54-27

002782

BRIAN ALLEN SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 17, T.6N., R.2E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2001

Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION FOR BRIAN ALLEN. THE EAST LINE WAS FIXED BY THE CENTERLINE OF A 33' WIDE ROAD. ALL OTHER LINES WERE FIXED BY CLIENT REQUEST.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE EAST QUARTER CORNER OF SAID SECTION 17 AND TRIANGULATION STATION, HUNTSVILLE, SHOWN HEREON AS: S74°44'48"W

Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 17, T.6N., R.2E., S.L.B.&M., U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF A 33 FOOT WIDE ROAD, SAID POINT BEING S00°04'42"E ALONG THE SECTION LINE 1488.63 FEET AND S89°55'18"W 622.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17 (BASIS OF BEARINGS BEING S74°44'48"W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER OF SAID SECTION 17 AND TRIANGULATION STATION, HUNTSVILLE); THENCE S07°46'48"E ALONG SAID CENTERLINE 335.38 FEET; THENCE S67°50'53"W 388.39 FEET; THENCE N03°48'02"W 456.86 FEET; THENCE N86°11'58"E 345.36 FEET TO THE POINT OF BEGINNING.

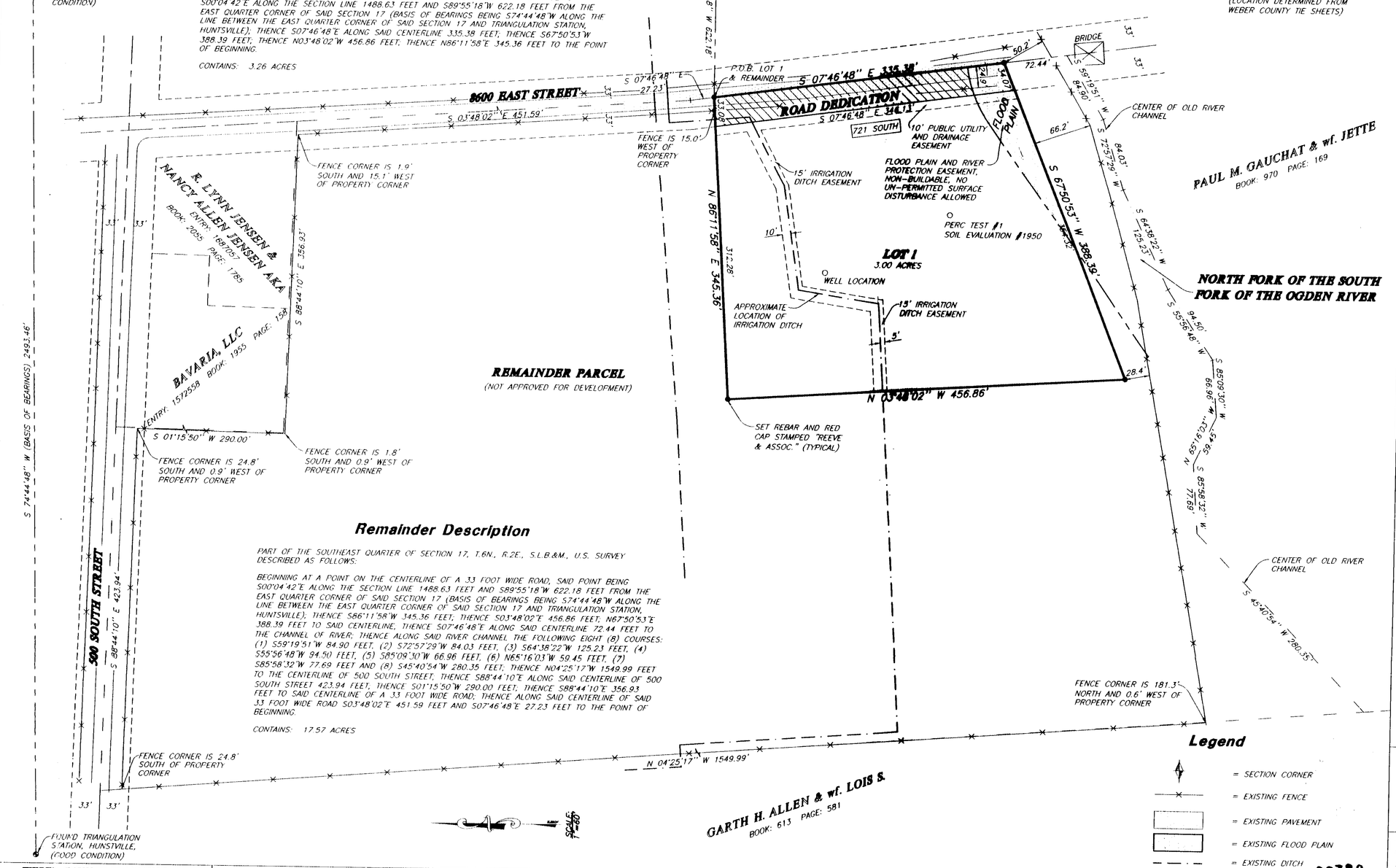
CONTAINS: 3.26 ACRES

Remainder Description

PART OF THE SOUTHEAST QUARTER OF SECTION 17, T.6N., R.2E., S.L.B.&M., U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF A 33 FOOT WIDE ROAD, SAID POINT BEING S00°04'42"E ALONG THE SECTION LINE 1488.63 FEET AND S89°55'18"W 622.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17 (BASIS OF BEARINGS BEING S74°44'48"W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER OF SAID SECTION 17 AND TRIANGULATION STATION, HUNTSVILLE); THENCE S86°11'58"W 345.36 FEET; THENCE S03°48'02"E 456.86 FEET; N67°50'53"E 388.39 FEET TO SAID CENTERLINE; THENCE S07°46'48"E ALONG SAID CENTERLINE 72.44 FEET TO THE CHANNEL OF RIVER; THENCE ALONG SAID RIVER CHANNEL THE FOLLOWING EIGHT (8) COURSES: (1) S59°19'51"W 84.90 FEET, (2) S72°57'29"W 84.03 FEET, (3) S64°38'22"W 125.23 FEET, (4) S55°56'48"W 94.50 FEET, (5) S85°09'30"W 66.96 FEET, (6) N65°16'03"W 59.45 FEET, (7) S85°58'32"W 77.69 FEET AND (8) S45°40'54"W 280.35 FEET; THENCE N04°25'17"W 1549.99 FEET TO THE CENTERLINE OF 500 SOUTH STREET; THENCE S88°44'10"E ALONG SAID CENTERLINE OF 500 SOUTH STREET 423.94 FEET; THENCE S01°15'50"W 290.00 FEET; THENCE S88°44'10"E 356.93 FEET TO SAID CENTERLINE OF A 33 FOOT WIDE ROAD; THENCE ALONG SAID CENTERLINE OF SAID 33 FOOT WIDE ROAD S03°48'02"E 451.59 FEET AND S07°46'48"E 27.23 FEET TO THE POINT OF BEGINNING.

