

MUSTANG RUN SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 32 T7N, R2W, SLB&M
PLAIN CITY, WEBER COUNTY, UTAH

FEBRUARY 2007

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DIVIDE THE GROUND. THIS WAS DONE USING THE MONUMENTS SHOWN. THE LOCATION OF STREETS 1975 NORTH AND 4500 WEST WERE DETERMINED IN CONSULTATION WITH MARTIN MOORE, THE WEBER COUNTY SURVEYOR IN 2005. DUE TO VARIOUS CONFLICTS WITH DEEDS, A NEW DESCRIPTION WAS WRITTEN BASED UPON EXISTING USE (FENCES) AND TRYING TO ALLOW EVERYONE TO HAVE THE DIMENSIONS SHOWN IN THEIR DEEDS. THE DIMENSIONS SHOWN OF 106.9 FEET NORTH FROM 1975 NORTH STREET FITS EXISTING USE, HENCE IT DOES NOT FIT THE 100-FOOT DIMENSION SHOWN ON RECORD. THE 145.20-FOOT DIMENSION THAT RUNS WEST FROM 4500 WEST IS THE DIMENSION SHOWN IN RECORDS.

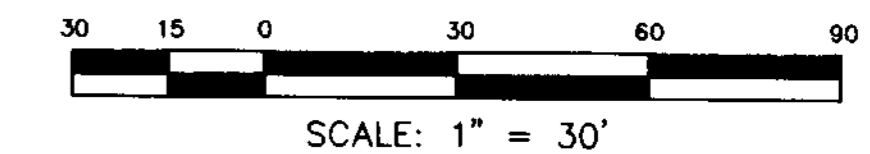
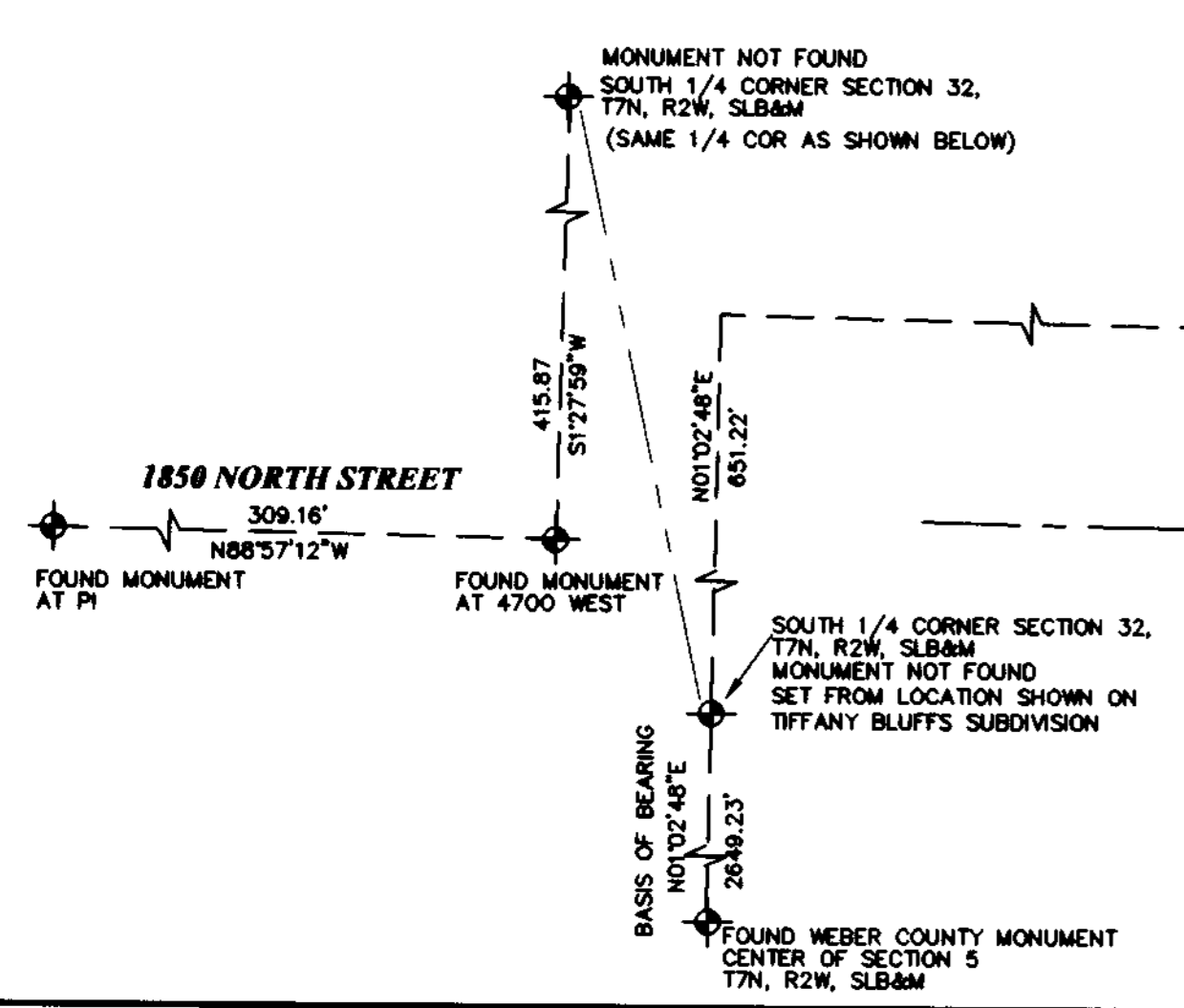
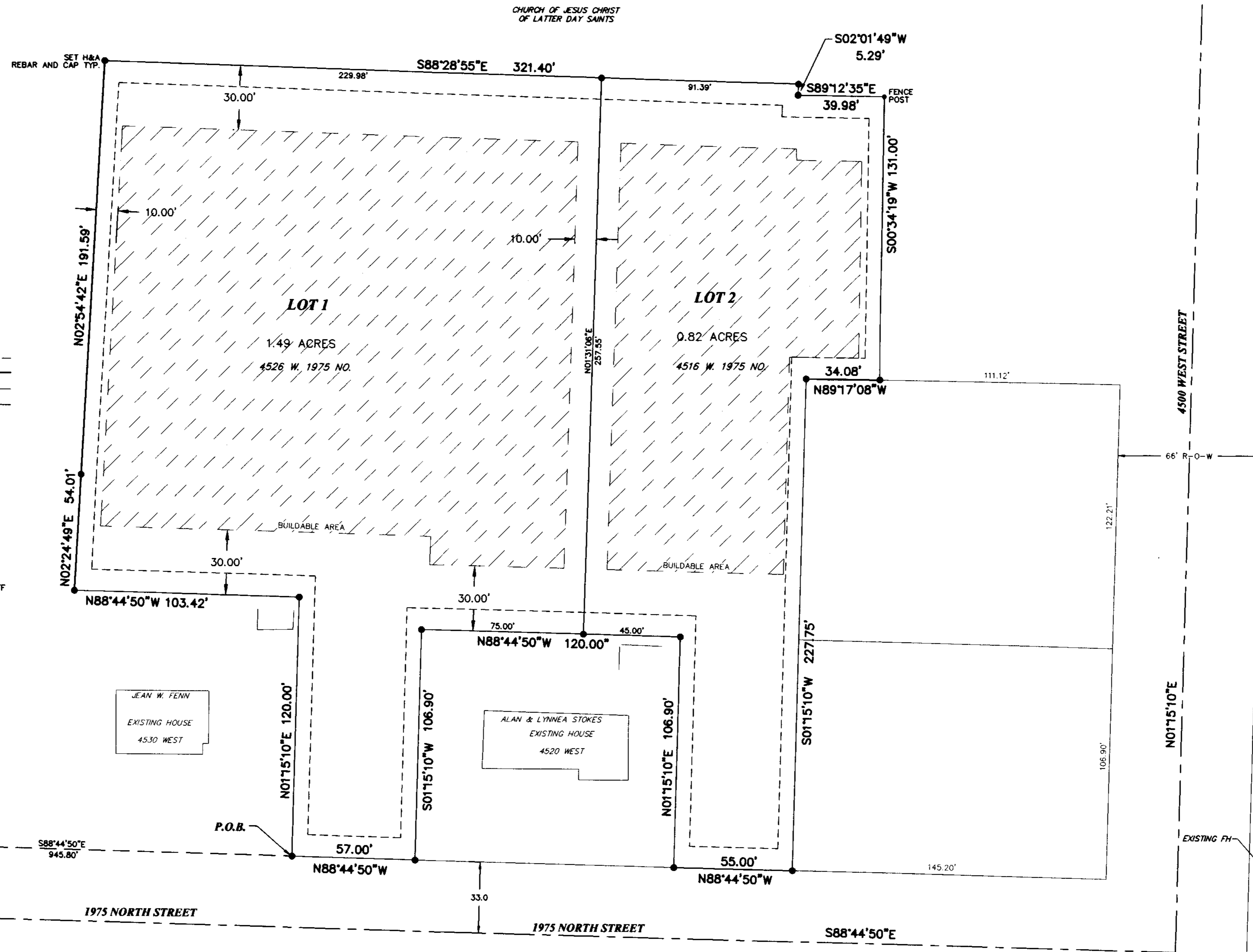
HERITAGE ESTATES

