

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

003849
RECEIVED
JUL 18 2007
WEBER CO SURVEYOR

SURVEYOR'S CERTIFICATE
I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, 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 completed on the property described on the plat in accordance with Section 17-23-17 and measured on the ground, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.
167819
License No.
K. Greg Hansen
July 3, 2007

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF A 18.37 ACRE PARCEL FOR ANTHONY WARD. THE SURVEY WAS ORDERED BY TONY WARD. THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST S.L.B.&M. AS WELL AS EXISTING FENCE LINES AND REBAR. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 ASSUMED TO BEAR SOUTH 89°34'25" 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. #3-82, 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 _____, 2007.

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 _____, 2007

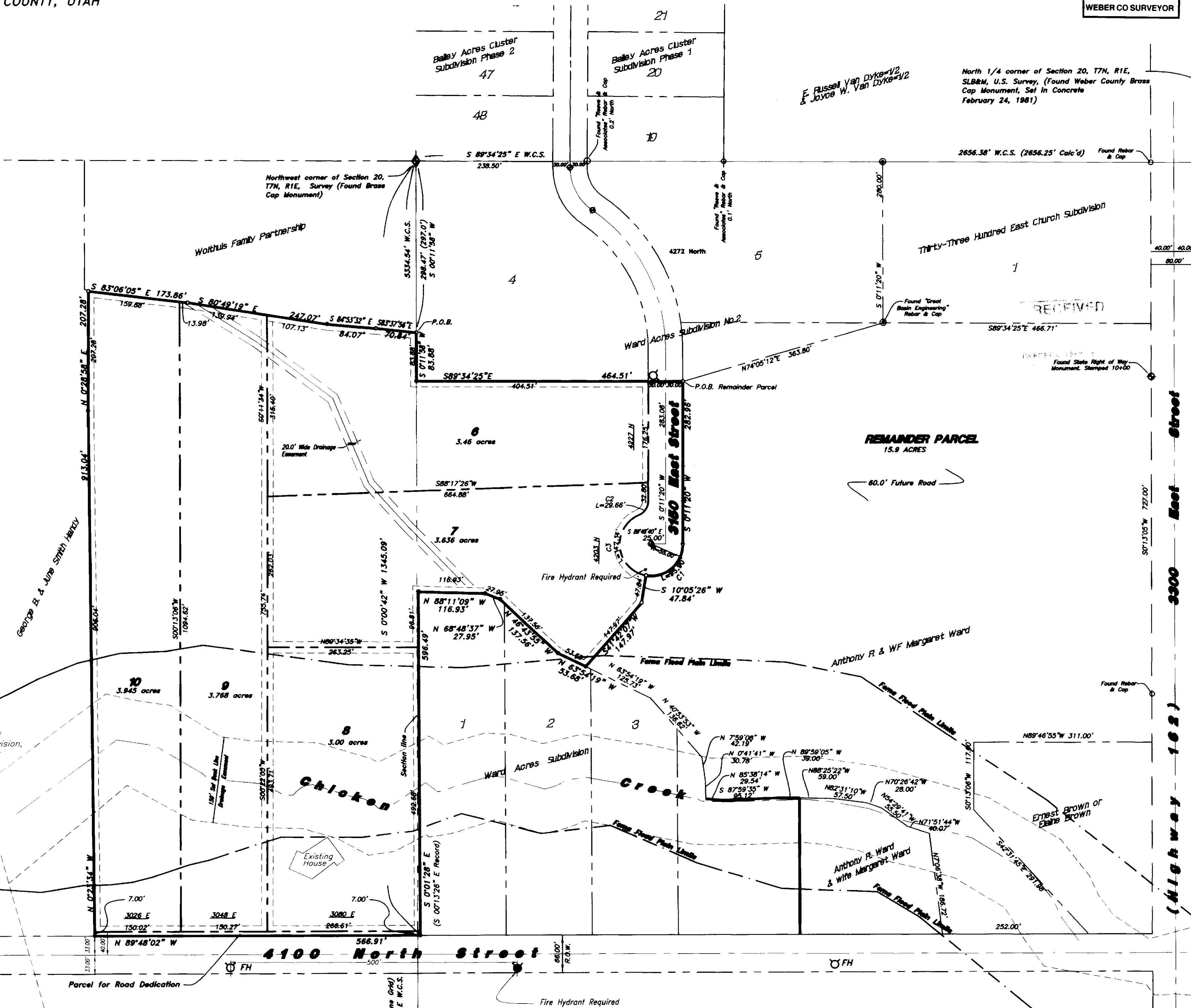
WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the county ordinance applicable thereto and now in force and effect.
Signed this day of _____, 2007.

