

BLUFF ACRES SUBDIVISION

PLAIN CITY, WEBER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. & M.

003808

SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of BLUFF ACRES SUBDIVISION in PLAIN CITY, 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 Records Office, and of a survey made on the ground.

Signed this 15th day of March, 2007

167819
License No.

K. Greg Hansen



OWNERS 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 BLUFF ACRES 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 Weber County those certain strips as easements for public utility and drainage purposes as shown hereon, 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 this _____ day of _____, 2006

ACKNOWLEDGMENT

State of Utah
County of Weber

On the _____ day of _____, 2006, 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

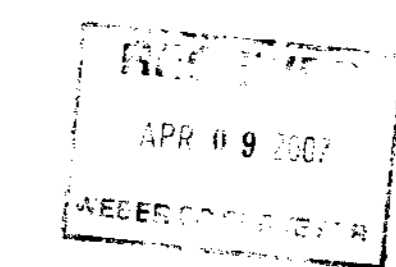
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED SOUTH 89°42'40" EAST 1922.90 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 00°17'20" WEST 16.50 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; SAID POINT DESCRIBED OF RECORD AS BEING LOCATED 16.24 FEET SOUTH AND 701.60 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING SOUTH 00°49'44" WEST 673.39 FEET TO THE CENTERLINE OF 2200 NORTH STREET; THENCE SOUTH 83°00'14" WEST 150.06 FEET ALONG SAID CENTERLINE; THENCE NORTH 00°49'44" EAST 692.42 FEET; THENCE SOUTH 89°42'40" EAST 148.67 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS THE WEST LINE OF SAID SOUTHWEST QUARTER WHICH BEARS NORTH 00°53'18" EAST. CONTAINING 2.33 ACRES AND TWO LOTS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOTS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY THE PROPERTY OWNER, STEVE DIAMOND. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE LAND MARK SURVEY DONE IN 1997 OF THIS PROPERTY AS WELL AS THE WEBER COUNTY SECTION CORNER MONUMENTATION SURROUNDING SECTION 32, T. 7 N., R. 2 W., S.L.B. & M. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER WHICH BEARS N 00° 53'18" E.

OWNER/DEVELOPER:
Steve Diamond
3515 W 2200 North
Plain City, Utah 84404
Ph: 801-731-0040



