DRAWING NUMBER 00225 3

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 07540

RUSS SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M.

HOOPER DISTRICT WEBER COUNTY, UTAH MAY, 1997

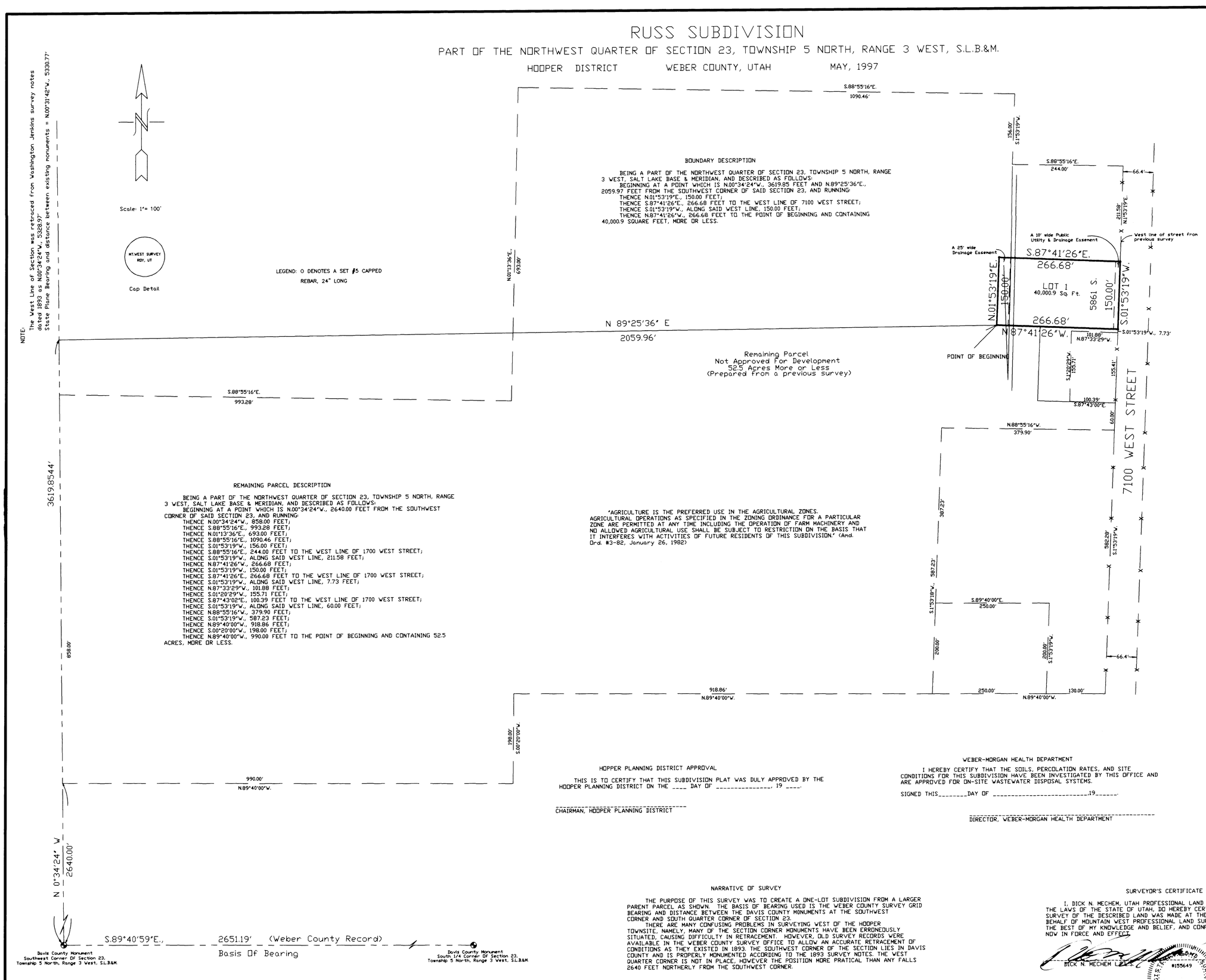
NOTE:
The West Line of Section was retraced from Washington Jenkins survey notes dated 1893 as N00°34'24"W, 5328.97'
State Plane Bearing and distance between existing monuments = N00°31'42"W, 5330.77'

Scale: 1"= 100'

MT.WEST SURVEY
ROY, UT

Cap Detail

LEGEND: O DENOTES A SET #5 CAPPED REBAR, 24" LONG



BOUNDARY DESCRIPTION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N.00°34'24"W., 3619.85 FEET AND N.89°25'36"E., 2059.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:

THENCE N.01°53'19"E., 150.00 FEET;
THENCE S.87°41'26"E., 266.68 FEET TO THE WEST LINE OF 7100 WEST STREET;
THENCE S.01°53'19"W., ALONG SAID WEST LINE, 150.00 FEET;
THENCE N.87°41'26"W., 266.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,000.9 SQUARE FEET, MORE OR LESS.

