

# KIM AND JOSH ESTATES

PART OF THE SOUTHEAST QUARTER OF SECTION 16

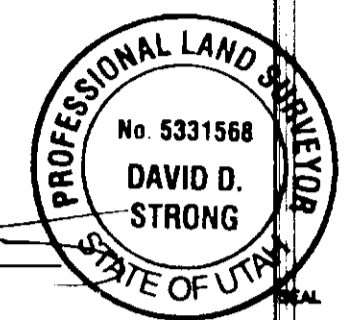
T6N, R2W, SLB&M, U.S. SURVEY

WEBER COUNTY, UTAH

FEBRUARY 2006

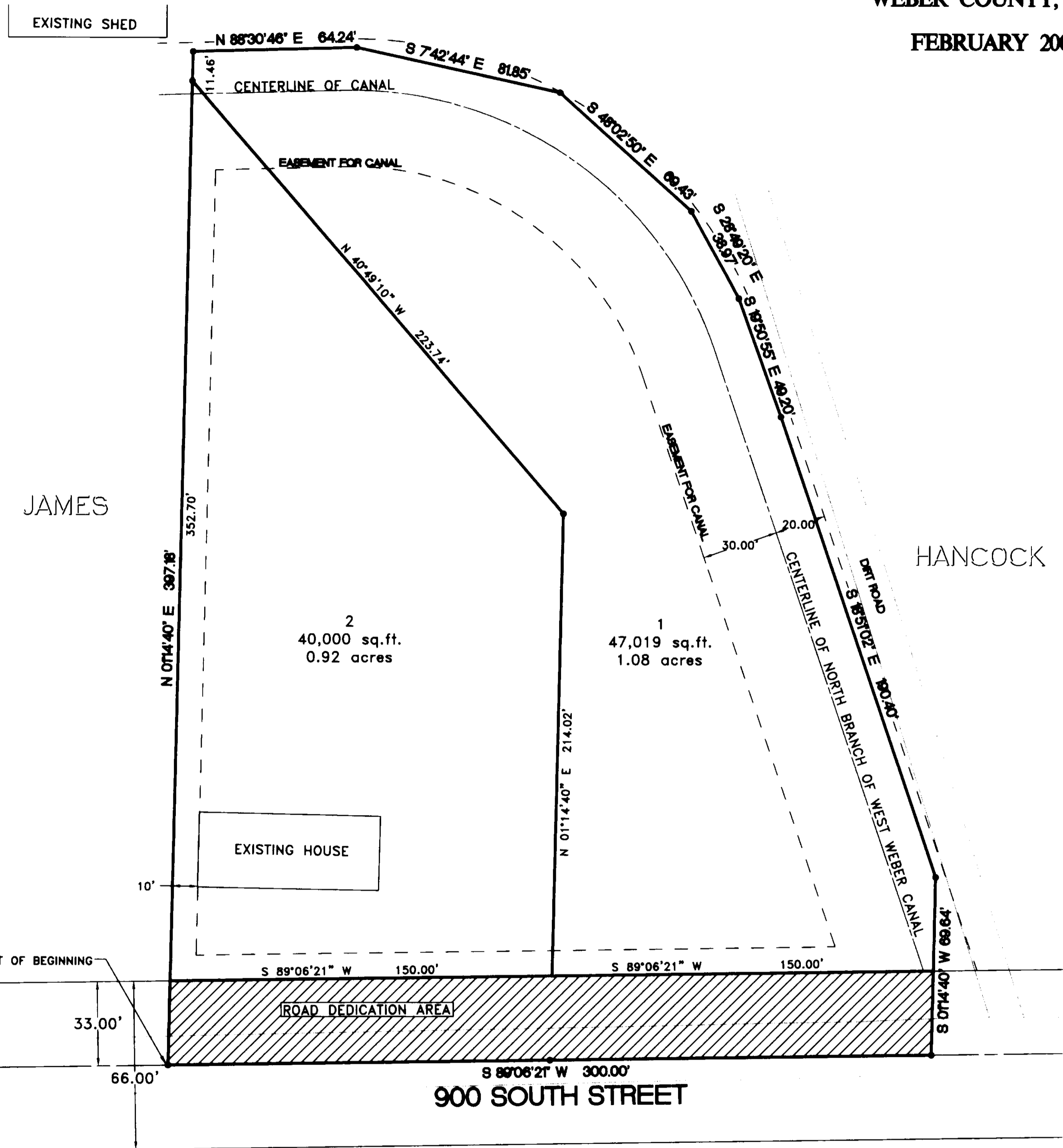
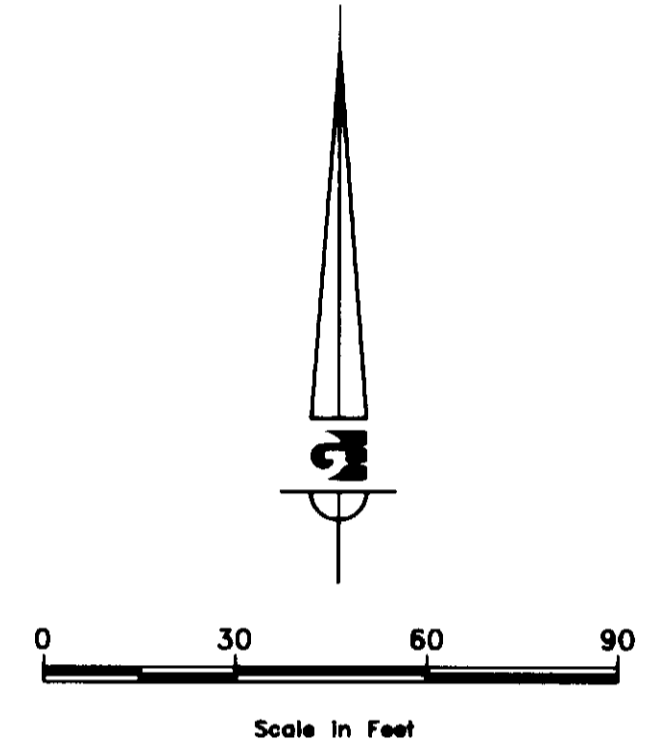
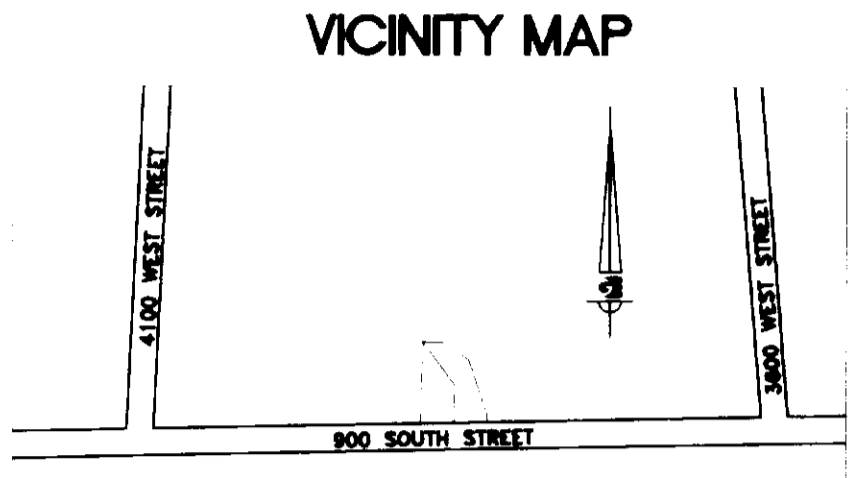
### SURVEYOR'S CERTIFICATE

