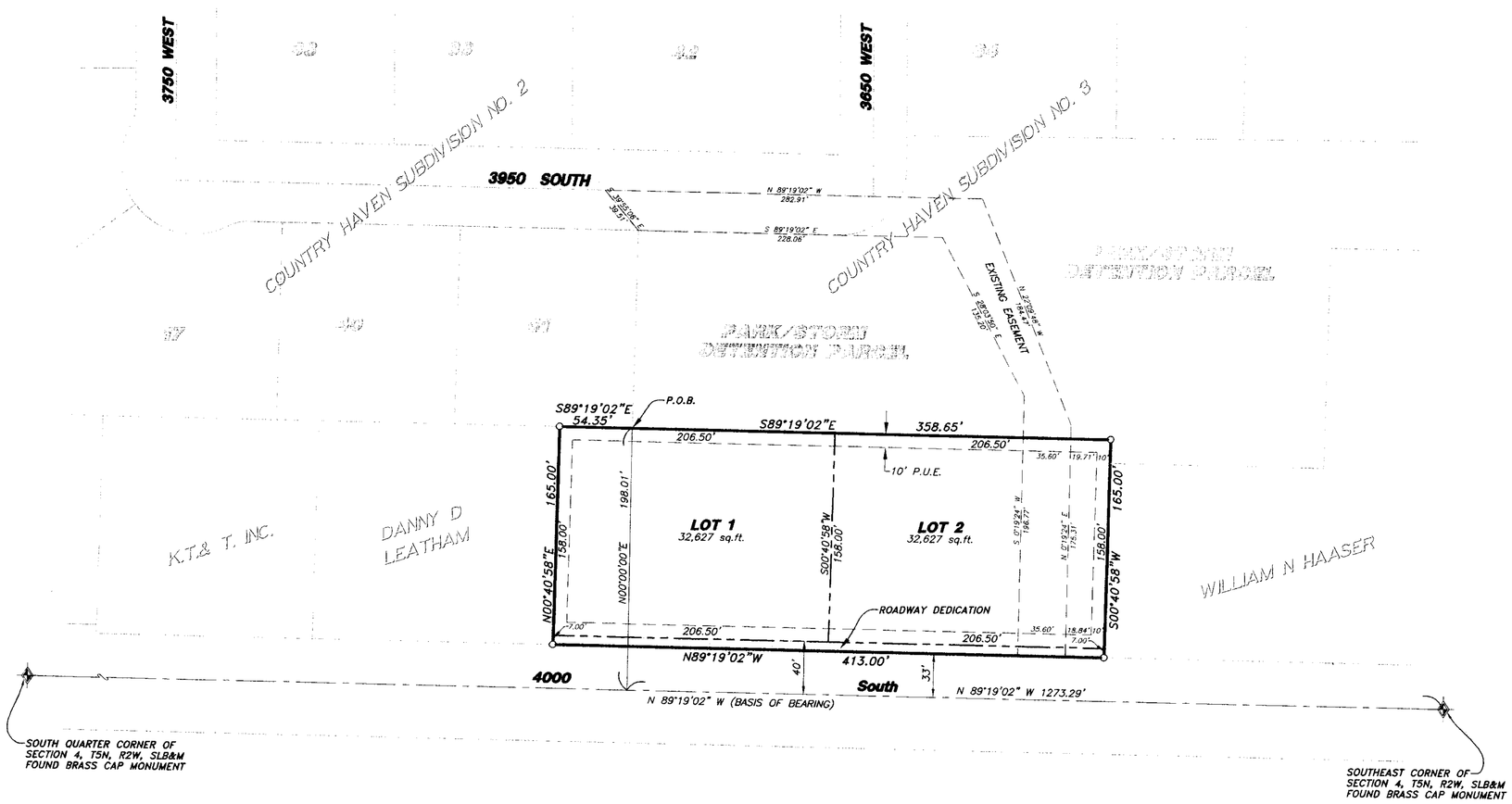
A FINAL PLAT OF

GENETTI FARMS SUBDIVISION NO. 07

A PART OF THE SOUTHEAST QUARTER OF SECTION 4
TOWNSHIP 5 NORTH, RANGE 2 WEST, SLB&M
WEST HAVEN CITY, WEBER COUNTY, UTAH



ADDRESS TABLE	
LOT	ADDRESS
1	3684 WEST 4000 SOUTH
2	3652 WEST 4000 SOUTH

Scale: 1" = 50'

LEGEND:

- SUBDIVISION BOUNDARY
- CENTERLINE
- PROPERTY LINE
- EXIST. PROPERTY LINE
- STREET MONUMENT
- EXISTING STREET MONUMENT

NOTES:

10' WIDE PUBLIC UTILITY EASEMENTS ALONG PROPERTY LINES AS INDICATED BY DASHED LINES UNLESS NOTED OTHERWISE.

