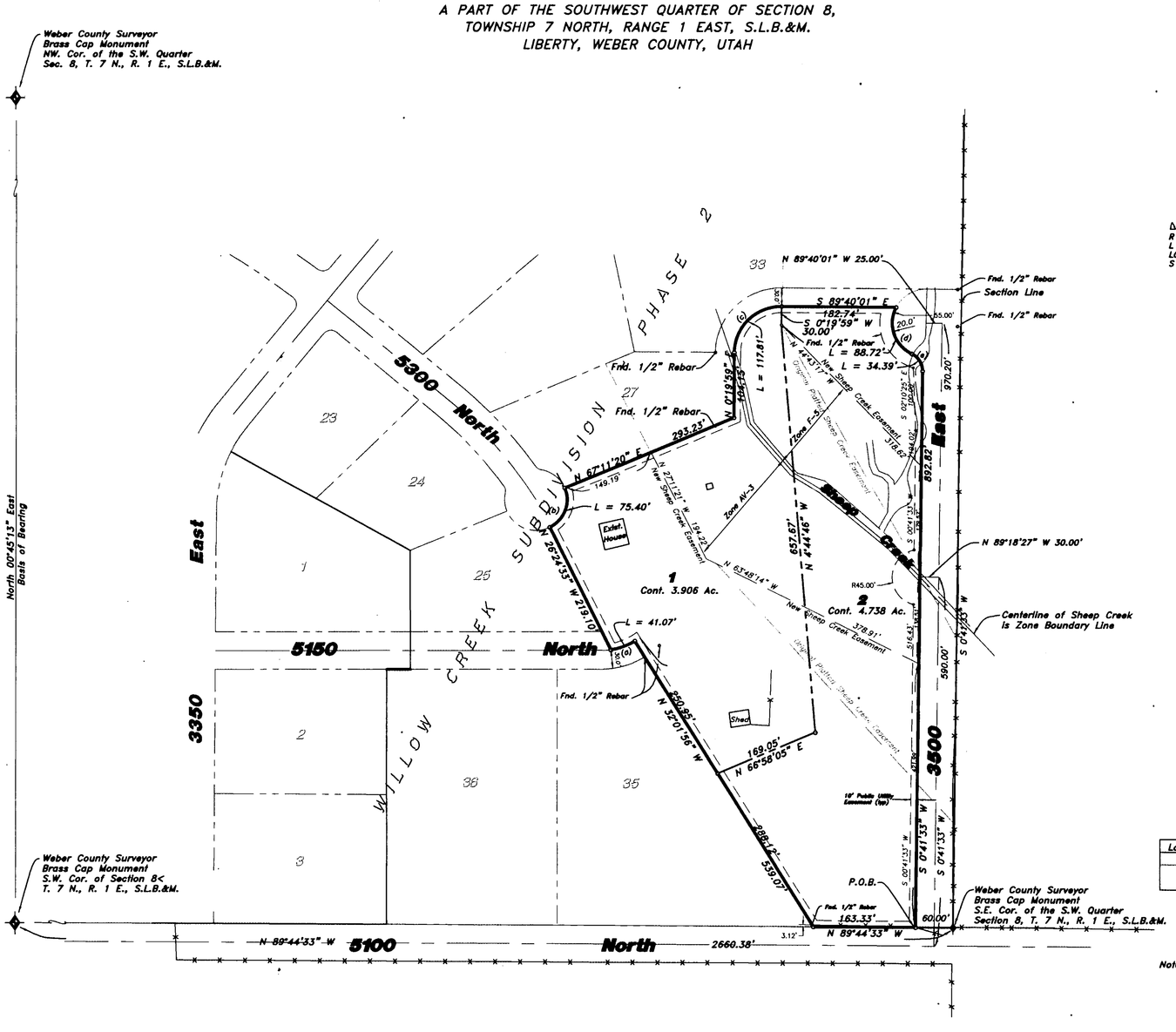
WILLOW CREEK SUBDIVISION - PHASE 3

A PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.
LIBERTY, WEBER COUNTY, UTAH



(a)	(b)	(c)
Δ = 23°31'45"	Δ = 86°24'27"	Δ = 90°00'00"
R = 100.00'	R = 50.00'	R = 75.00'
L = 41.07'	L = 75.40'	L = 117.81'
LC = 40.78'	LC = 68.46'	LC = 106.07'
S 69°56'01" W	N 20°23'27" E	N 45°19'59" E

(d)	(e)
Δ = 92°25'10"	Δ = 65°41'03"
R = 55.00'	R = 30.00'
L = 88.72'	L = 34.39'
LC = 79.41'	LC = 32.54'
S 18°46'55" E	S 32°08'59" E

Scale: 1" = 100'

LEGEND:

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- DITCH
- FENCE LINE
- SET 5/8" REBAR W/ CAP SET 10/02

Lot No.	Address
1	3396 East 5300 North
2	3480 East 5100 North 5167 North 3500 East

Note: Home must be constructed in the AV-3 Zone. No Building shall be constructed between the "Sheep Creek Easement" lines.