003808

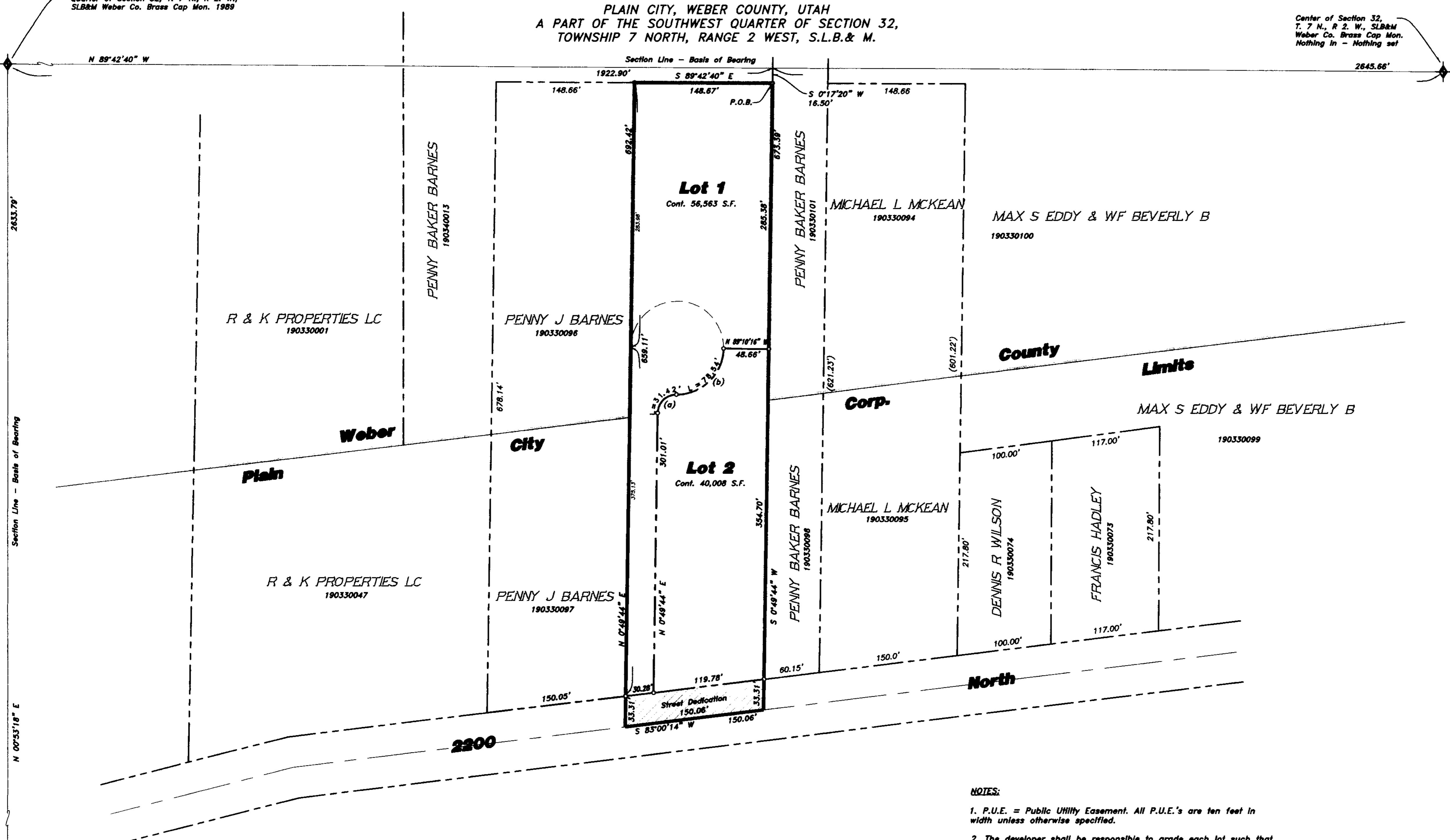
07/27/06
06-3-74fp.dwg

COUNTY RECORDER

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

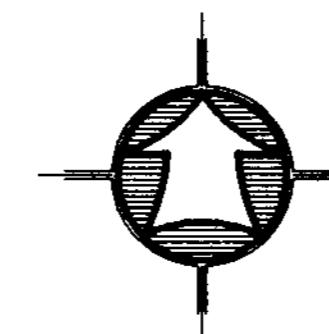
Northwest Corner of the Southwest Quarter of Section 32, T. 7 N., R. 2 W., SLB&M Weber Co. Brass Cap Mon. 1989

Center of Section 32, T. 7 N., R. 2 W., SLB&M Weber Co. Brass Cap Mon. Nothing in - Nothing set



Section Line - Basis of Bearing

N 00°53'18" E



SCALE: 1"=60'

LEGEND:

- PROPERTY LINES
- - - LOT LINES
- CENTERLINE
- STREET MONUMENT
- ⊕ SET 5/8" REBAR W/ CAP SET ON ALL LOT CORNERS JULY 2006

(a)	(b)
A = 90°00'00"	A = 90°00'00"
R = 20.00'	R = 50.00'
L = 31.42'	L = 78.54'
LC = 28.28'	LC = 70.71'
S 45°49'44" W	N 45°49'44" E

ADDRESS BLOCK	
LOT NO.	ADDRESS
LOT 1	4770 West 2200 North
LOT 2	4760 West 2200 North

CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

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.

Signed this _____ day of _____, 2006

By: _____
City Engineer

PLAIN 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 effect.

Signed this _____ day of _____, 2006

Signature _____

PLAIN CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the Council of Plain City, Utah this _____ day of _____, 2006.

Plain City Mayor _____

PLAIN CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Plain City Planning Commission on the _____ day of _____, 2006.

Chairman, Plain City Planning Commission _____

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main
Brigham City, Utah
84302
Brigham City
723-3491

Ogden
399-4905

Logan
752-8272