PUE = PUBLIC UTILITY EASEMENT

(NR) = NON-RADIAL LINE

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brigham City 723-3491 Ogden 399-4906 Logan 752-5272

WEST HAVEN CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and affect.

Signed this day of ,2004

City Attorney

WEST HAVEN ENGINEER

I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements.

Signed this day of ,2004

Signature

WEST HAVEN CITY ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the West Haven City Council.
this _____day of _____ 2004.

Mayor

Attest

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the WEST HAVEN Planning Commission on the _____ day of _____ 2004.

Chairman, West Haven Planning Commission

WEST HAVEN CITY SURVEYOR

I hereby certify that I have investigated the lines of survey of the foregoing plat and the 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.

Signed this day of ,2004

Signature

SURVEYORS CERTIFICATE

003176

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of GENETTI SUBDIVISION 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 Recorders Office, and of a survey made on the ground.

Signed this 29th day of January, 2004

REGISTERED LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

K. Greg Hansen

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 41 COUNTRY HAVEN SUBDIVISION PHASE 2, SAID POINT BEING LOCATED NORTH 89°19'02" WEST 1273.29 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°00'00" EAST 198.01 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 89°19'02" EAST 358.65 FEET ALONG THE SOUTH LINE OF COUNTRY HAVEN SUBDIVISION PHASE 3 TO THE GRANTORS EAST PROPERTY LINE; THENCE ALONG SAID LINE SOUTH 00°40'58" WEST 165.00 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF 4000 SOUTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°19'02" WEST 413.00 FEET TO THE GRANTORS WEST PROPERTY LINE; THENCE ALONG SAID LINE NORTH 00°40'58" EAST 165.00 FEET TO THE SOUTH LINE OF SAID COUNTRY HAVEN SUBDIVISION PHASE 2; THENCE ALONG SAID LINE SOUTH 89°19'02" EAST 54.35 FEET TO THE POINT OF BEGINNING. CONTAINING 68,144 S.F. OR 1.564 ACRES AND TWO LOTS.

OWNERS DEDICATION

We the undersigned owner(s) 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 GENETTI SUBDIVISION and hereby dedicate, grant and convey to West Haven City, 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 dedicate to West Haven City those certain strips designated as utility easements for public utilities as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines as may be authorized by West Haven City.

Signed this day of , 2004

NARRATIVE:

The purpose of this survey was to establish and set the property corners of the subdivision as shown and described hereon. This Survey and Subdivision plat was ordered by Mr. Robert Cowperthwaite for the purpose of creating a Two (2) lot subdivision. The basis of bearing is the line from the South quarter corner to the Southeast quarter corner of section 4, township 5 North, range 2 West, S.L.B.&M. which bears S89°19'02"W as currently monumented.

ACKNOWLEDGMENT

State of Utah
County of Weber

On the day of , 2004, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

Commission Expires

Notary Public

FEE PAID

EXISTING EASEMENT DESCRIPTION

SUBJECT TO A STORM DRAIN EASEMENT AND THE APPURTENANT RIGHTS FOR CONSTRUCTION, OPERATION AND MAINTENANCE THEREOF OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY TO WIT; A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT LOCATED SOUTH 89°19'15" EAST 757.08 FEET ALONG THE SECTION LINE AND NORTH 01°51'20" WEST 203.20 FEET AND SOUTH 88°09'48" EAST 242.28 FEET AND SOUTH 89°19'02" EAST 397.02 FEET AND NORTH 00°40'58" EAST 150.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 4 AND RUNNING THENCE SOUTH 89°19'02" EAST 228.06 FEET; THENCE SOUTH 28°03'50" EAST 135.20 FEET; THENCE SOUTH 00°19'24" WEST 196.77 FEET TO THE NORTH RIGHT OF WAY LINE OF 4000 SOUTH STREET; THENCE SOUTH 89°19'02" EAST 35.60 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 00°19'24" EAST 175.31 FEET; THENCE NORTH 22°09'48" WEST 184.47 FEET; THENCE NORTH 89°19'02" WEST 282.91 FEET; THENCE SOUTH 39°55'06" EAST 39.51 FEET TO THE POINT OF BEGINNING.

003176

03-123.dwg / re: 03-105

COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____

COUNTY RECORDER

BY _____

DEPUTY

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