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 _____, 2007.

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 _____, 2007.

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 _____, 2007.

- LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - CURB & GUTTER
 - EDGE OF PAVEMENT
 - DITCH
 - FENCE LINE
 - SECTION CORNER
 - PERCOLATION TEST PIT LOCATION
 - SET #5 24" REBAR W/ CAP
 - LOCATION OF STREET CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS.



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 at a point on the Westerly line of lot 4 Ward Acres Subdivision Phase 2, said point being located South 00°11'58" West 298.47 feet along the west line of said northwest quarter from the Northwest corner of said Northwest Quarter; running thence South 00°11'58" West 83.88 feet to the southwest corner of said lot 4; thence South 89°34'25" East 464.51 feet to the southwest corner of lot 5 of said Ward Acres Subdivision Phase 2; thence South 00°11'20" West 282.96 feet; thence to the right along the arc of a 55.00 foot radius curve a distance of 95.90 feet, chord bears South 50°08'23" West 84.20 feet; thence South 10°05'26" West 47.84 feet; thence South 41°42'07" West 147.97 feet to the north line of Ward Acres Subdivision; thence along the north line of said subdivision the following five (5) courses: (1) North 63°54'19" West 53.68 feet; (2) North 46°43'55" West 137.56 feet; (3) North 68°48'37" West 27.95 feet; (4) North 88°11'09" West 116.93 feet; (5) South 00°01'28" East 596.49 feet to the north right-of-way line of 4100 North Street; thence North 89°48'02" West 566.91 feet along said right-of-way line; thence North 00°23'34" West 913.04 feet; thence North 02°28'58" East 207.28 feet; thence North 83°06'05" East 173.85 feet; thence South 80°49'19" East 247.07 feet; thence South 84°53'32" East 84.07 feet; thence South 83°37'56" East 70.84 feet to the Point of Beginning. Containing 18.45 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 at the Southwest Corner of lot 5 Ward Acres Subdivision Phase 2, said point being located South 00°11'58" West 298.47 feet, and South 00°11'58" West 83.88 feet, and South 89°34'25" East 464.51 feet from the Northwest corner of said Northwest Quarter running thence North 74°05'12" East 363.89 feet to the Southwest 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 00°13'05" West 727.00 feet along said West Right-Of-Way line; thence North 89°46'55" West 311.00 feet; thence South 00°13'06" West 117.00 feet; thence South 42°31'45" East 291.98 feet to the north right-of-way line of 4100 North Street; thence North 89°48'02" West 252.00 feet along said north right-of-way line; thence North 07°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 70°26'42" West 28.00 feet; thence North 82°31'10" West 57.50 feet; thence North 88°25'22" West 59.00 feet to the northeast corner of Ward Acres Subdivision; thence along the north boundary line of said subdivision the following seven (7) courses: (1) North 89°59'05" West 159.80 feet; (2) South 87°59'35" East 92.2 feet; (3) North 85°58'14" West 29.54 feet; (4) North 00°41'41" West 30.78 feet; (5) North 07°59'08" West 42.19 feet; (6) North 40°53'53" West 136.62 feet; (7) North 63°54'19" West 125.73 feet; thence North 41°42'07" East 147.97 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 95.90 feet, chord bears North 50°08'23" West 84.20 feet; thence North 00°11'20" East 282.96 feet to the point of beginning. Containing 15.9 Acres.

OWNER'S DEDICATION
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights-of-Way) as shown hereon and name said tract, and do hereby:
(a) Public Streets & Parks: 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.
(b) Private Streets, Access, Rights-of-Way: Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns.
(c) Common Open Space: Grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes.
(d) Public Utility, Drainage and Canal Maintenance Easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof 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 erected within such easements.
(e) Private Land Drain Easements: Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.
(f) Dedicate grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.
Signed this day of _____, 2007.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	99°54'06"	55.00'	95.90'	65.43	S50°08'23"W	84.20'
C2	67°58'34"	25.00'	29.66'	16.86'	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 _____, 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

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 (435) 723-3491
(435) 723-7663
Ogden (435) 752-9197
Logan (435) 752-8272

003849
Name
07-107.DWG 06/19/07

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