

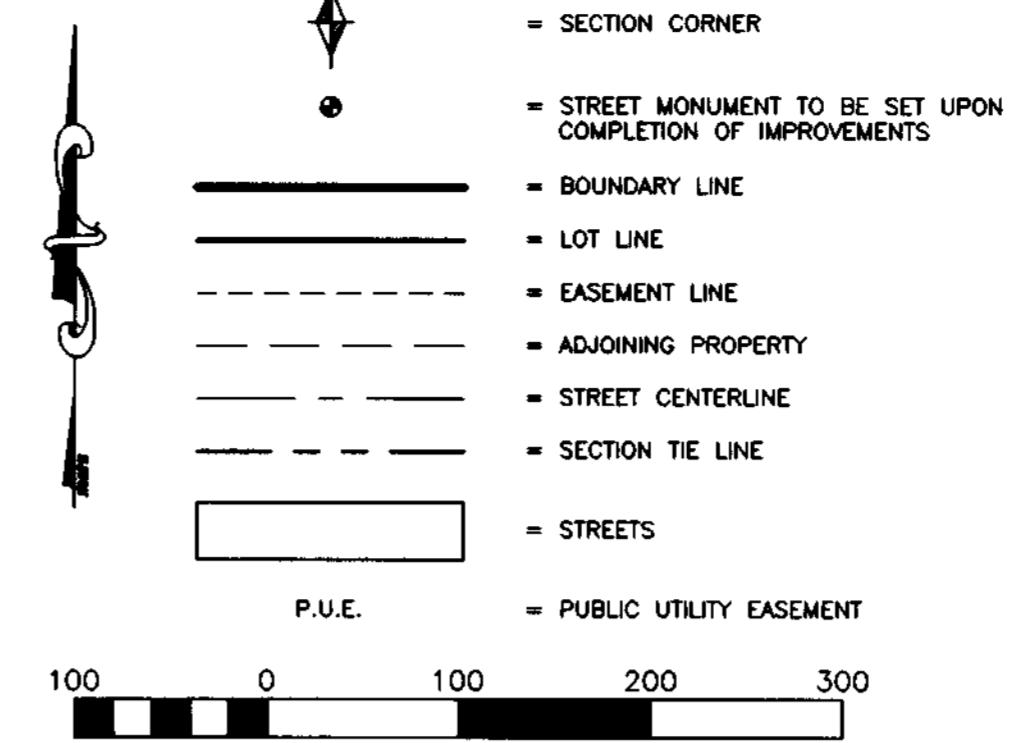
Allen Estates Subdivision Phase 2

PART OF THE NORTHEAST QUARTER OF SECTION 28, T.6N., R.2W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2006

NOTE:
"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; ORD. #2002-3, MARCH 05, 2002)

THE FENCELINE AS SHOWN ON THIS PLAT IS CONSIDERED JUSTIFIABLE EVIDENCE OF THE PROPERTY LINE AS USED BY OCCUPATION BY THIS PROPERTY AND ADJACENT PROPERTIES. THE ALLOUET SPLIT OF THE NORTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 28 WOULD PLACE THIS FENCE 3.1 FEET NORTH OF THE PROPERTY LINE BY DEED WHICH DOES NOT MEET THE INTENT OF THE OCCUPATION. A QUIT CLAIM DESCRIPTION WAS WRITTEN FROM THE ALLOUET SPLIT SIXTEENTH CORNER THAT ENCOMPASSES THE 4.14 FEET OF PROPERTY ON THE SOUTH SIDE OF ALLEN ROAD.

