

### WEBER COUNTY SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, am a licensed surveyor in the State of Utah holding license number 89-171781-2201, and having been duly appointed as the Chief Deputy Surveyor for the Weber County Surveyor's Office, do hereby certify that we, of said Office have made a survey of the tract of land shown hereon. That this plat has been prepared from the original field notes made during a survey of this tract of land and from the notes and records of the County Surveyor's Office and County Recorder's Office. That this plat is a true and accurate record of that survey.



#### BASIS OF BEARING

Basis of bearing is N 00°45'13" E between the Southwest and West Quarter Corner's of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian, as noted on this plat.

### NARRATIVE

The purpose of this survey is to prepare a dedication plat for 3500 East Street and the vacating of 5150 North Street. The vacating process followed directions from the owners and county attorney's office, in which deeds were prepared by this survey to define the limits of the street which was to be given to each adjoiner. The basic premis of this vacating was to extend the current lot lines to the center of the street. The road shown as 3500 East Street was dedicated by plat recorded as Book 56 Page 47 of the Weber County Plat Records. I would refer the reader to that plat for a narrative on the identification and establishment of the lines of ownership as related to this street and the subdivisions involved.

The vacated street area was surveyed and monumented as shown hereon as directed by the County Attorney's Office and the wishes of the land owners. The ordinance vacating the street, which includes the descriptions which were prepared as a result of this survey, is recorded as entry # 1877175, Book 2266 Page 2498. Only the corners shown hereon were set. During the process of this survey a subdivision was being prepared for Willow Creek Subdivision-Phase 3, creating Lots 1 & 2. Phase 3 platted over Lots 26 & 34 of Willow Creek Subdivision-Phase 2. Also, phase 3 utilized the dedication plat 56-47 to create the east line of phase 3 subdivision. Willow Creek Subdivision-Phase 3 is not shown on this plat.

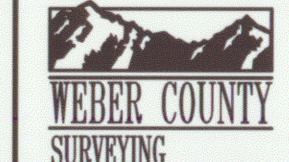
The rebar and cap monuments set for the vacating and west boundary of 3500 East Street and the brass cap for the south quarter corner of section 8, were set prior to the recording of Willow Creek subdivision-Phase 3. However, the street monuments have been set after that subdivision was recorded as part of this survey. 3500 East Street was monumented as dedicated. Also, there are additional street monuments being set for the Willow Creek Subdivision Phase 2, Valley Estates Phase-1 Subdivision, and Valley Estates Phase-2 Subdivision. These are being set due to the fact that the time alloted the developer to install the monuments has expired. Since these monuments have not been set and the escrow funds have been forfeited it is therefore our responsibility to install the monuments. The other subdivisions shown on this plat have not been sufficiently surveyed to be able to identify the location of the street monument positions and are not being monumented as

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Weber County Surveyor

# Road Dedication Survey for 3500 East Street

PART OF THE SW 1/4 OF SECTION 8 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



Martin B. Moore Jr. Weber County Surveyor Ernest D. Rowley, Chief Deputy

2380 Washington Blvd. Rm 260 Ogden, Utah 84401 (801) 399-8020 FAX:(801) 399-8316

Plat Prepared By E. Rowley Chief Deputy DRAWING DATE Jan. 20, 2005

SURVEY DATE Aug. 2001

Approved for Filing By M. Moore County Surveyor

MDJ, BPA

003406 SURVEY FILING NUMBER . 33 Willow Creek

5250 North Street as per

dedication by Willow Creek Subdivision - Phase 2. Portion outside of the new dedication is

to be vecated. See nerretive

Found original rebar for the Villow Creek

Locations accepted as original lot and street lines. See narrative paragraph 2

20 ft. Public Utility Easement

Lot 34 Willow Creek Subdivision - Phase

Weber County Bress Cap monumenting the West Quarter

Corner of Section & Township ? North, Range 1 East, SLB&M. Also known as Tri-Station "Gus". See

County Surveyor's Section Corner Tie sheets for additional

Weber County Brase Cap monumenting the 1997 restored location of the Southwest Corner

of Section & Township ? North, Range I East, Sillahi. See County Surveyor's Section Corner Tie sheets for additional information.

informetion.

Subdivision - Phase 2 survey, typical.

paragraph 1.

