

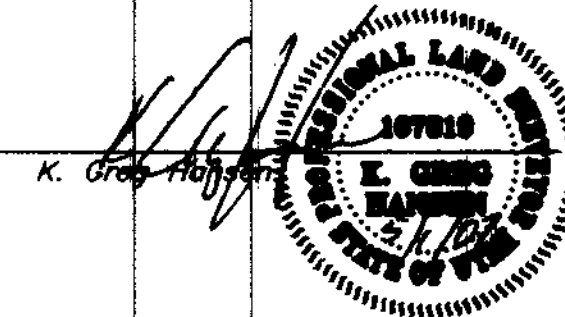
**WARD ACRES SUBDIVISION PHASE 3**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 20 &  
 A PART OF THE NORTHEAST QUARTER OF SECTION 19,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.  
 LIBERTY-NORDIC VALLEY TOWNSHIP, WEBER COUNTY, UTAH

**SURVEYOR'S CERTIFICATE**

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of WARD ACRES SUBDIVISION PHASE 3 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 Recorder's Office, and of a survey made on the ground and meets the Weber County zoning requirements.

Signed this 13<sup>th</sup> day of May, 2007

167819  
 License No.



**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF A 6.754 ACRE PARCEL FOR ANTHONY HANSEN. THE SURVEY WAS ORDERED BY ANTHONY HANSEN. THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SUBDIVISION SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST S.L.B.&M. AS WELL AS EXISTING FENCE LINES AND REBAR. THE BASIS OF MEASUREMENT IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 ASSIGNED TO BEAR SOUTH 89°34'28" EAST. THE REMAINDER PARCEL WAS MADE TO FIT THE LANDMARK SURVEYS ON THE SOUTH SIDE.

**AGRICULTURE AREA**

"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. 83-82, JANUARY 26, 1982).

**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 May, 2007.

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 May, 2007

Director, Weber-Morgan Health Department

**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 May, 2007.

Signature

**WEBER COUNTY COMMISSION ACCEPTANCE**

This is to certify that this subdivision plat, the dedication of streets and other public ways and the financial guarantee of public improvements associated with this subdivision, thereon are hereby accepted by the Commissioners of Weber County, Utah this day of May, 2007.

Chairman, Weber County Commission

**WEBER COUNTY PLANNING COMMISSION**

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the day of May, 2007.