REMAINING PARCEL DESCRIPTION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N.00°34'24"W., 2640.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:

THENCE N.00°34'24"W., 858.00 FEET;
THENCE S.88°55'16"E., 993.28 FEET;
THENCE N.01°13'36"E., 693.00 FEET;
THENCE S.88°55'16"E., 1090.46 FEET;
THENCE S.01°53'19"W., 156.00 FEET;
THENCE S.88°55'16"E., 244.00 FEET TO THE WEST LINE OF 1700 WEST STREET;
THENCE S.01°53'19"W., ALONG SAID WEST LINE, 211.58 FEET;
THENCE N.87°41'26"W., 266.68 FEET;
THENCE S.01°53'19"W., 150.00 FEET;
THENCE S.87°41'26"E., 266.68 FEET TO THE WEST LINE OF 1700 WEST STREET;
THENCE S.01°53'19"W., ALONG SAID WEST LINE, 7.73 FEET;
THENCE N.87°33'29"W., 101.88 FEET;
THENCE S.01°20'29"W., 155.71 FEET;
THENCE S.87°43'02"E., 100.39 FEET TO THE WEST LINE OF 1700 WEST STREET;
THENCE S.01°53'19"W., ALONG SAID WEST LINE, 60.00 FEET;
THENCE N.88°55'16"W., 379.90 FEET;
THENCE S.01°53'19"W., 587.23 FEET;
THENCE N.89°40'00"W., 918.86 FEET;
THENCE S.00°20'00"W., 198.00 FEET;
THENCE N.89°40'00"W., 990.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.5 ACRES, MORE OR LESS.

"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)

HOOPER PLANNING DISTRICT APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HOOPER PLANNING DISTRICT ON THE ____ DAY OF _____, 19 ____.

_____
CHAIRMAN, HOOPER PLANNING DISTRICT

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

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE-LOT SUBDIVISION FROM A LARGER PARENT PARCEL AS SHOWN. THE BASIS OF BEARING USED IS THE WEBER COUNTY SURVEY GRID BEARING AND DISTANCE BETWEEN THE DAVIS COUNTY MONUMENTS AT THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 23.

THERE ARE MANY CONFUSING PROBLEMS IN SURVEYING WEST OF THE HOOPER TOWNSITE, NAMELY, MANY OF THE SECTION CORNER MONUMENTS HAVE BEEN ERRONEOUSLY SITUATED, CAUSING DIFFICULTY IN RETRACEMENT. HOWEVER, OLD SURVEY RECORDS WERE AVAILABLE IN THE WEBER COUNTY SURVEY OFFICE TO ALLOW AN ACCURATE RETRACEMENT OF CONDITIONS AS THEY EXISTED IN 1893. THE SOUTHWEST CORNER OF THE SECTION LIES IN DAVIS COUNTY AND IS PROPERLY MONUMENTED ACCORDING TO THE 1893 SURVEY NOTES. THE WEST QUARTER CORNER IS NOT IN PLACE, HOWEVER THE POSITION MORE PRATICAL THAN ANY FALLS 2640 FEET NORTHERLY FROM THE SOUTHWEST CORNER.

SURVEYOR'S CERTIFICATE

I, DICK N. MECHEM, UTAH PROFESSIONAL LAND SURVEYOR NO. 155649, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT, UNDER MY SUPERVISION, A SURVEY OF THE DESCRIBED LAND WAS MADE AT THE REQUEST OF MR. LYLE FOWERS, AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, L.L.C., IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE ZONING ORDINANCES NOW IN FORCE AND EFFECT.

DICK N. MECHEM #155649

DICK N. MECHEM
#155649
STATE OF UTAH
SURVEYOR

Jun 2 '99

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

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 "EDEN MEADOWS SUBDIVISION NO. 3" 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.

_____ _____

_____ _____

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

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 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 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

_____
ATTEST

RECEIVED
JUN 11 1999
Weber County Surveyor

COUNTY RECORDER

Entry No._____Fee Paid
_____Filed For Record and
Recorded_____ At
_____In Book_____Of Official
Records, Page _____

_____
County Recorder

By_____
Deputy

002253

A:\95-96-1.Dwg Wed Jun 02 14:26:14 1999