CONTAINS: 17.57 ACRES



Legend

- = SECTION CORNER
- = EXISTING FENCE
- = EXISTING PAVEMENT
- = EXISTING FLOOD PLAIN
- = EXISTING DITCH

002782

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF BRIAN ALLEN 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 12TH DAY OF July, 2001.

159437
UTAH LICENSE NUMBER

RANDALL J. WILLIFORD
REGISTERED
SIGNATURE

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 PLAT AND NAME SAID TRACT BRIAN ALLEN 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 PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE, IRRIGATION AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 12 DAY OF July, 20 01.

Garth H Allen

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 12 DAY OF July 20 01, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Garth H. Allen (AND/OR) ____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

3-14-2005
COMMISSION EXPIRES

Janine Perkins
NOTARY PUBLIC

JANIENE PERKINS
NOTARY PUBLIC • STATE of UTAH
2380 WASHINGTON BLVD., STE 240
OGDEN, UT 84401
COMM. EXP. 3-14-2005

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF ____ }ss.

ON THE ____ DAY OF ____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ____ AND ____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE ____ AND ____ 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.

COMMISSION EXPIRES ____ NOTARY PUBLIC

RECEIVED
OCT 25 2001

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS 11TH DAY OF July, 2001.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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.

SIGNED THIS ____ DAY OF ____, 20___.

CHAIRMAN, WEBER COUNTY COMMISSION — TITLE — ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 12 DAY OF JUNE 2001.

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 ____, 20___.

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 26 DAY OF June, 2001.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER

ENTRY NO. 1152414 FEE PAID $20.00
FILED FOR RECORD AND RECORDED, 12-Jul-01 AT 2:53 pm
IN BOOK 54 OF THE OFFICIAL RECORDS, PAGE 27
RECORDED FOR:
Garth Allen
Doug Crofts
WEBER COUNTY RECORDER
BY: Brenda Kuhl DEPUTY

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD. #310, OGDEN, UTAH 84403, (801) 621-3100 FAX (801) 621-2666
95 W. 100 So. STE. #310, LOGAN, UTAH 84321, (435) 752-3303 FAX (435) 752-2266

JOB # 4134-01 SURVEYOR: R. WILLIFORD
DATE: 12-8-00 DRAFTED: H. GUNN
SCALE: 1"=60' CHECKED:
REVISION:

002782

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 017041