I, DAVID D STRONG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING OF THE STATE OF UTAH ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. MONUMENTS WILL BE PLACED AS REPRESENTED ON THE PLAT. EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.



4/20/06  
DATE

David D. Strong  
SIGNATURE



#### AGRICULTURAL STATEMENT

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.

#### NARRATIVE:

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF THE PHIL HANCOCK FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY TO CREATE AN ADDITIONAL RESIDENTIAL LOT. THE SOUTH LINE OF THE NEW LOT IS TO BE 33.00 FEET NORTH OF THE CENTER LINE OF 900 SOUTH STREET. SAID 33.00 FEET WIDTH TO BE DEDICATED AS PUBLIC ROADWAY. THE WEST LINE OF THE PROPERTY WAS MONUMENTED BY UNMARKED REBARS AND A FENCE LINE NO RECORD OF WHO SET THE REBARS WAS FOUND. AT THE SOUTHWEST CORNER OF THE HOUSE THE PROPERTY LINE IS 10 FEET FROM THE HOUSE. THE EAST AND NORTH LINES BORDER PROPERTY OWNED BY PHIL HANCOCK AND ARE AGREED ON BY HIM.

#### NOTES:

- #5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LE 154270) TO BE SET AT ALL PROPERTY CORNERS.
- 10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

#### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 16, T6N, R2W, SLB&M. BEGINNING AT A POINT ON THE CENTER LINE OF 900 SOUTH STREET, SAID POINT BEING NORTH 366.46 FEET AND EAST 19.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE AS FOLLOWS:

N 01°14'40" E	397.18 FT.	ALONG AN EXISTING FENCE LINE; THENCE
N 88°30'48" E	64.24 FT.	THENCE
S 77°42'44" E	81.85 FT.	THENCE
S 48°02'50" E	69.43 FT.	THENCE
S 28°49'20" E	38.97 FT.	THENCE
S 19°50'55" E	49.20 FT.	THENCE
S 18°51'02" E	190.40 FT.	THENCE
S 01°14'40" W	89.64 FT.	TO THE CENTER LINE OF 900 SOUTH STREET; THENCE
S 89°06'21" W	300.00 FT.	ALONG SAID 900 SOUTH STREET TO THE POINT OF BEGINNING.

CONTAINS: 87,019 SQ. FT. / 2.00 ACRES

#### OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS 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:

KIM AND JOSH ESTATES

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2006

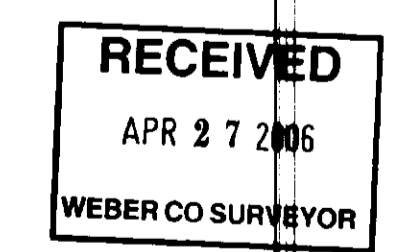
PHIL S. HANCOCK

JILENE HANCOCK

Prepared By:



5875 S. ADAMS AVE.  
PARKWAY, SUITE 200  
OGDEN, UT 84405  
(801) 476-0202



003621

#### COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2006

#### 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 \_\_\_\_\_, 2006

SIGNATURE

#### 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. 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 \_\_\_\_\_, 2006

SIGNATURE

#### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2006

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 \_\_\_\_\_, 2006

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

#### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2006

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE:

ATTEST:

#### ACKNOWLEDGMENT

STATE OF UTAH )  
                          ) SS  
COUNTY OF WEBER )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2006

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, TWO (2) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

STAMP NOTARY PUBLIC