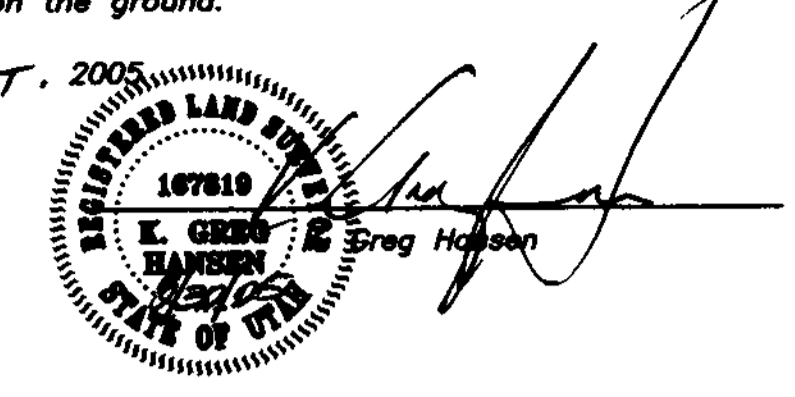# A FINAL PLAT OF
HIDDEN RANCH
SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M
WEST HAVEN CITY, WEBER COUNTY, UTAH

003499

SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of HIDDEN RANCH 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 30TH day of AUGUST, 2005.

K. Greg Hansen

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN.
BEGINNING AT A POINT ON THE CENTERLINE OF 3300 SOUTH STREET LOCATED SOUTH 89°13'28" EAST 874.48 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FROM THE SOUTH QUARTER CORNER OF SAID SECTION, RUNNING THENCE NORTH 00°53'56" EAST 1327.45 FEET; THENCE SOUTH 89°13'12" EAST 255.50 FEET; THENCE SOUTH 0°53'56" WEST 250.00 FEET; THENCE SOUTH 89°13'13" EAST 40.00 FEET; THENCE SOUTH 0°53'56" WEST 1077.43 FEET TO THE CENTERLINE OF SAID 3300 SOUTH STREET; THENCE NORTH 89°13'28" WEST 295.50 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.
CONTAINING 8.775 ACRES AND 2 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 HIDDEN RANCH 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.

