

CHAMPION SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JUNE 2001

Narrative

THE PURPOSE OF THIS SURVEY IS TO CREATE A ONE-LOT SUBDIVISION FROM THE CHAMPION AND GROSS PROPERTIES FOR KAREN CHAMPION. THE BOUNDARY WAS FIXED BY A PREVIOUS SURVEY PERFORMED BY THIS COMPANY AND FILED WITH THE WEBER COUNTY SURVEYORS OFFICE IN FEBRUARY, 2001. ALL BOUNDARY CORNERS TO BE MARKED WITH A 5/8" REBAR AND REG. CAP STAMPED "REEVE & ASSOC."

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 17, T.7N., R.2E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 3100 EAST STREET SAID POINT BEING S89°45'33"E ALONG THE SECTION LINE 35.95 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17 AS RESET BY THE COUNTY SURVEYOR IN 1997 (BASIS OF BEARING BEING S89°44'00"E ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION), THENCE S89°45'33"E ALONG SAID SECTION LINE 773.04 FEET, THENCE S00°14'27"W 375.35 FEET, THENCE N89°45'33"W 772.35 FEET TO SAID RIGHT-OF-WAY LINE, THENCE N00°08'07"E ALONG SAID LINE 375.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 6.66 ACRES

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1983) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S89°44'00"E

002783

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF CHAMPION 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 NOVEMBER, 2001
159437
UTAH LICENSE NUMBER
[Signature]
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 PLAT AND NAME SAID TRACT CHAMPION 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 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 27TH DAY OF JUNE, 2001
[Signature]
KAREN M.G. CHAMPION

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF WEBER, ss.
ON THE 27TH DAY OF JUNE, 2001, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KAREN M.G. CHAMPION 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.

3-14-05
COMMISSION EXPIRES JANUARY 14, 2005
NOTARY PUBLIC
[Signature]
JAMES R. PETERSON

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF WEBER, ss.
ON THE 27 DAY OF JUNE, 2001, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNERS' DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310 95 W. 100 St. STE #310
LOGAN, UTAH 84303 LOGAN, UTAH 84301
(801) 821-3100 FAX (801) 821-2666 (435) 752-3303 FAX (435) 752-2266

RECEIVED
OCT 15 2001
WEBER COUNTY RECORDER
ENTRY NO. 11755 LEE PWD 30
FILED FOR RECORD AND RECORD
AT 4:33
27-JUN-01
IN BOOK 54 OF THE OFFICIAL
RECORDS, PAGE 11
RECORDED FOR: Karen Champion

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 26TH DAY OF JUNE, 2001
[Signature]
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

VERN H. PETERSEN & W.F. BEULAH
ENTRY: 1412925 BOOK: 1811 PAGE: 1571

JOE D. BILANZICH & W.F. LORI J.
ENTRY: 1242182 BOOK: 1676 PAGE: 1565

JOHN W. MACKAY
(BRUNSON'S INVESTMENTS INC. CLAIMS)

JOHN W. MACKAY

Legend

- SECTION CORNER
- EXISTING FENCE
- EXISTING PAVEMENT
- FLOOD PLAIN (NON-BUILDABLE)
- RIVER PROTECTION & FLOOD PLAIN EASEMENT

REMAINDER PARCEL (NOT APPROVED FOR DEVELOPMENT)

Remainder Description

PART OF THE NORTHWEST QUARTER OF SECTION 17, T.7N., R.2E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS S89°45'33"E ALONG THE SECTION LINE 808.99 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17 AS RESET BY THE COUNTY SURVEYOR IN 1997 (BASIS OF BEARING BEING S89°44'00"E ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION), THENCE S89°45'33"E ALONG SAID SECTION LINE 587.27 FEET, THENCE S00°14'27"W 948.82 FEET, THENCE N85°42'47"W 587.27 FEET, THENCE N00°14'27"E 948.82 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.80 ACRES

A-1 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 NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD ORD. #3-82, JANUARY 26, 1982)

DON A. BUSELL & LAREN T. BUSWELL TRUSTEES = 1/2
JEAN S. BLSWORTH TRUSTEE = 1/2

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS 21ST DAY OF NOV, 2001.
[Signature]
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION
LARRY NITTING VALLEY

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAININGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
[Signature]
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____.

TITLE
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS AND FOR HARMONY WITH LINES AND CORNERS OF ADJACENT SURVEYS. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR'S OFFICE DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT OF HIS RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 15TH DAY OF NOVEMBER, 2001.
[Signature]
SURVEYOR

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 26TH DAY OF JUNE, 2001.
[Signature]
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

002783

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