

# VALLEY ESTATES PHASE-2 SUBDIVISION

PART OF THE NORTH HALF OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY  
WEBER COUNTY, UTAH  
MAY, 2000

02766

### SURVEYOR'S CERTIFICATE

I, RANDALL J. WILDFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAN OF VALLEY ESTATES PHASE-2 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 12<sup>TH</sup> DAY OF MAY, 2000  
159437  
UTAH LICENSE NUMBER  
*Randall J. Wildford*  
SURVEYOR

### OWNERS DEDICATION AND CERTIFICATION

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 PLAN AND NAME SAID TRACT VALLEY ESTATES PHASE-2 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 LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, STORM WATER DRAINAGE, IRRIGATION CANALS OR FOR THE PERPETUAL 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 INWHICH IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 30<sup>TH</sup> DAY OF APRIL, 2000  
*Donna A. Buswell*  
*Laurene T. Buswell*  
*Jean S. Ellsworth*  
*Jess L. Wallace & Katherine*

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WEBER  
ON THE 30<sup>TH</sup> DAY OF APRIL, 2000 PERSONALLY APPEARED  
MEET THE UNDERSIGNED NOTARY PUBLIC, J. J. WILDFORD, AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE UNDERSIGNED OWNERS OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

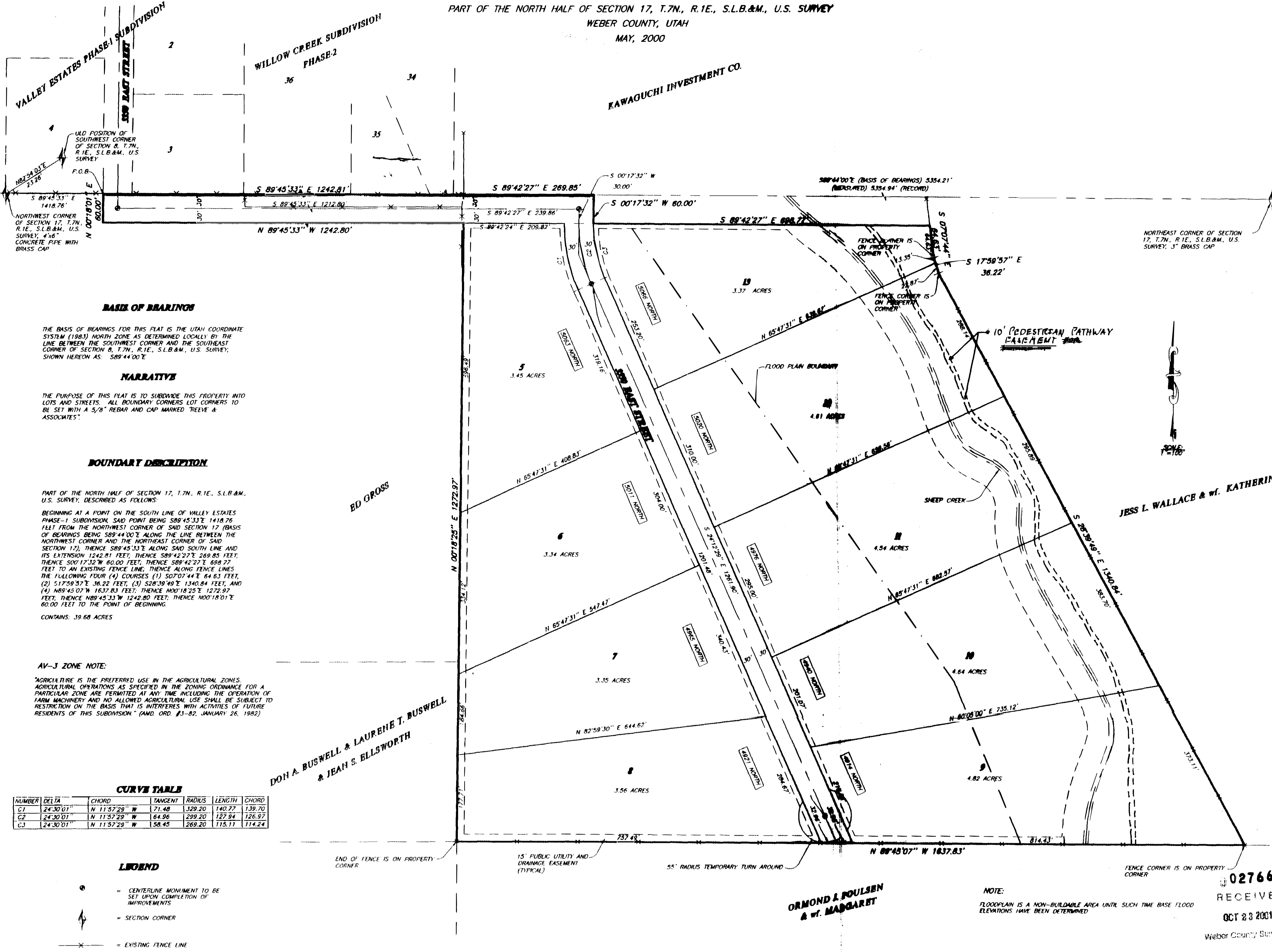
3-14-2005  
*J. J. Wildford*  
NOTARY PUBLIC  
STATE OF UTAH  
COUNTY OF WEBER