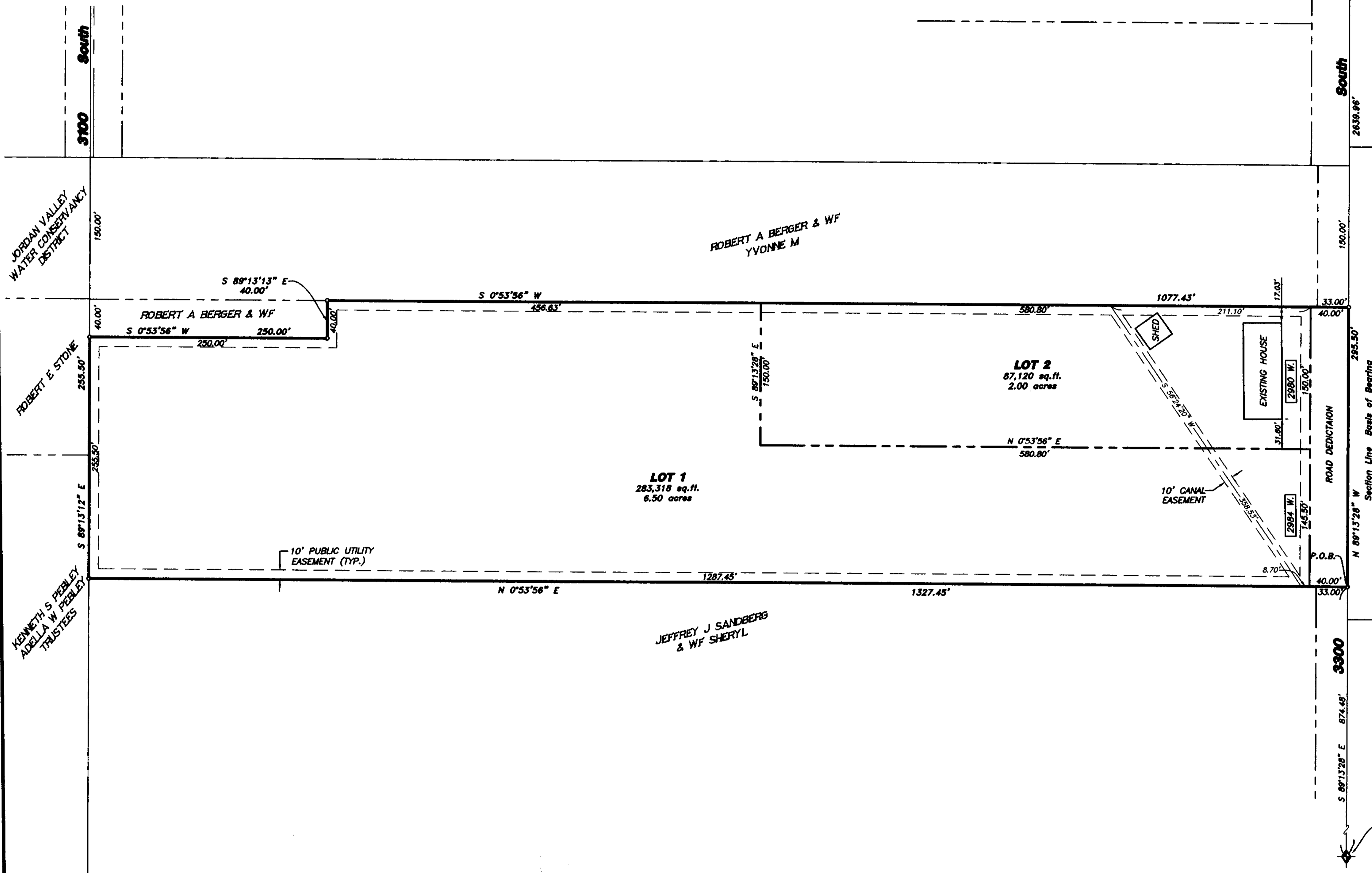Signed this   day of   , 2005

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. Joe Adair 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 corner of section 34, township 6 North, range 2 West, S.L.B.&M. which bears S89°13'28"E as currently monumented.

ACKNOWLEDGMENT

State of Utah
County of Weber

On the   day of   , 2005, 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

Plat map

SOUTHEAST CORNER OF SECTION 34, T6N, R2W, SLB&M FOUND BRASS CAP MONUMENT

SOUTH QUARTER CORNER OF SECTION 34, T6N, R2W, SLB&M FOUND BRASS CAP MONUMENT

3100 South
3300 South

JORDAN VALLEY WATER CONSERVANCY DISTRICT

ROBERT A BERGER & WF YVONNE M

ROBERT A BERGER & WF
S 0°53'56" W   250.00'

ROBERT E STONE

KENNETH S PEBLEY
ADELLA W PEBLEY TRUSTEES

JEFFREY J SANDBERG & WF SHERYL

LOT 2
87,120 sq.ft.
2.00 acres

LOT 1
283,318 sq.ft.
6.50 acres

EXISTING HOUSE
SHED

10' CANAL EASEMENT

10' PUBLIC UTILITY EASEMENT (TYP.)

ROAD DEDICATION

Section Line Basis of Bearing

S 89°13'13" E 40.00'
S 0°53'56" W 456.63'
S 0°53'56" W 250.00'
S 89°13'28" E 150.00'
N 0°53'56" E 580.80'
S 0°53'56" W 580.80'
1077.43'
211.10'
17.03'
33.00'
40.00'
295.50'
2980 W.
150.00'
31.60'
2984 W.
145.50'
358.63'
8.70'
40.00'
33.00'
P.O.B.
N 89°13'28" W
S 89°13'28" E   874.48'
N 0°53'56" E   1327.45'
2639.96'
150.00'
255.50'

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.

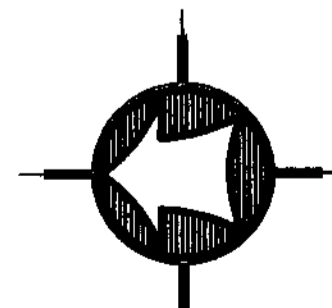Signed this   day of   , 2005

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   , 2005

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   , 2005.
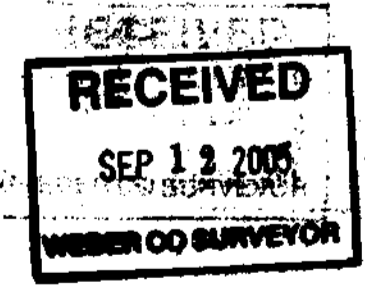
Mayor

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   , 2005.

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   , 2005

Signature

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   Ogden   Logan

Scale: 1" = 60'

LEGEND:

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

003499   04-144.DWG

RECEIVED   SEP 1 2 2005   WEBER CO SURVEYOR

COUNTY RECORDER

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

COUNTY RECORDER

BY _____
DEPUTY