The North Quarter Corner of Section

8. Township 7 North, Range 1 Best, SIRAM; U.S. Survey. Weber County Brees Cap deted 1888.

5250 NORTH

10 ft. Public Utility Easement. —

30.00

N89°44'33"W

NORTH

60.00

See Valley Estates Phase-2 Subdivision. See narrative

paragrapia

5100

Street.

10 ft. Public Utility Easement. -

# 3500 EAST STREET - ROAD DEDICATION PLAT

PART OF THE SW 1/4 OF SECTION 8 TOWNSHIP 7 NORTH, RANGE 1 EAST,

SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

th Quarter Corner of Section Date of Survey October 2001 thru May 2002

whis 7 North, Reads 1 Mart.

This hatched area is an existing 10 ft

wide utility eccenent and will not be vacated. See narrative paragraph 9.

Hatched area is part of the original dedication of \$250 North Street and will

not be vacated. See narrative

construction. Typical 3 places.

-1 ft Holding strip on the inside of the street right-

Existing fence line is near Quarter

Location ting. See narretive paragraph 3.

Existing fence lines are evidence of

the Quarter Section line and Section

STREET

of-way.

Quarter section line and East line of

the dedicated right-of-way line. Also the intended boundary line of the Villow Creek Subdivision – Phase 2. See

KAWAGUCHI BARRAMIN

See nerretive personaph 6.



NAPPART

1) This survey was conducted to move the location of a dedicated street known as 5150 North, 3450 East, and 5250 North Streets of the Willow Creek Subdivision - Phase 2, and 5150 North Street of Valley Estates Phase-1 Subdivision (designated hereafter as 'the willow creek road'), to the location shown hereon, construct the travel surface and name it as 3500 East Street. 'The willow creek road' is to be vacated as to the public use and appropriate quit claim deeds issued to the adjacent land owners as per an Agreement between Weber County and the affected Dwners of Property Located in and Near Willow Creek Subdivision which was signed by the county commission April 17, 2001 and by the Eden Holding and Development Co. (Paul Judd) on April 12, 2001.

2) A survey of the existing subdivisions in the area have been conducted in which we located a number of the original lot corners. Those subdivisions are Willow Creek Subdivision - Phase 2, Valley Estates Phase 1 Subdivision, and Valley Estates Phase-2 Subdivision. Kawaguchi Investment Company and Betty Jean Stettler, etal, properties is not involved in this project except as an adjoining land owner to the new 3500 East Street, however, an easement needs to be obtained from them for the piping of Sheep Creek under this new road and the relignment of Broad Mouth Creek. The location of the South quarter corner of Section 8 was verified in this survey as follows.

3) Valley Estates Phase 2 Subdivision appears to have utilized a fence post as the location for the quarter corner. The fence line that runs north from this location, runs the entire mile to the north quarter corner and we believe it is evidence of the location of the quarter section line. The north quarter corner of this section was found to be an original stone which was renonumented in 1989.

4) Existing repar of the subdivisions were found and evaluated with respect to their platted location. In comparing the location of the plat to the rebars of the Villow Creek Subdivision -Phase 2 it was found that the plat needed to be shifted a mean of South 0.9035 ft and East 0.162013 ft (Basis of bearings is as stated hereon). This shift brings the plat in conformance to the rebars with in a couple of tenths, for most of the rebar that was found. There were several rebar that were found that had been disturbed, they were not used in the averaging. snat name meen esturbed, they were not used in the averaging.

5) In evaluating the platted location of Valley Estates Phase I Subdivision and the found rebar locations it was found that this subdivision needed to be adjusted South Ribi9 ft and East 0.4978 ft. Making this adjustment brought Valley Estates and Willow Creek together at the Northwest corner of Lot 1, Valley Estates, and the Northwest corner of Lot 25, Willow Creek. 6) All subdivisions were placed on a common learning base, that of the Veler County State Plane Bearings. In futher evaluating the Lots of Willow Creek Sub. there was

found to be some descrepencies with respect to the Section and Quarter Section lines and the location of the subdivision boundary. It is our belief that the intent of the subdivison plat is to utilize, as the south and east boundaries of the subdivision, the Section and Quarter Section lines. However, the platted location and the surveyed location of these lines, along with the restored location of the south quarter corner, do not match precisely. Part of this descriptancy will be cleared up by this road dedication as far as the east line of Lot 34 is concerned. This dedication utilizes the new nanupented quarter section line as the east right-of-way line of 3500 East Street and is dedicating approximately 55 feet of the east side of the lot which will include the area which we believe to be intended to be included in the original subdivision.