ON THE 18<sup>TH</sup> DAY OF MAY, 2000 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE UNDERSIGNED OWNERS OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

**REEVE & ASSOCIATES, INC.**  
Civil Engineering • Structural Engineering  
Surveying • Land Planning  
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(801) 621-3100 FAX (801) 621-2668

02766 RECEIVED  
OCT 23 2001  
Weber County Surveyor

WEBER COUNTY RECORDS  
ENTRY NO. 126757E AND 3300  
FILED FOR RECORD AND RECORDED  
MAY 1 2001 AT 8:58 AM  
IN BOOK 55 OF THE OFFICIAL  
RECORDS PAGE 81  
RECORDED FOR:  
*Doug Willefer*  
WEBER COUNTY RECORDER



**BASE OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PLAN IS THE UTAH COORDINATE SYSTEM (1983) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 8, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S89°44'00\"/>

**NARRATIVE**  
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. ALL BOUNDARY CORNERS (LOT CORNERS) TO BE SET WITH A 5/8\"/>

**BOUNDARY DESCRIPTION**  
PART OF THE NORTH HALF OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF VALLEY ESTATES PHASE-1 SUBDIVISION, SAID POINT BEING S89°45'33\"/>

**AV-J ZONE NOTE:**  
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 ARE ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IS INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION (AND ORD. 83-82, JANUARY 26, 1992)

**CURVE TABLE**

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	24°30'01"	N 11°52'28" W	71.48	139.20	140.27	139.20
C2	24°30'01"	N 11°52'29" W	84.96	299.20	122.94	126.97
C3	24°30'01"	N 11°52'28" W	158.45	299.20	175.17	174.24

**LEGEND**  
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS  
- SECTION CORNER  
- EXISTING FENCE LINE

**WEBER COUNTY TOWNSHIP PLANNING BOARD APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS 12<sup>TH</sup> DAY OF MAY, 2000  
*Donna A. Buswell*  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAINAGES FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
*Laurene T. Buswell*  
SIGNATURE

**WEBER COUNTY COMMISSION ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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.  
SIGNED THIS 12<sup>TH</sup> DAY OF MAY, 19 2000  
*Adrian Armit*  
*Michelle Breech*  
CHAIRMAN, WEBER COUNTY COMMISSION

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT I HAVE EXAMINED THE LINES OF SURVEY OF THE FOREGOING PLAN AND THE LEGAL DESCRIPTION OF THE LANDS THEREIN, AND FIND THEM TO BE CORRECT AND ACCORDANT WITH THE LINES AND MONUMENTS ON RECORD.  
SIGNED THIS 12<sup>TH</sup> DAY OF MAY, 2000  
*Randall J. Wildford*

**WEBER COUNTY ATTORNEY**  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS 18<sup>TH</sup> DAY OF MAY, 2000  
*Laurene T. Buswell*  
SIGNATURE

**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 17<sup>TH</sup> DAY OF JUNE, 19 2000  
*John A. Kelana*  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT