

____
WEBER COUNTY SURVEYOR

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF ______________, 19___.

____
WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY.

SIGNED THIS _____ DAY OF ______________, 19___.

____
CHAIRMAN, WEBER COUNTY COMMISSIONERS

ATTEST ______________
TITLE: ______________

CERTIFICATE OF SURVEYOR

I, WILLIAM L. HOLYOAK, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF EQUINE ESTATES IN WEBER COUNTY, UTAH, HAS BEEN DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION BASED ON THE DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM FIELD SURVEYS MADE ON THE GROUND UNDER MY DIRECTION.

SIGNED THIS 30 DAY OF March, 1999.

William L. Holyoak
WILLIAM L. HOLYOAK, PE & RLS
UTAH LAND SURVEYOR REGISTRATION NO. 86-167461-2201

REGISTERED LAND SURVEYOR 167461 WILLIAM L. HOLYOAK STATE OF UTAH

WEBER COUNTY RECORDER

ENTRY NO. ______________ FEE PAID ______________
FILED FOR RECORD AND RECORDED ______________ AT ______________
IN BOOK ______________ OF THE OFFICIAL RECORDS, PAGE ______________

RECORDED FOR:

____
WEBER COUNTY RECORDER
BY: ______________ DEPUTY.

REVISIONS		
DATE	BY	COMMENTS
02-03	WLH	REVISED FROM 6 TO 4 LOTS
03-22	WLH	REVISED FOR FINAL ISSUE

MOUNTAIN ENGINEERING
P. O. BOX 309
MORGAN, UTAH 84050
TEL (801) 829-3747 829-3620

DESIGNED BY: WILLIAM L. HOLYOAK
DRAWN BY: WILLIAM L. HOLYOAK
DATE: MARCH, 1999

EQUINE ESTATES
A PART OF THE NW1/4 OF SECTION 28, T6N, R2W
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

FOR: DAVID & LORI ROGERS, 460 EAST 2100 NORTH, OGDEN, UT 84414
JOB NO.

DRAWING NO. ME 97-108
SHEET 1 OF 1
FILE: "ROPELAT7"

002181