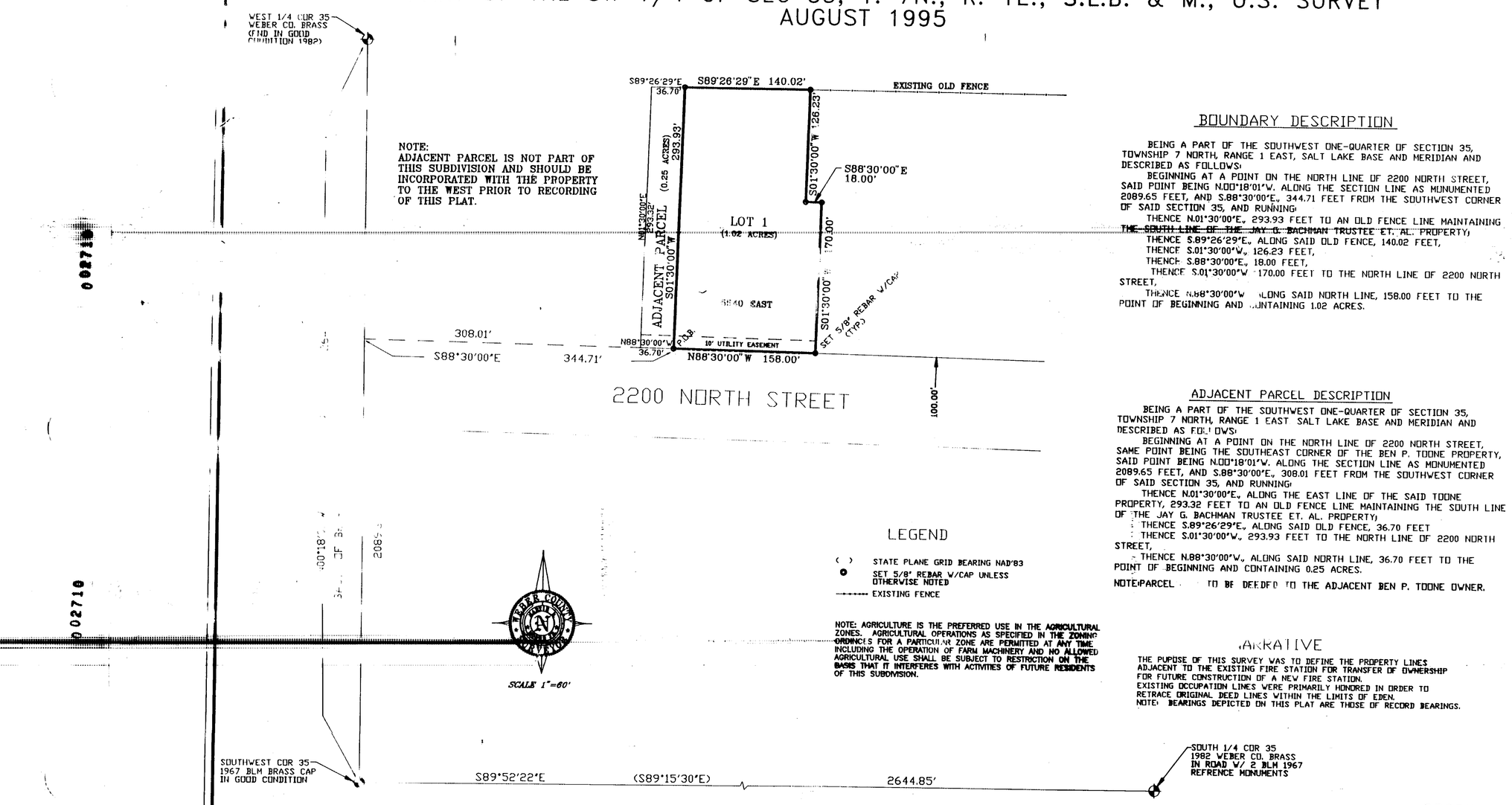
40-62

002710

E.P. SUBDIVISION

PART OF THE SW 1/4 OF SEC 35, T. 7N., R. 1E., S.L.B. & M., U.S. SURVEY

AUGUST 1995



NOTE:
ADJACENT PARCEL IS NOT PART OF THIS SUBDIVISION AND SHOULD BE INCORPORATED WITH THE PROPERTY TO THE WEST PRIOR TO RECORDING OF THIS PLAT.

LEGEND

( ) STATE PLANE GRID BEARING NAD'83

● SET 5/8" REBAR W/CAP UNLESS OTHERWISE NOTED

------- EXISTING FENCE

NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINCES 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.

