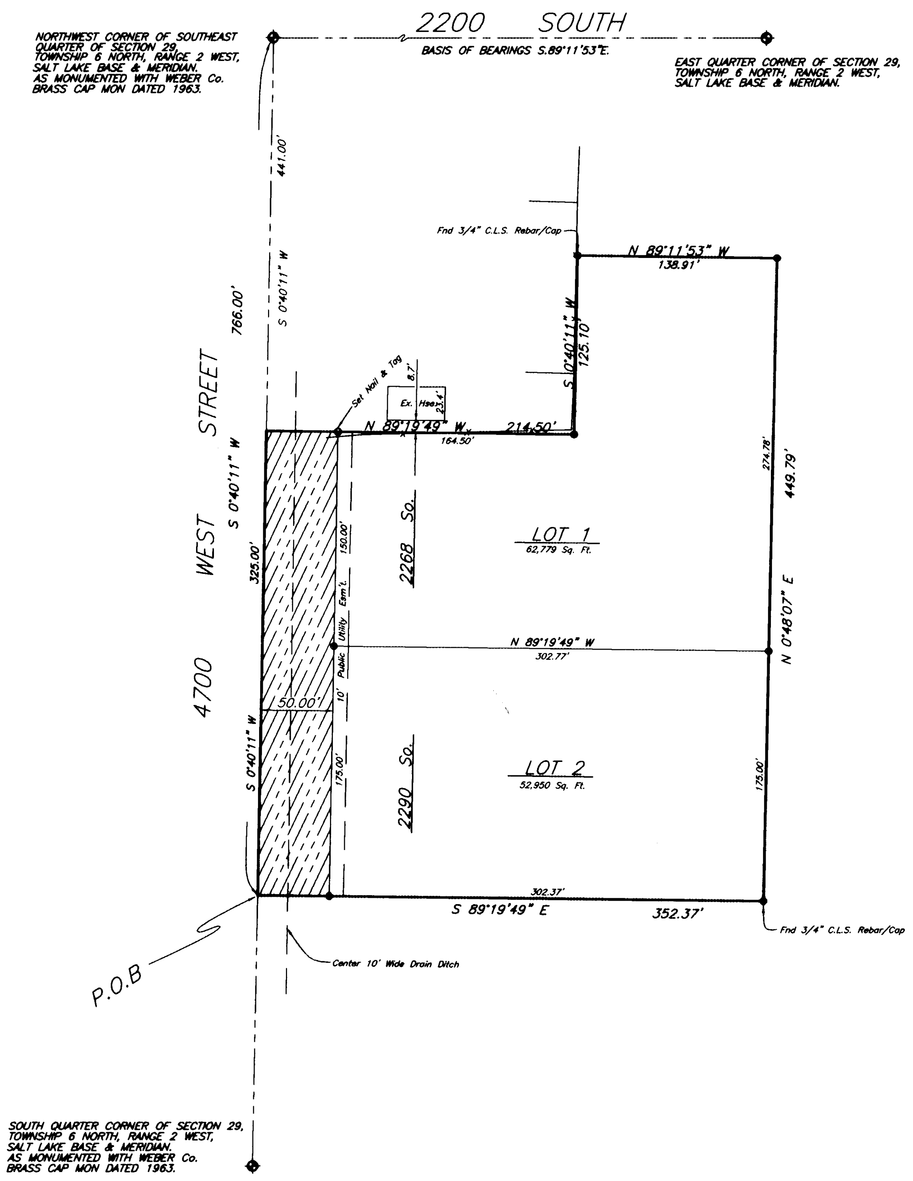
NIELSON ESTATES #3

A PART OF THE S.E. 1/4 OF SECTION 29,
T. 6 N., R. 2 W., S.L.B.&M.
WEBER COUNTY, UTAH
APRIL 27TH, 2000



Scale : 1" = 50'

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARINGS BEING STATE PLANE GRID BEARING OF S.89°11'53"E. ALONG THE NORTH LINE OF SAID QUARTER SECTION AS MONUMENTED WITH WEBER COUNTY SURVEYOR'S BRASS CAPS: BEGINNING AT A POINT THAT BEARS S.00°40'11"W. 766.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE S.89°19'49"E. 352.37 FEET; THENCE N.0°48'07"E. 449.79 FEET; THENCE N.89°11'53"W. 138.91 FEET; THENCE S.0°40'11"W. 125.10 FEET; THENCE N.89°19'49"W. 214.50 FEET TO SAID QUARTER SECTION SECTION LINE; THENCE S.00°40'11"W. 325.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.02 ACRES, MORE OR LESS

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. ROBINETT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AND AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT AND THAT I FURTHER CERTIFY THAT ALL LOTS IN NIELSON ESTATES #3 HEREBY MEET ALL CURRENT LOT [illegible] AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

REGISTERED LAND SURVEYOR No. 7511 CYNTHIA L. ROBINETT STATE OF UTAH

CYNTHIA L. ROBINETT P.L.S. 7511(170143)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 2-LOT SUBDIVISION FOR CLEAN FOWLER FOR THE PURPOSE OF BUILDING ON.

BASIS OF BEARING FOR THIS SURVEY IS S.89°11'53"E. ALONG THE AS MONUMENTED WEST SECTION LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M. AS MONUMENTED.

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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 NIELSON ESTATES #3 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 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 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 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.

SIGNED THIS _____ DAY OF _____, 2000

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER } SS:

ON THIS _____ DAY OF _____, 2000

PERSONALLY APPEARED _____, AND _____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

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 EFFECT.

SIGNED THIS _____ DAY OF _____, 2000

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 2000

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 _____, 2000

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 2000

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY 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 _____, 2000

COUNTY SURVEYOR

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 ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE _____ DAY OF _____, 2000.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

RECEIVED
AUG 2000
Weber County Surveyor

LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT.

NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

EXISTING FENCES.

SET 5/8" REBAR/C. & L.S. CAP. EXCEPT WHERE ELSE NOTED.

STREET DEDICATION = 16,250 SQ. FT.

NOTE:

AGRICULTURE IS THE PERFERRED 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 SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

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COUNTY RECORDER

ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED:
_____ 19____, AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR:

COUNTY RECORDER:

BY:

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
810 CANYON ROAD
Ph. (801) 399-4935 OGDEN, UTAH 84404 Fax. (801) 627-1068

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