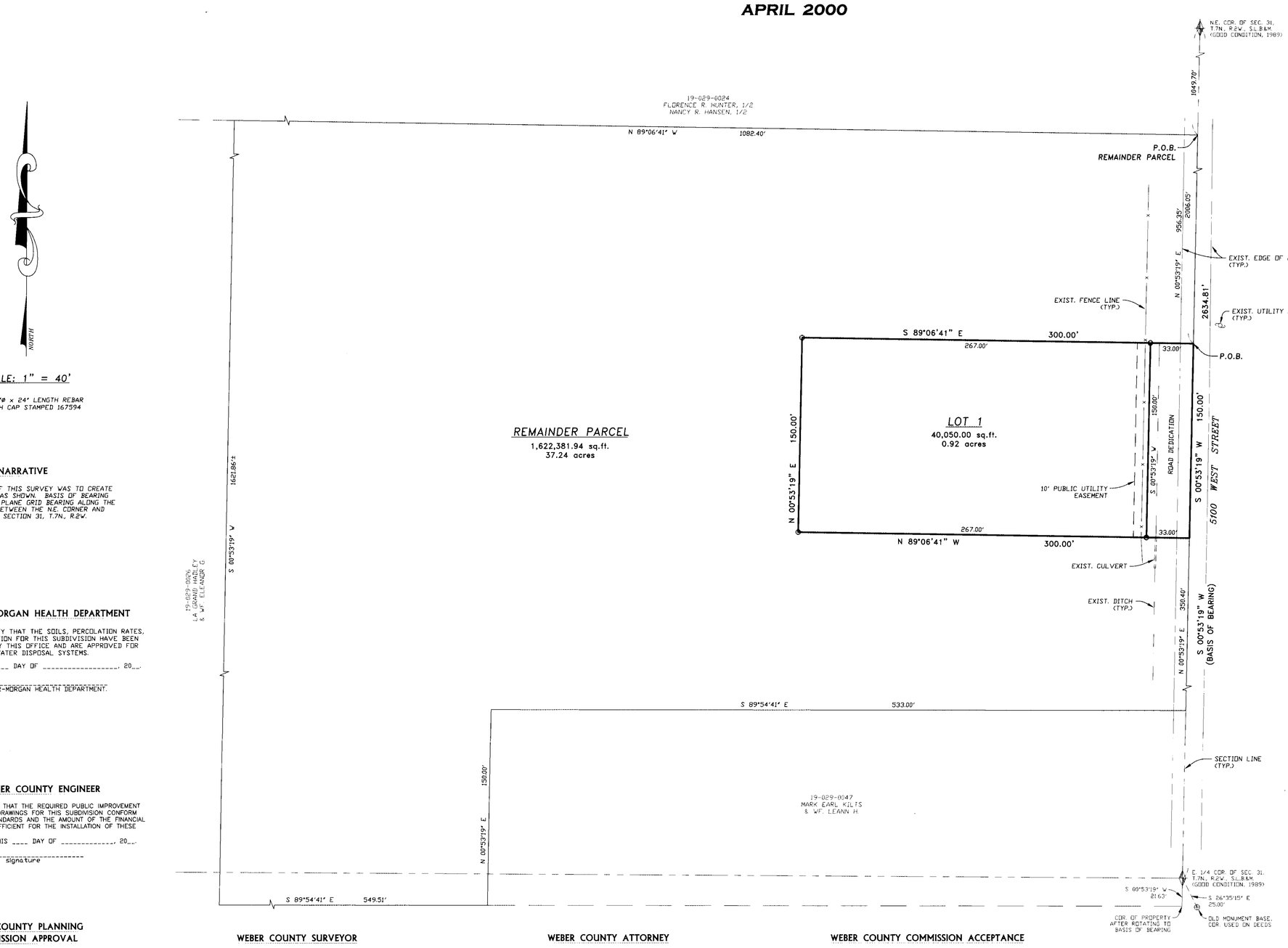
002514

HADLEY MANOR SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 31, T. 7 N., R. 2 W., S.L.B. & M.

WEBER COUNTY, UTAH

APRIL 2000



NORTH

SCALE: 1" = 40'

○ = 5/8"ø x 24" LENGTH REBAR WITH CAP STAMPED 167594

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING ALONG THE SECTION LINE BETWEEN THE N.E. CORNER AND S.W. CORNER OF SECTION 31, T.7N., R.2W.

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 _____, 20__.

_____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

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 _____, 20__.

_____
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 _____, 20__.

_____
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 _____, 20__.

_____
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 _____, 20__.

_____
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 _____, 20___.

ATTEST: _____
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF HADLEY MANOR 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 ZONING.

SIGNED THIS 25TH DAY OF JULY 2000

R.L.S. # 167594 _____ SIGNATURE

REGISTERED LAND SURVEYOR DALLAS K. BUTTARS 167594 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 HADLEY MANOR 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 _____, 20__.

_____ _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) ss

ON THIS _____ DAY OF _____, 20__, 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

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER OF 5100 WEST STREET, SAID POINT BEING SOUTH 00°53'19" WEST 2006.05 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 31, AND RUNNING THENCE SOUTH 00°53'19" WEST 150.00 FEET ALONG SAID SECTION LINE; THENCE NORTH 89°06'41" WEST 300.00 FEET; THENCE NORTH 00°53'19" EAST 150.00 FEET; THENCE SOUTH 89°06'41" EAST 300.00 FEET TO THE CENTER OF 5100 WEST STREET AND THE POINT OF BEGINNING.
CONTAINS 1.03 ACRES.

RECORD REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER OF 5100 WEST STREET, SAID POINT BEING SOUTH 00°53'19" WEST 1049.70 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 31, AND RUNNING THENCE NORTH 89°06'41 WEST 1082.40 FEET; THENCE SOUTH 00°53'19" WEST 1621.86 FEET, MORE OR LESS TO THE OLD SOUTH LINE OF THE NORTHEAST QUARTER; THENCE ALONG SAID LINE SOUTH 89°54'41" EAST 549.51 FEET; THENCE NORTH 00°53'19" EAST 150.00 FEET; THENCE SOUTH 89°54'41" EAST 533.00 FEET TO THE SECTION LINE; THENCE NORTH 00°53'19" EAST 350.40 FEET ALONG SAID SECTION LINE; THENCE NORTH 89°06'41" WEST 300.00 FEET; THENCE NORTH 00°53'19" EAST 150.00 FEET; THENCE SOUTH 89°06'41" EAST 300.00 FEET TO THE SECTION LINE; THENCE NORTH 00°53'19" EAST 956.35 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.
CONTAINS 37.24 ACRES.

LANDMARK SURVEYING AND ENGINEERING, INC.
A COMPLETE LAND DEVELOPMENT SERVICE
2485 GRANT AVENUE STE. 318-B OGDEN, UTAH. 84401
PHONE 801-627-4014

CLIENT: LARRY HADLEY

LOCATION: PART OF THE N.E. 1/4 OF SEC. 31, T.7N., R.2W., S.L.B.&M.

SURVEYED: JAN. 2000

REVISIONS:	DRAWN BY: D.B./L.A.
	CHECKED BY: D.B.
	DATE: 04-25-00
	FILE: 2151FIN.DWG

WEBER COUNTY RECORDER

ENTRY #_____ FEE _____

FILED FOR RECORD & RECORDED

THIS ____ DAY OF _____ 20__

AT _____ IN BOOK _____ OF____

PAGE _____

_____
WEBER COUNTY RECORDER

BY _____
DEPUTY

002514