Chairman, Weber County Planning Commission

**WEBER COUNTY ENGINEER**

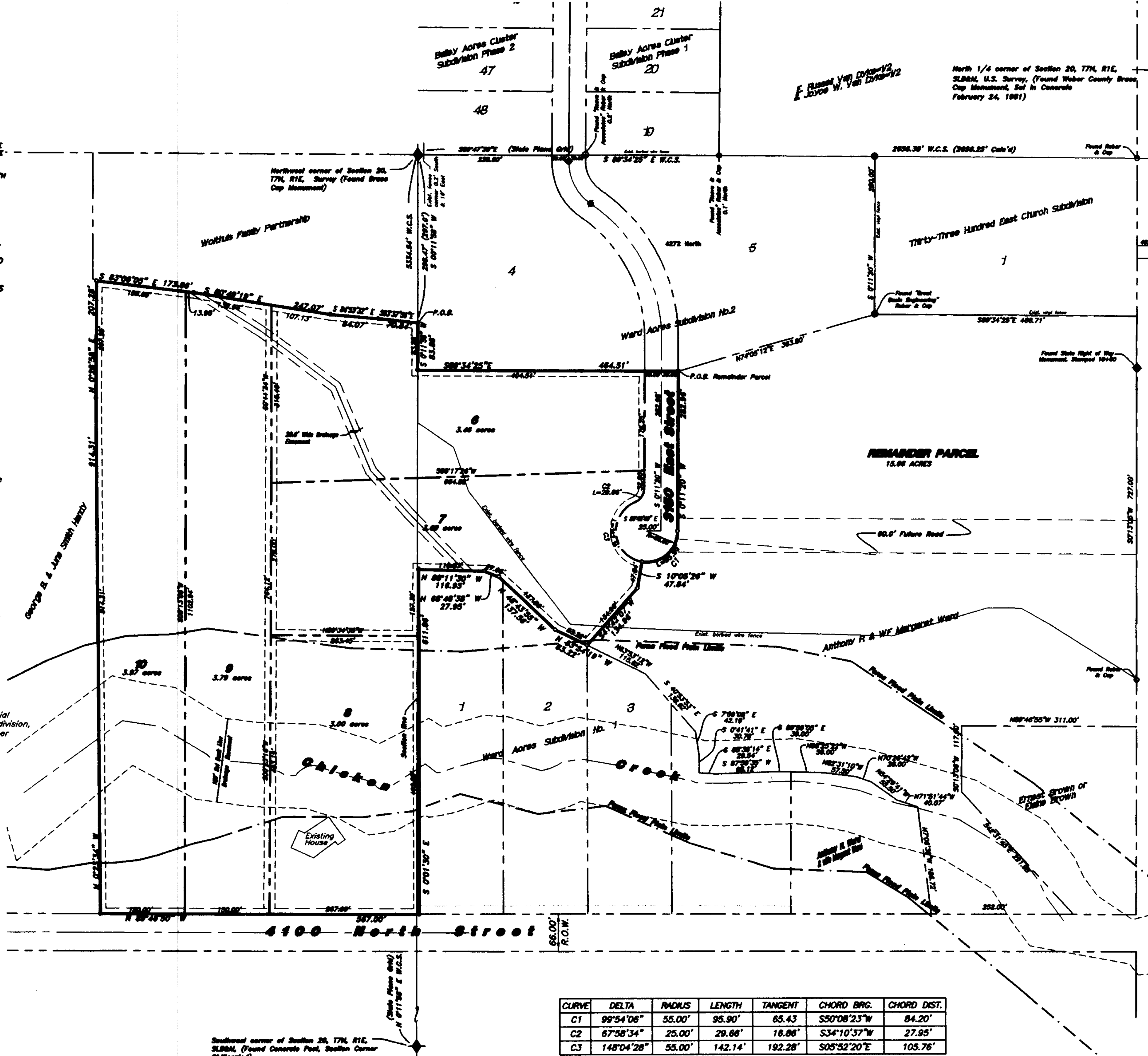
I hereby certify that the required public improvement standards and drawings for this subdivision conform with the county standards and the amount of the financial guarantee is sufficient for the installation of these improvements.  
 Signed this day of May, 2007.

Signature

Note: No Structures are allowed in the Floodplain as designated herein.

**LEGEND:**

- PROPERTY LINE
- CENTERLINE
- CURB & GUTTER
- EDGE OF PAVEMENT
- DITCH
- FENCE LINE
- SECTION CORNER
- PERCOLATION TEST PIT LOCATION
- SET #3 24" REBAR W/ CAP



**BOUNDARY DESCRIPTION**

A part of the Northwest Quarter of Section 20 and the Northeast Quarter of Section 19, Township 7 North, Range 1 East, Salt Lake Base & Meridian. Beginning of a point on the Westerly line of lot 4 Ward Acres Subdivision Phase 2, said point being located South 0°11'58" West 298.47 feet along the westerly line of said northwest quarter from the Northwest corner of said Northwest Quarter; thence South 0°11'58" West 83.88 feet to the southeast corner of said lot 4; thence East 45.81 feet to the southeast corner of lot 5 of said Ward Acres Subdivision Phase 2; thence South 0°11'20" West 282.86 feet; thence to the right along the arc of a 55.00 foot radius curve a distance of 95.80 feet, chord bears South 30°08'23" West 84.30 feet; thence South 10°05'26" West 47.84 feet; thence South 41°42'07" West 134.86 feet to the north line of Ward Acres Subdivision No. 1; thence along said north line following the (3) courses: (1) North 63°54'19" West 63.22 feet; (2) North 48°43'58" West 137.36 feet; (3) North 68°48'38" West 27.95 feet; (4) North 88°11'30" West 116.83 feet; (5) South 0°01'30" East 811.84 feet to the north right-of-way line of 4100 North Street; thence North 89°48'50" West 947.00 feet along said right-of-way line; thence North 0°23'34" West 914.31 feet; thence North 0°28'58" East 207.38 feet; thence South 83°08'05" East 173.88 feet; thence South 89°48'18" East 247.07 feet; thence South 84°53'32" East 84.87 feet; thence South 83°37'56" East 70.84 feet to the Point Of Beginning. Containing 18.37 Acres and 5 Lots.