LEGEND

- PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.E.) -----
- PROPERTY LINE -----
- ROAD CENTERLINE -----
- TIE TO MONUMENT -----
- SET H&A REBAR AND CAP UNLESS NOTED ●

NOTES:

1. P.U.E. STANDS FOR PUBLIC UTILITY AND DRAINAGE EASEMENT
2. 10' FRONT AND REAR P.U.E. ON ALL LOTS AND 7' SIDE P.U.E. SIDE LOT LINE AS SHOWN.
3. ALL DIMENSIONS ARE IN FEET.
4. LOT OWNERS ARE RESPONSIBLE FOR THEIR OWN STORMWATER RUNOFF WHICH WILL REQUIRE DETENTION PONDS ON THE LOTS.
5. THE FINISHED FLOOR ELEVATION OF ANY HOME WITHIN THIS SUBDIVISION SHALL BE NO DEEPER THAN THE EXISTING GROUND SURFACE WITHOUT THE COMPLETION OF A SITE SPECIFIC GEOTECHNICAL STUDY THAT IS APPROVED BY THE CITY ENGINEER
6. LOTS MAY NEED TO PUMP SEWER DEPENDING ON FINISH FLOOR ELEVATION



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS MUSTANG RUN SUBDIVISION, AND THAT SAME HAS BEEN CORRECTLY SURVEYED.

DATE: 26 FEB 2007
 UTAH SURVEYOR NO. 166385
 VON R. HILL
 HILL & ARGYLE, INC.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF 1975 NORTH STREET WHICH POINT IS NORTH 01°02'48" EAST 651.22 FEET AND SOUTH 88°44'50" EAST 945.80 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH BASIS OF BEARING IS NORTH 01°02'48" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND THE CENTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°15'10" EAST 120.00 FEET; THENCE NORTH 88°44'50" WEST 103.42 FEET TO THE EAST LINE OF HERITAGE ESTATES SUBDIVISION AS DEFINED BY FENCING; THENCE ALONG FENCE LINES THE FOLLOWING COURSES AND DISTANCES: NORTH 02°24'48" EAST 54.01 FEET; NORTH 02°54'42" EAST 191.59 FEET; SOUTH 88°28'55" EAST 321.40 FEET; SOUTH 02°01'40" WEST 5.29 FEET; SOUTH 89°12'35" EAST 39.98 FEET; SOUTH 03°41'19" WEST 131.00 FEET; THENCE LEAVING FENCE LINES NORTH 89°17'08" WEST 34.08 FEET; THENCE SOUTH 01°15'10" WEST 227.75 FEET TO THE NORTH LINE OF 1975 NORTH STREET; THENCE ALONG SAID STREET NORTH 88°44'50" WEST 55.00 FEET; THENCE NORTH 01°15'10" EAST 106.90 FEET; THENCE NORTH 88°44'50" WEST 120.00 FEET; THENCE SOUTH 01°15'10" WEST 106.90 FEET TO THE NORTH LINE OF 1975 NORTH STREET; THENCE NORTH 88°44'50" WEST 57.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING
 CONTAINS 2.31 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT MUSTANG RUN SUBDIVISION AND HEREBY DEDICATE, GRANT, AND CONVEY TO PLAIN CITY, WEBER COUNTY, 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 PLAIN CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREOF, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY PLAIN CITY.

SIGNED THE _____ DAY OF _____ 20____

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC _____
 RESIDENCE _____

HILL & ARGYLE, Inc.
 Engineering and Surveying
 181 North 200 West, Suite #4, Bountiful, Utah 84010
 (801) 298-2236 Phone, (801) 298-5983 Fax
 PROJECT 06-440 PLAT NEW_REV1.DWG
 REVISED 2/7/07
 REVISED 2/26/07

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF PLAIN CITY.
 CHAIRMAN: _____

CITY ATTORNEY'S APPROVAL

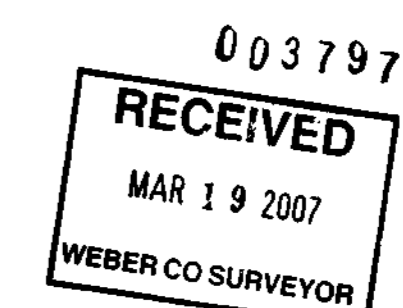
APPROVED THIS _____ DAY OF _____, 20____
 PLAIN CITY ATTORNEY: _____

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
 APPROVED THIS _____ DAY OF _____, 20____
 BY: _____
 PLAIN CITY ENGINEER

PLAIN CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF PLAIN CITY, UTAH THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 CITY RECORDER ATTEST:
 MAYOR: _____



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