7) The south line of the Villow Creek subdivision also appears to

have been intended to be the section line. Also, the south line of Valley Estates Phase-1 Subdivision and the north line of the dedication for 5100 North Street as shown on Valley Estates Phase-2 Subdivision are intended to be the section line. This dedication is holding the monumented location of the section line as the common line of 5100 North Street and the south boundary of the Villow Creek subdivision.

8) It is the intent of this process to retain that portion of 5250 North Street that is within the limits of this dedication as public right-of-way, all other areas of "Villow Creek Road" are to be vacated as to public use and decided by quit claim document to the respective land owners in accordance with the signed agreement.

9) It is the intent of this transaction to retain the hatched portion of the existing utility easements and in the deed documents for Lot 33 it is intended to reserve a 20 foot wide utility and drainage easement on a portion of the north half of 5250 North Street so the the configuration will look as shown hereon.

CURVE	NO. DE	ELTA	RADIUS_	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
1	65*4	11'03"	30.000'	19.365	34.392'	N 32"08'59" W	32.540'
2	155°	19'29"	55.000'	251.460'	149.101	N 12°40′14″ B	107.460
3	134*	14'53"	75.00'	177.768	175.703	S 06°43′03° E	138.202
4	154*	19'15"	45.000	197.437	121.203	S 00'41'33" W	87.750'

N89°42'14"W

60 foot road dedication is subject

as noted hereon.

Same of Page

to a 1 foot holding strip agreement

Found Reeve Rebar and Cap marking the rightrof-way line of 3550 East Street \_\_\_ and the Northwest corner of Lot 13, Velley Estates Phase-2 Subalvision.

Same of the State of the State

is to certify that the dedication of the street or above non in according by the County Commissionary of Water County, or this It's 174 ... 8008.

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and dedicate the same into a street as shown hereon and name said street 3500 EAST STREET, 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 throughfores. Grant and dedicate a perpetual right and easement over, upon and under the street designated hereon as public utility, and drainage 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 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 easement or street.

Elen Holders and Austhon

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

On this 19 day of 1202 personally appeared before me, the undersigned notary public, the signers of the above dedication, who acknowledged to me that they executed the foregoing dedication freely and voluntarily and for the purposes and considerations therein expressed. My

Residing At: Weller Co





SURVEYOR'S CERTIFICATE

Ernest B. Rowley, hereby certify that I am a Licensed Land Surveyor in the State of Utah and hold certificates and number 89-171781-2201, and having been duly appointed as the Weber County Chief Deputy Surveyor do hereby certify that we, of the Weber County Surveyor's Office, of of the tract of land shown hereon. The 8-4-02 original field notes made during a survey of this tract of land and that this plat is a true record of this survey.

BOUNDARY DESCRIPTION

protion of the Southwest Quarter of Section 4. Form Reginning at the South Quarter Corner of said Section 4: BENESIE themse North 2015'33' Test 60.00 feet sions section in themse North 2016'35' Sont 608.85 feet. themse sions the are of a surve to the left 34.308 feet, with a

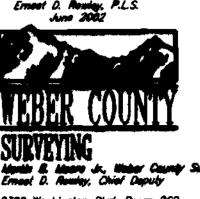
radius of \$0.00 feet and a school bearing and distance of North 3200'50' Next 32.540' feet, to a point of reverse ourse, thence clong the are of a ourse to the right 149.10 feet, having radius of \$5.00 feet with a about bearing and distance of Martin 1940'14" East 187.48 feet, to the south line of Lot 33. Wiley Creek Subdition - Phase &

themos South 85'40'01" East 65.35 feet, along said south line of Let 52, to the manuscrated quarter section line, themos South 90'41'25" Nest 1986.17 feet along said quarter section line to the point of beginning. Containing 1.405 paras, more or less.

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Weber County Surveyo 003406



Ogden, Utoh 84401 (801) 300-8020 FAX : (801) 399-8316

COUNTY RECORDER Entry no. \_\_\_\_1877177 Filed for record and recorded 25 - Sco - 2007 at 139 pm in book 56 of official records, on page <u>47</u> Dong Crats

Rece For: Weber County Planning