**REMAINDER DESCRIPTION**

A part of the Northwest Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Base & Meridian. Beginning of the Southwest corner of lot 5 Ward Acres Subdivision Phase 2, said point being located South 0°11'58" West 298.47 feet, and South 0°11'58" West 83.88 feet, and South 89°38'28" East 464.51 feet from the Northwest corner of said Northwest Quarter; thence North 74°05'12" East 363.80 feet to the Southeast corner of said lot 5; thence South 89°34'25" East 466.71 feet to the West Right-Of-Way line of 3300 East Street; thence South 0°13'05" West 727.04 feet along said West Right-Of-Way line; thence North 89°48'50" West 311.00 feet; thence South 0°13'05" West 117.00 feet; thence South 82°31'45" East 231.98 feet; thence North 89°48'50" West 252.00 feet; thence North 0°06'38" West 186.72 feet; thence North 71°51'44" West 40.07 feet; thence North 54°29'41" West 55.50 feet; thence North 78°26'42" West 28.00 feet; thence North 82°31'10" West 57.50 feet; thence North 88°28'22" West 59.00 feet; thence North 89°59'05" West 39.00 feet; thence South 87°59'35" West 95.12 feet; thence North 85°38'14" West 29.54 feet; thence North 0°41'41" West 30.78 feet; thence North 0°25'08" West 43.18 feet; thence North 40°53'33" West 136.62 feet; thence North 63°53'12" West 115.82 feet; thence North 41°42'07" East 134.86 feet; thence North 10°05'26" East 47.84 feet; thence to the right along the arc of a 55.00 foot radius curve a distance of 95.80 feet, chord bears North 50°08'23" West 84.20 feet; thence North 0°11'20" East 282.86 feet to the point of beginning. Containing 15.66 Acres.

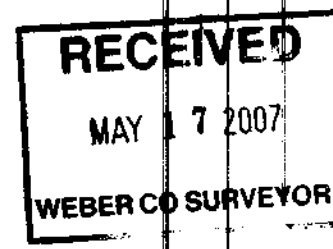
**OWNER'S DEDICATION**

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights of Ways) as shown on the plat and name said tract WARD ACRES SUBDIVISION PHASE 3 and do hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets (parks) the same to be used as public thoroughfares (parks) forever, and also 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 and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by Weber County, Utah, with no buildings or structures being erected within such easements.

Signed this day of May, 2007.

Name

Name



003830

07-107.DWG 02/26/07

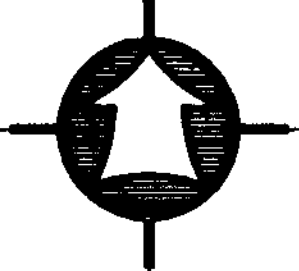
**WEBER COUNTY RECORDER**  
 ENTRY NO. FILED FOR RECORD AND RECORDED IN BOOK OF OFFICIAL RECORDS, PAGE RECORDED FOR  
 COUNTY RECORDER  
 DEPUTY

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	99°54'06"	55.00'	95.90'	85.43'	S50°08'23"W	84.20'
C2	67°58'34"	25.00'	29.86'	18.86'	S34°10'37"W	27.95'
C3	148°04'28"	55.00'	142.14'	192.28'	S05°52'20"E	105.76'

**ACKNOWLEDGMENT**

State of Utah }  
 County of } SS  
 On the day of May, 2007, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.  
 Commission Expires Notary Public

State of Utah }  
 County of } SS  
 On the day of May, 2007, personally appeared before me, who being by me duly sworn did say that they are and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors, and acknowledged to me that said Corporation executed the same.  
 Commission Expires Notary Public



Scale: 1"=100'

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Brigham City, Utah 84302  
 67 East 100 North Logan, Utah 84321  
 Brigham City Logan  
 (435) 723-3481 Ogden (435) 752-9187  
 (435) 723-7863 (801) 388-4905 (435) 752-8272