BOUNDARY DESCRIPTION

BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 2200 NORTH STREET, SAID POINT BEING N.00°18'01"W. ALONG THE SECTION LINE AS MONUMENTED 2089.65 FEET, AND S.88°30'00"E., 344.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 35, AND RUNNING:

THENCE N.01°30'00"E., 293.93 FEET TO AN OLD FENCE LINE MAINTAINING ~~THE SOUTH LINE OF THE JAY G. BACHMAN TRUSTEE ET. AL. PROPERTY~~;

THENCE S.89°26'29"E., ALONG SAID OLD FENCE, 140.02 FEET,

THENCE S.01°30'00"W., 126.23 FEET,

THENCE S.88°30'00"E., 18.00 FEET,

THENCE S.01°30'00"W. 170.00 FEET TO THE NORTH LINE OF 2200 NORTH STREET,

THENCE N.88°30'00"W. ALONG SAID NORTH LINE, 158.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.02 ACRES.

ADJACENT PARCEL DESCRIPTION

BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 2200 NORTH STREET, SAME POINT BEING THE SOUTHEAST CORNER OF THE BEN P. TOONE PROPERTY, SAID POINT BEING N.00°18'01"W. ALONG THE SECTION LINE AS MONUMENTED 2089.65 FEET, AND S.88°30'00"E., 308.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 35, AND RUNNING:

THENCE N.01°30'00"E., ALONG THE EAST LINE OF THE SAID TOONE PROPERTY, 293.32 FEET TO AN OLD FENCE LINE MAINTAINING THE SOUTH LINE OF THE JAY G. BACHMAN TRUSTEE ET. AL. PROPERTY;

THENCE S.89°26'29"E., ALONG SAID OLD FENCE, 36.70 FEET

THENCE S.01°30'00"W., 293.93 FEET TO THE NORTH LINE OF 2200 NORTH STREET,

THENCE N.88°30'00"W., ALONG SAID NORTH LINE, 36.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.25 ACRES.

NOTE: PARCEL TO BE DEEDED TO THE ADJACENT BEN P. TOONE OWNER.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PROPERTY LINES ADJACENT TO THE EXISTING FIRE STATION FOR TRANSFER OF OWNERSHIP FOR FUTURE CONSTRUCTION OF A NEW FIRE STATION.
EXISTING OCCUPATION LINES WERE PRIMARILY HONORED IN ORDER TO RETRACE ORIGINAL DEED LINES WITHIN THE LIMITS OF EDEN.
NOTE: BEARINGS DEPICTED ON THIS PLAT ARE THOSE OF RECORD BEARINGS.

RECEIVED
AUG 06 2001
Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, ERNEST D. ROWLEY, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF E.P. SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN-DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 16TH DAY OF AUGUST, 1995

171781
UTAH LICENSE NUMBER

SIGNATURE

No. 171781 ERNEST DEE ROWLEY STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND E.P. SUBDIVISION , AND GRANT AND DEDICATE A PERPETURAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 CANCLS 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 21st DAY OF August, 1995, BY THE WEBER COUNTY SERVICE AREA #4 FIRE DISTRICT.

BY: DENNIS MONTGOMERY — TITLE: CHAIRMAN, BOARD of DIRECTORS

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Weber } ss.

ON THE 21st DAY OF August, 1995, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Dennis Montgomery (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME He SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

April 29, 1998 — COMMISSION EXPIRES

Sherri L. Sillitoe — NOTARY PUBLIC

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

Plat Drafted By
Larry Slagowski P.L.S.

WEBER COUNTY
2510 Washington Blvd. Mezz. #1
Ogden, Utah 84401
(801) 399-8371
AUGUST 1994

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 21st DAY OF August 1995.

Craig C. Porter
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 THEREON AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 16th DAY OF Aug, 1995.

SIGNATURE

WEBER COUNTY SURVEYOR STATE OF UTAH

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 SUFFICENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 17th DAY OF August, 1995

Curtis Christensen
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 RECORDER

ENTRY NO. 1363389 FEE PAID NO FEE
FILED FOR RECORD AND RECORDED,
13-SEP-95 AT 11:27AM.
IN BOOK 40 OF THE OFFICIAL RECORDS, PAGE 62.

RECORDED FOR:
WEBER FIRE DISTRICT

DOUG CROFTS
WEBER COUNTY RECORDER
BY: Karen Thompson DEPUTY.

40-62