DRAWING NUMBER 002343

002343

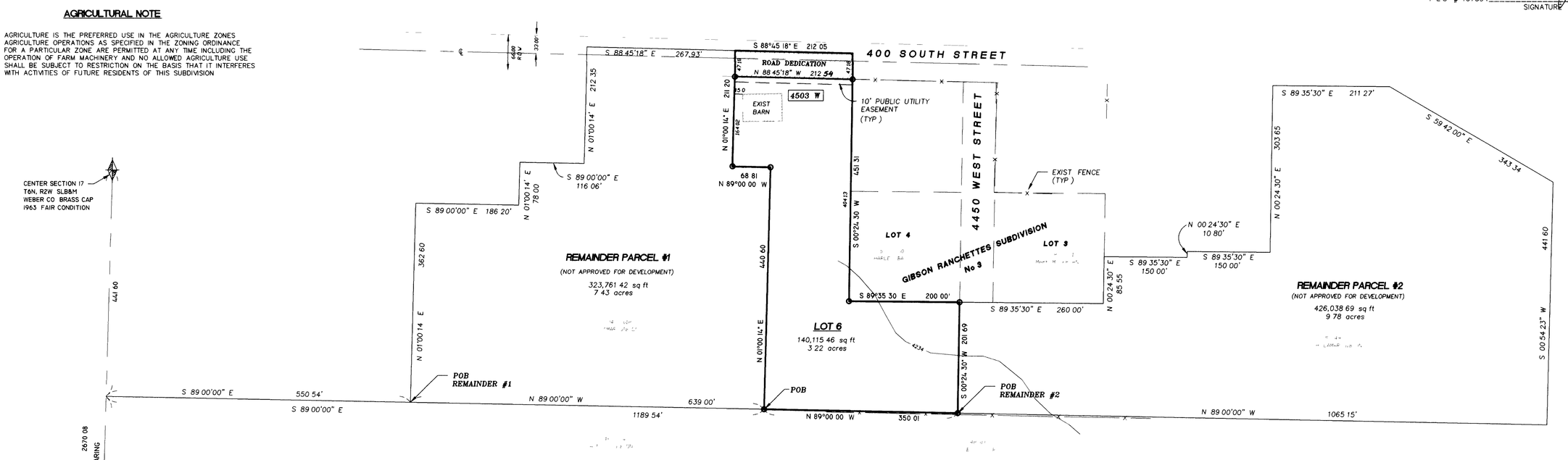
MARYANN ESTATES SUBDIVISION

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M., WEBER COUNTY, UTAH

OCTOBER, 1999

AGRICULTURAL 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



SURVEYORS CERTIFICATE

I DALLAS K BUTTARS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF MARYANN ESTATES 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 04 DAY OF Oct 1999

P L S # 167594 Dallas K. Buttars
SIGNATURE

•BOUNDARY DESCRIPTION•

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS
BEGINNING AT A POINT NORTH 01°06'08" EAST 2228 48 FEET AND SOUTH 89°00'00" EAST 1189 54 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE NORTH 01°00'14" EAST 440 60 FEET, THENCE NORTH 89°00'00" WEST 68 81 FEET, THENCE NORTH 01 00'14" EAST 211 20 FEET THENCE SOUTH 88 45'18" EAST 212 05 FEET, THENCE SOUTH 00 24'30" WEST 451 31 FEET ALONG THE WEST LINE OF GIBSON RANCHETTES SUBDIVISION No 3, THENCE SOUTH 89 35'30" EAST 200 00 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION, THENCE SOUTH 00 24'30" WEST 201 69 FEET, THENCE NORTH 89°00'00" WEST 350 01 FEET TO THE POINT OF BEGINNING
CONTAINS 3 45 ACRES

•NARRATIVE•

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 1 LOT SUBDIVISION ADJOINING THE EXISTING SUBDIVISION THE REMAINING PARCELS WERE PREPARED FROM RECORD AND USING THE EXISTING FENCES IN THE AREA FOR THE SOUTH BOUNDARY LINE ALL BEARINGS ARE STATE PLANE GRID BEARING AS PUBLISHED FROM WEBER COUNTY SURVEYORS OFFICE

•REMAINDER PARCEL #1•

(PREPARED FROM RECORD)

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS
BEGINNING AT A POINT NORTH 01 06'08" EAST 2228 48 FEET AND SOUTH 89°00'00" EAST 550 54 FEET FROM THE SOUTH QUARTER OF SAID SECTION 17, AND RUNNING THENCE NORTH 01°00'14" EAST 362 60 FEET, THENCE SOUTH 89 00'00" EAST 186 20 FEET, THENCE NORTH 01 00'14" EAST 78 00 FEET, THENCE SOUTH 89 00'00" WEST 116 06 FEET, THENCE NORTH 01°00'14" EAST 212 35 FEET, THENCE SOUTH 88°45'18" EAST 267 93 FEET, THENCE SOUTH 01 00'14" WEST 211 20 FEET, THENCE SOUTH 89 00'00" EAST 68 81 FEET, THENCE SOUTH 01 00'14" WEST 440 60 FEET, THENCE NORTH 89 00'00" WEST 639 00 FEET TO THE POINT OF BEGINNING
CONTAINS 7 43 ACRES

•REMAINDER PARCEL #2•

(PREPARED FROM RECORD)

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS
BEGINNING AT A POINT NORTH 01 06'08" EAST 2228 48 FEET AND SOUTH 89 00'00" EAST 1539 55 FEET FROM THE SOUTH QUARTER OF SAID SECTION 17, AND RUNNING THENCE NORTH 00 24'30" EAST 201 69 FEET THENCE SOUTH 89 35'30" EAST 260 00 FEET, THENCE NORTH 00 24'30" EAST 85 55 FEET, THENCE SOUTH 89 35'30" EAST 150 00 FEET, THENCE NORTH 00 24 30" EAST 10 80 FEET, THENCE SOUTH 89 35'30" EAST 150 00 FEET, THENCE NORTH 00 24 30" EAST 303 65 FEET, THENCE SOUTH 89 35'30" EAST 211 27 FEET, THENCE SOUTH 59 42'00" EAST 343 34 FEET, THENCE SOUTH 00 54'23" WEST 441 60 FEET, THENCE NORTH 89 00'00" WEST 1065 15 FEET TO THE POINT OF BEGINNING
CONTAINS 9 78 ACRES

ACKNOWLEDGMENT

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 CONDITION 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

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 MARYANN ESTATES 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

_____ _____

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

REVISIONS	
09-15-99 O C	
10-05-99 O C	

DEVELOPER LaMar Gibson
4587 W 400 S
West Weber, UT 84404

LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
2485 GRANT AVENUE SUITE 318-B OGDEN UTAH 84401
PHONE 627-4014

CLIENT LAMAR GIBSON
LOCATION E 1/2 SEC 17, T6N, R2W, SLB&M
SURVEYED MARCH, 1999
DATE JULY 7, 1999 FILE 2077FIN1

WEBER COUNTY RECORDER

ENTRY #_____ FEE_____
FILED FOR RECORD & RECORDED
THIS _____DAY OF _____19
AT_____IN BOOK _____OF____
PAGE_____
_____
WEBER COUNTY RECORDER
BY _____
DEPUTY

002343