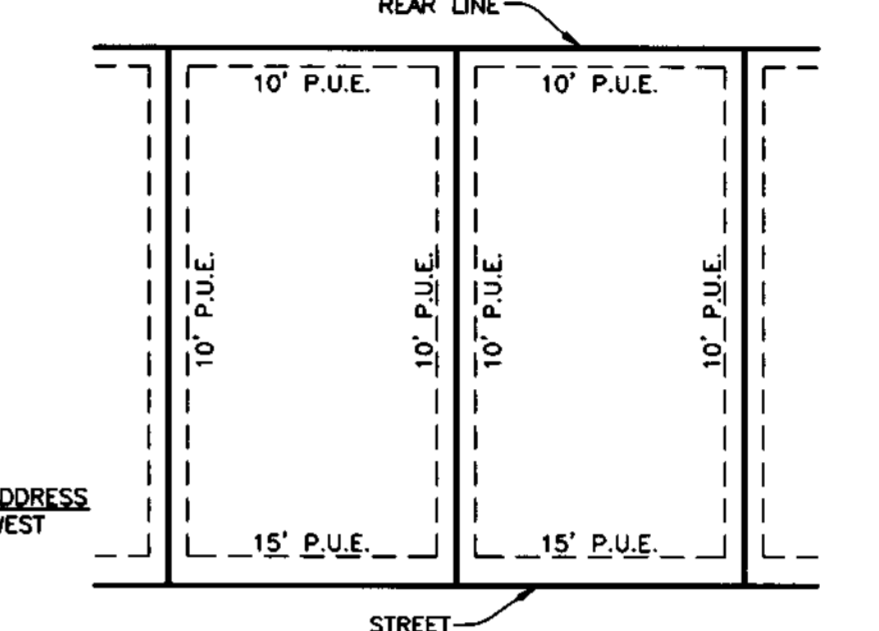
Legend 003716



Surveyor's Certificate
I, STEVEN QUILTER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF ALLEN ESTATES SUBDIVISION PHASE 2 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS 25th DAY OF October, 2006.
STEVEN QUILTER
No. 178768
UTAH LICENSE NUMBER

Owners Dedication And Certification
WE THE UNDERSIGNED OWNERS OF THE HEREIN TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT ALLEN ESTATES SUBDIVISION PHASE 2, AND 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 LINE, 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 ERRECTED WITHIN SUCH EASEMENTS.
SIGNED THIS _____ DAY OF _____, 20____.

Typical Lot Easements 21-30



Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 28, T.6N., R.2W., S.L.B.&M., U.S. SURVEY.
BEGINNING AT A POINT ON BOTH THE SECTION LINE AND THE CENTERLINE OF 3500 WEST STREET, SAID POINT BEING N00°36'51"E ALONG THE SECTION LINE 989.14 FEET FROM THE EAST QUARTER CORNER OF SECTION 28; THENCE ALONG A LINE DEFINED IN QUIT CLAIM DEED ENTRY NO 2185323 IN THE WEBER COUNTY RECORDER'S OFFICE, N89°13'43"W 447.00 FEET AND S00°36'51"W 325.05 FEET; THENCE S70°50'18"W 302.39 FEET; THENCE S57°56'50"W 300.14 FEET; THENCE S32°28'59"W 72.51 FEET TO THE BOUNDARY OF ALLEN ESTATES PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N89°13'43"W 81.48 FEET, (2) N32°03'10"W 87.00 FEET, (3) N24°10'59"W 60.57 FEET, AND (4) N32°03'10"W 276.51 FEET TO THE CENTERLINE OF THE CANAL; THENCE N53°20'43"E ALONG SAID CENTERLINE 150.49 FEET; THENCE S32°03'10"E 18.06 FEET; THENCE N53°20'43"E 60.19 FEET TO THE BOUNDARY OF ALLEN ESTATES PHASE 1; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES: (1) N53°20'43"E 281.71 FEET TO A 719.00 FOOT RADIUS OF WHICH BEARS N37°04'35"W, (2) EASTERLY TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°25'12" A DISTANCE OF 105.81 FEET, AND (3) N44°55'30"E 162.04 FEET TO THE SOUTH LINE OF THE ANTHONY CARTER AND WF PAULA CARTER PROPERTY; THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) S89°02'52"E 805.53 FEET, AND (2) S89°01'55"E 33.00 FEET TO THE SECTION LINE; THENCE S00°36'51"W ALONG SAID SECTION LINE 342.23 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.85 ACRES

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEBER COUNTY RECORD BEARING SYSTEM ALONG THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 28, T.6N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS N00°36'51"E.

