

Olivia Subdivision
 A PART OF THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.
 WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

003350

I, Jeff C. Nielsen, a registered land surveyor in the State of Utah, do hereby certify that this plat of OLIVIA 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 Recorder's Office, and of a survey made on the ground and meets the Weber County AV3 zoning requirements.

Signed this 20th day of MAY, 2004
 5152661
 License No.

Jeff C. Nielsen
 Jeff C. Nielsen



SUBDIVISION BOUNDARY

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 4300 WEST STREET, SAID POINT BEING LOCATED SOUTH 00°49'20" WEST 664.80 FEET ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER AND SOUTH 89°10'40" EAST 33.00 FEET (27.00 FEET BY RECORD) FROM THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 89°08'13" EAST 244.00 FEET TO GRANTORS EAST PROPERTY LINE; THENCE SOUTH 00°49'20" WEST 408.00 FEET ALONG SAID EAST PROPERTY LINE TO THE GRANTORS SOUTH PROPERTY LINE; THENCE NORTH 89°08'13" WEST 244.00 FEET ALONG SAID SOUTH PROPERTY LINE TO THE SAID EAST RIGHT-OF-WAY LINE OF 4300 WEST STREET; THENCE NORTH 00°49'20" EAST 408.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 2.29 ACRES AND TWO LOTS.

OWNER'S DEDICATION

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 OLIVIA SUBDIVISION, and do hereby: Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. 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 lines, 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.

Signed this _____ day of _____, 2004.

Signature

ACKNOWLEDGMENT

State of Utah } SS
 County of _____

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 they signed it freely and voluntarily and for the purposes therein mentioned.

Commission Expires _____

Notary Public

State of Utah } SS
 County of _____

On the _____ day of _____, 2004, personally appeared before me, _____ of _____ who being by me duly sworn did say that they are _____ and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors, and _____ acknowledged to me that said Corporation executed the same.

Commission Expires _____

Notary Public

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.

Signed this _____ day of _____, 2004.

Signature

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

Owner shall obtain all permits necessary for the excavation and installation of culverts within the County R.O.W. prior to the commencement of work.

RECEIVED

OCT 19

WEBER COUNTY SURVEYOR

003350

04-3-38.DWG

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

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors

538 North Main Brigham City, Utah 84302
 Ogden 399-4905
 Logan 752-8272
 Brigham City 723-3491

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE ACRE LOT FROM AN ORIGINAL 2.3 ACRE PARCEL. THE SURVEY WAS ORDERED BY MIKE FAVERO. THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST S.L.B.&M. AS WELL AS EXISTING FENCE LINES. THERE WAS A DISCREPANCY ALONG THE EAST RIGHT-OF-WAY LINE OF 4300 WEST STREET. THE DEED CALLED OUT 27.00 FEET FROM THE SECTION LINE TO THE EAST RIGHT-OF-WAY LINE, BUT THE EXISTING FENCES AND A SURVEY DONE TO THE SOUTH ON THE EAST SIDE OF SAID STREET BY REEVES AND ASSOCIATES IN 1995 INDICATE A 33.00 FOOT HALF WIDTH. ADDITIONALLY THE WEBER COUNTY SURVEYORS OFFICE REVIEWED THE LOCATION AND DETERMINED THAT WHEN THE ORIGINAL DEED WAS WRITTEN THERE WAS NOT A SECTION CORNER MONUMENT IN PLACE, AND THAT 33.00 FEET EAST FROM THE SECTION LINE AS CURRENTLY MONUMENTED IS THE CORRECT LOCATION FOR THE RIGHT-OF-WAY. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28 ASSUMED TO BEAR SOUTH 00°49'20" WEST.

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 _____, 2004.

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.

THIS _____ DAY OF _____, 2004.

Director, Weber-Morgan Health Department

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 _____, 2004.

Signature

WEBER COUNTY COMMISSION ACCEPTANCE

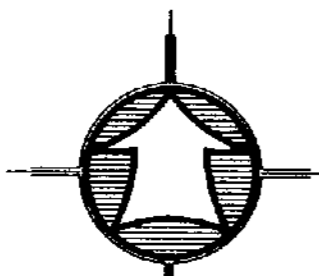
This is to certify that this subdivision plat, the dedication of streets and other public ways and the financial guarantee of public improvements associated with this subdivision, thereon are hereby accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2004.

Chairman, Weber County Commission

WEBER COUNTY PLANNING COMMISSION

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

Chairman, Weber County Planning Commission



Scale: 1"=100'

LEGEND:

- PROPERTY LINE
- - - CENTERLINE
- - - EDGE OF PAVEMENT
- - - DITCH
- - - FENCE LINE
- SECTION CORNER

SET #5 24" REBAR W/ CAP AT ALL LOT CORNERS UNLESS OTHERWISE NOTED

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).

