DRAWING NUMBER 002195
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 257548
POSITION ONLY OF PAPER OR MYLAR

DRAWING NUMBER 002195
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 257548

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 257548

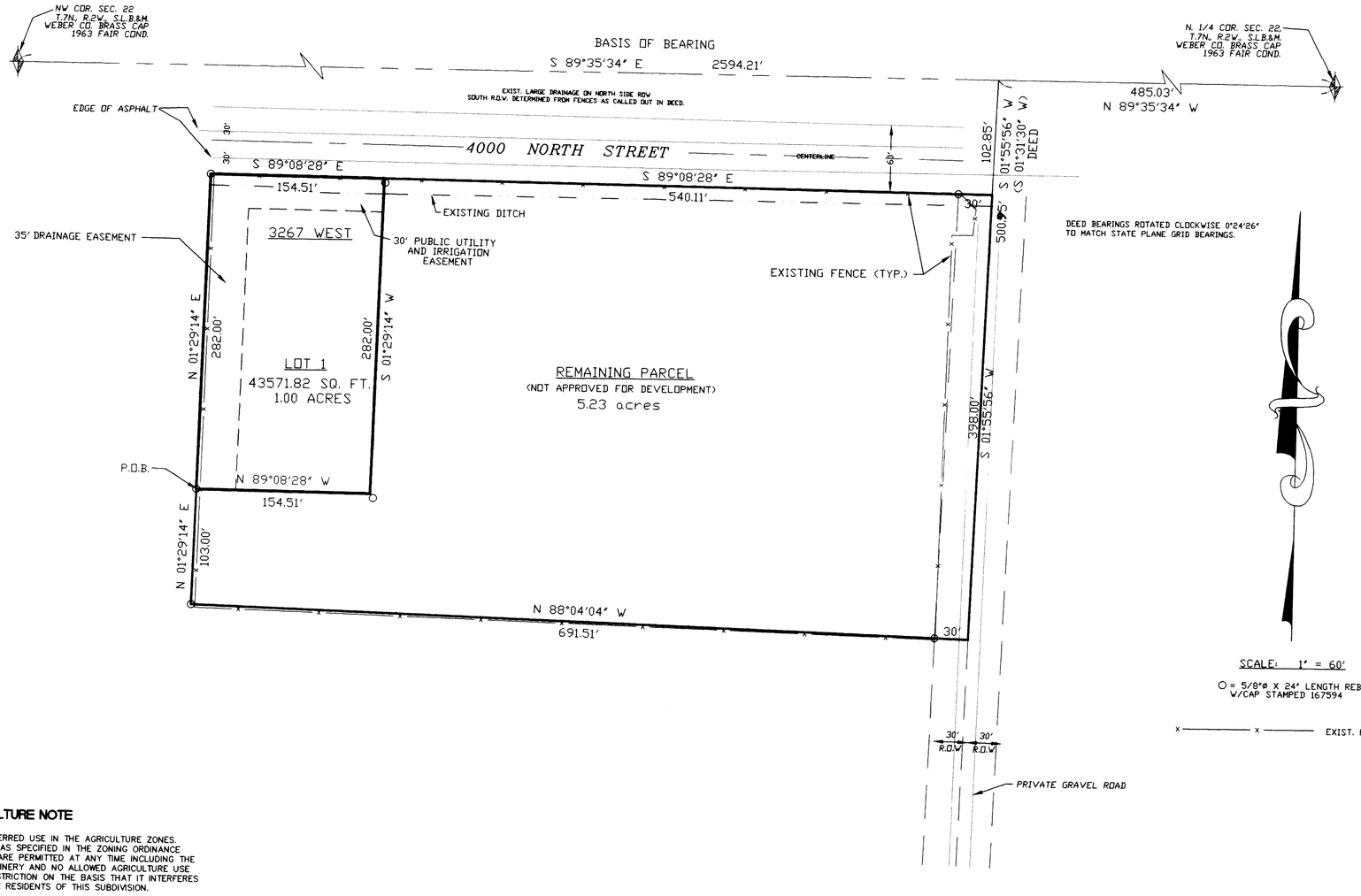
DRAWING NUMBER 002195
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA



# HEATHERGLEN SUBDIVISION

## A PART OF THE NORTH HALF OF SECTION 22, T. 7 N., R. 2 W., S.L.B. and M.

## JANUARY 1999




BEED BEARINGS ROTATED CLOCKWISE 0°24'26" TO MATCH STATE PLANE GRID BEARINGS.