RECEIVED
NOV 07 2002
Weber County Surveyor

BOUNDARY DESCRIPTION

LOTS 34 AND 26 AND PART OF THE VACATED COUNTY ROAD OF THE WILLOW CREEK SUBDIVISION – PHASE 2 BEING IN A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER LOCATED NORTH 89°44'33" WEST 60.00 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE NORTH 89°44'33" WEST 163.33 FEET ALONG SAID SOUTH LINE TO THE PROJECTION OF THE EAST LINE OF LOT 35 OF SAID WILLOW CREEK SUBDIVISION; THENCE NORTH 32°01'56" WEST 539.07 FEET ALONG SAID PROJECTION AND EAST LINE TO THE CENTERLINE OF A VACATED COUNTY ROAD; THENCE ALONG SAID CENTERLINE TO THE RIGHT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, A DISTANCE OF 41.07 FEET, CHORD BEARS SOUTH 69°56'01" WEST 40.78 FEET TO THE PROJECTION OF THE WEST LINE OF SAID LOT 26; THENCE NORTH 26°24'33" WEST 219.10 FEET ALONG SAID PROJECTION AND SAID LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 26 BEING ON THE EAST RIGHT-OF-WAY LINE OF A CUL-DE-SAC AT THE TERMINUS OF 5300 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE TO THE LEFT ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, A DISTANCE OF 75.40 FEET, CHORD BEARS NORTH 20°23'27" EAST 68.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE NORTH 67°11'20" EAST 293.23 FEET ALONG THE NORTH LINE AND THEN PROJECTION OF SAID LOT 26 TO THE CENTERLINE OF SAID VACATED COUNTY ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°19'59" EAST 104.15 FEET; (2) TO THE RIGHT ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE, A DISTANCE OF 117.81 FEET, CHORD BEARS NORTH 45°19'59" EAST 106.07 FEET; (3) SOUTH 89°40'01" EAST 182.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF 3500 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) TO THE LEFT ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE, A DISTANCE OF 88.72 FEET, CHORD BEARS SOUTH 18°46'55" EAST 79.41 FEET; (2) TO THE RIGHT ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, A DISTANCE OF 34.39 FEET, CHORD BEARS SOUTH 32°08'59" EAST 32.54 FEET; (3) SOUTH 00°41'33" WEST 892.82 FEET TO THE POINT OF BEGINNING. CONTAINING 8.64 ACRES AND TWO LOTS.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of WILLOW CREEK SUBDIVISION – PHASE 3 located in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground and meets the Weber County AV3 zoning requirements.

Signed this 17th day of OCTOBER, 2002

167819
License No.

K. Greg Hansen

REGISTERED PROFESSIONAL LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Passed, Adopted and Ordered published this day of ,2002 by the Board of County Commissioners of Weber County, Utah,

Paul Judd

ACKNOWLEDGMENT

State of Utah
County of } ss

On the day of ,2002, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Commission Expires — Notary Public

NARRATIVE

The purpose of this survey was to resubdivide lots 34 and 26, Willow Creek Subdivision, Phase 2 located in Liberty Utah. The survey was ordered by the property owner, Paul Judd. The County Road that lot 26 and 34 front was vacated with the east and south half of the road going to the respective lots. A new road was dedicated along the east line of said lot 34. The subdivision is tied to the southeast corner of the southwest quarter of section 8, T7N, R1E, SLB&M. Said section corner was not in place at the time of the original subdivision. The placement of said section corner shifts the east and south boundaries of said lot 34 to the south and east lines of the southwest quarter from the original platted location. The subdivision boundary and the lots within were established by a best fit scenario matching found 1/2 rebar with the original plat.

AGRICULTURE AREA

"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).

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.

THIS_____ DAY OF _____ 2002.

Director, Weber-Morgan Health Department

002959

02-3-89 02-3-89fpc.dwg 10/11/02

NOTE:
10 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brigham City 723-3491 Ogden 399-4905 Logan 752-8272

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 day of_____, 2002.

Signature

WEBER COUNTY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the County Ordinances applicable thereto and now in force and effect.
Signed this day of ,2002.

Signature

WEBER COUNTY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and 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. I also approve the required improvements, standards and drawings for this subdivision and the amount of financial guarantee for these improvements.
Signed this day of , 2002.

Signature

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication and the financial guarantee of public improvements thereon are hereby accepted by the Commissioners of Weber County, Utah this day of ,2002.

Chairman, Weber County Commission
Attest: _____

WEBER COUNTY PLANNING COMMISSION

Approved by the Weber County Planning Commission on the day of , 2002.

Chairman, Weber County Planning Commission

WEBER COUNTY RECORDER
ENTRY NO._____FEE PAID
_____FILED FOR RECORD AND RECORDED_____, AT
_____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____
COUNTY RECORDER
BY:_____
DEPUTY

002959

N:\2002\02-3-89 Paul Judd\drawings\02-3-89FPc.dwg Fri Oct 11 10:29:35 2002 Greg