Narrative

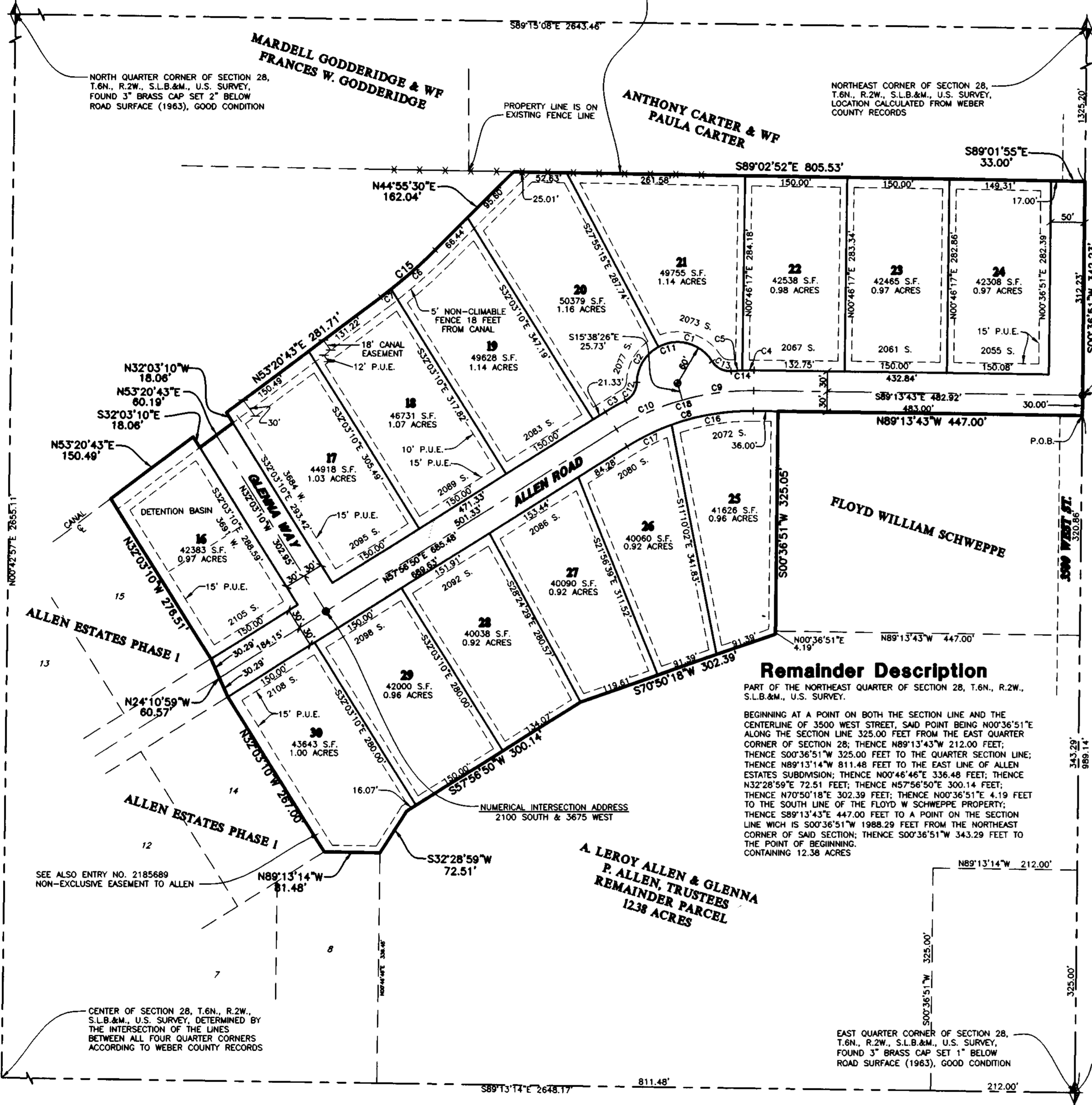
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS FOR KEVIN WINS. ALL BOUNDARY AND REAR LOT CORNERS TO BE SET WITH A 5/8" REBAR AND RED CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS TO BE SET WITH A LEAD PLUG AND TACK IN THE TOP BACK OF CURB AT THE EXTENSION OF LOT SIDELINES. THE WEST LINE WAS DETERMINED BY ALLEN ESTATES SUBDIVISION PHASE 1 AND OWNER. THE NORTH LINE WAS DETERMINED BY DEED. THE EAST LINE WAS DETERMINED BY 3500 WEST STREET AND DEED. THE SOUTH LINE WAS DETERMINED BY DEED AND OWNER.