SCALE: 1" = 60'

○ = 5/8"ø X 24" LENGTH REBAR W/CAP STAMPED 167594

x ——— x ——— EXIST. FENCE

### AGRICULTURE 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 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

### 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____.

ATTEST: _____
TITLE: CHAIRMAN, WEBER COUTY COMMISSION

RECEIVED
APR 16 1999
Weber County Surveyor

### •SURVEYORS CERTIFICATE•

I, DALLAS K. BUTTARS, A PROFESSIONAL LICENSED LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF HEATHERGLEN SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 15th DAY OF April 1999

P.L.S. # 167594 _____ SIGNATURE

DALLAS K. BUTTARS — STATE OF UTAH

### •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 HEATHERGLEN 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____DAY OF _____19

_____ _____

_____ _____

### •ACKNOWLEDGEMENT•

STATE OF UTAH )
COUNTY OF WEBER ) ss
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

### 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

### •BOUNDARY DESCRIPTION•

A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT NORTH 89°35'34" WEST 485.03 FEET ALONG THE SECTION LINE, SOUTH 1°55'56" WEST 500.95 FEET, NORTH 88°04'04" WEST 691.51 FEET AND NORTH 1°29'14" EAST 103.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22, SAID POINT ALSO BEING THE CENTER OF A DRAINAGE DITCH AND RUNNING THENCE NORTH 1°29'14" EAST 282.00 FEET TO THE SOUTH LINE OF 4000 NORTH STREET, THENCE SOUTH 89°08'28" EAST 154.51 FEET ALONG SOUTH LINE OF SAID STREET, THENCE SOUTH 1°29'14" WEST 282.00 FEET, THENCE NORTH 89°08'28" WEST 154.51 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.00 ACRES

### REMAINDER PARCEL DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT NORTH 89°35'34" WEST 485.03 FEET ALONG THE SECTION LINE, SOUTH 1°55'56" WEST 500.95 FEET, NORTH 88°04'04" WEST 691.51 FEET AND NORTH 1°29'14" EAST 103.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22, SAID POINT ALSO BEING THE CENTER OF A DRAINAGE DITCH AND RUNNING THENCE SOUTH 89°08'28" EAST 154.51 FEET, THENCE NORTH 01°29'14" EAST 282.00 FEET TO THE SOUTH LINE OF 4000 NORTH STREET, THENCE SOUTH 88°08'28" EAST 540.11 FEET ALONG SOUTH LINE OF SAID STREET, THENCE SOUTH 1°55'56" WEST 398.00 FEET, THENCE NORTH 88°04'04" WEST 691.51 FEET TO THE CENTER OF A DRAINAGE DITCH, THENCE NORTH 1°29'14" EAST 103.00 FEET ALONG CENTER OF DRAINAGE DITCH TO THE POINT OF BEGINNING.
CONTAINS 5.23 ACRES

### NARRATIVE

*THE PURPOSE OF THIS SURVEY WAS TO CREATE A 1 LOT SUBDIVISION. DEED BEARINGS WERE ROTATED TO WEBER COUNTY STATE PLANE GRID BEARING SYSTEM.*

**LANDMARK SURVEYING**
*A COMPLETE SURVEYING SERVICE*
2405 GRANT AVE. SUITE 9B OGDEN, UTAH 84401
PH. 627 - 4044

CLIENT: ART PLUIM

LOCATION: A PART OF THE S.E. 1/4 OF SECTION 22 AND THE N.E. 1/4 OF SECTION 7, T.8N., R.2W. S.L.B.&M.

SURVEYED: JUNE 1998

| REVISIONS: | DRAWN BY: DB |
|---|---|
| 7-13-98 LK | CHECKED BY: |
| 12-18-98 DB | DATE: 4-16-98 |
| 1-15-99 DB | FILE: 1969FIN.DWG |

### WEBER COUNTY RECORDER

ENTRY #_____ FEE_____
FILED FOR RECORD & RECORDED
THIS _____DAY OF _____19
AT_____IN BOOK _____OF____
PAGE_____

_____
WEBER COUNTY RECORDER
BY _____
DEPUTY