Curve Table

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIR.	CHD. LENGTH
C1	60.00'	85°48'05"	89.85'	55.76'	N75°01'13"W	81.69'
C2	60.00'	61°14'28"	64.13'	35.51'	S31°27'31"W	61.12'
C3	400.21'	04°50'23"	33.80'	16.91'	S60°22'01"W	33.79'
C4	400.21'	02°22'12"	17.25'	8.63'	S89°32'11"W	17.25'
C5	400.21'	02°22'11"	16.55'	8.28'	S87°07'00"W	16.55'
C6	719.99'	06°53'09"	86.53'	43.32'	N48°22'05"E	86.48'
C7	719.99'	01°32'03"	19.28'	9.64'	N52°34'41"E	19.28'
C8	340.21'	32°49'27"	194.90'	100.21'	S74°21'34"W	192.25'
C9	370.21'	16°24'44"	106.04'	53.39'	S82°33'55"W	105.68'
C10	370.21'	16°24'44"	106.04'	53.39'	S86°09'12"W	105.68'
C11	60.00'	147°02'33"	153.98'	202.83'	S74°21'34"W	115.07'
C12	30.00'	61°56'55"	32.44'	18.01'	N31°48'45"E	30.88'
C13	30.00'	61°56'55"	32.44'	18.01'	S63°05'38"E	30.88'
C14	400.21'	04°50'23"	33.80'	16.91'	S88°21'06"W	33.79'
C15	719.99'	08°25'12"	105.81'	53.00'	N49°08'06"E	105.71'
C16	340.21'	20°38'26"	122.36'	61.85'	S80°38'05"W	121.70'
C17	340.21'	12°13'02"	72.54'	36.41'	S64°03'21"W	72.41'
C18	370.21'	32°49'27"	212.09'	109.04'	S74°21'34"W	209.20'

Remainder Description

PART OF THE NORTHEAST QUARTER OF SECTION 28, T.6N., R.2W., S.L.B.&M., U.S. SURVEY.
BEGINNING AT A POINT ON BOTH THE SECTION LINE AND THE CENTERLINE OF 3500 WEST STREET, SAID POINT BEING N00°36'51"E ALONG THE SECTION LINE 325.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 28; THENCE N89°13'43"W 212.00 FEET; THENCE S00°36'51"W 325.00 FEET TO THE QUARTER SECTION LINE; THENCE N89°13'43"W 811.48 FEET TO THE EAST LINE OF ALLEN ESTATES SUBDIVISION; THENCE N00°46'46"E 336.48 FEET; THENCE N32°28'59"E 72.51 FEET; THENCE N57°56'50"E 300.14 FEET; THENCE N70°50'18"E 302.39 FEET; THENCE N00°36'51"E 4.19 FEET TO THE SOUTH LINE OF THE FLOYD W. SCHWEPPE PROPERTY; THENCE S89°13'43"E 447.00 FEET TO A POINT ON THE SECTION LINE WHICH IS S00°36'51"W 1988.29 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE S00°36'51"W 343.29 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.38 ACRES



003716
RECEIVED
OCT 26 2006
WEBER CO SURVEYOR

Weber County Planning Commission Approval
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.
TITLE

Weber County Commission Acceptance
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 20____.

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 _____, 20____.

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 _____, 20____.

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.
SIGNED THIS _____ DAY OF _____, 20____.

Weber County Recorder
Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

Project Info.
Surveyor: S. QUILTER
Designer: N. ANDERSON
Begin Date: 03-06-06
Name: RECORD OF SURVEY
Number: 4657-12
Revision: MYR 10-11-06
Checked: _____

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com