

# L & R HOME & FARM SUBDIVISION

## A PART OF THE S. W. 1/4 OF SEC. 21, T. 6 N., R. 2 W., S.L.B. & M.

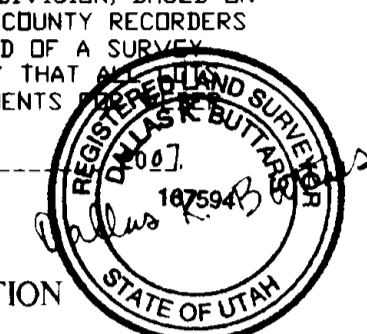
### WEBER COUNTY, UTAH

AUG. 2007  
RECORD OF SURVEY

W 1/4 COR SEC 21  
T. 6 N. R. 2 W.  
WEBER CO. BRASS CAP  
GOOD COND. 1981

#### SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF L & R HOME & FARM SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT THE MEASUREMENTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE COUNTY ZONING. SIGNED THIS 22<sup>nd</sup> DAY OF Aug. 2007.



#### OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT L & R HOME & FARM SUBDIVISION AND DO 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. ALSO 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, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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.

#### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER ) ss  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 PURPOSES THEREIN MENTIONED.

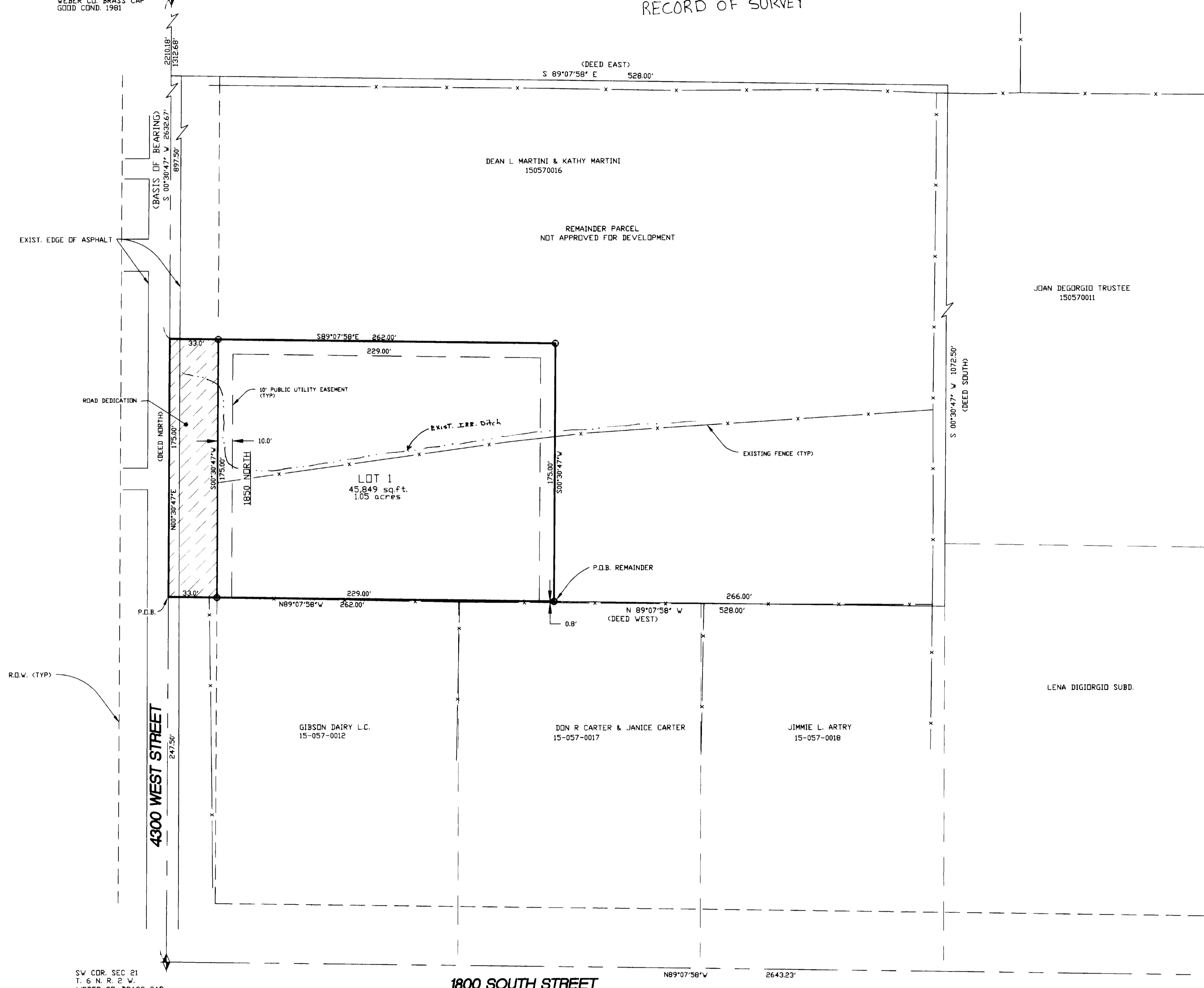
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

#### BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 00°30'47" EAST 247.50 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 21, TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 0°30'47" EAST 175.00 FEET; THENCE SOUTH 89°07'58" EAST 262.00 FEET; THENCE SOUTH 00°30'47" WEST 175.00 FEET; THENCE NORTH 89°07'58" WEST 262.00 FEET TO THE POINT OF BEGINNING. CONTAINS 45,850 SQ. FT. (1.05 ACRES)

#### REMAINDER PARCEL DESCRIPTION FROM RECORD

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 00°30'47" EAST 247.50 FEET ALONG THE SECTION LINE AND SOUTH 89°07'58" EAST 262.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21, AND RUNNING THENCE NORTH 0°30'47" EAST 175.00 FEET; THENCE NORTH 89°07'58" WEST 262.00 FEET; THENCE NORTH 00°30'47" EAST 897.50 FEET; THENCE SOUTH 89°07'58" EAST 528.00 FEET; THENCE SOUTH 0°30'47" WEST 1072.50 FEET; THENCE NORTH 89°07'58" WEST 266.00 FEET TO THE POINT OF BEGINNING. CONTAINS 11.95± ACRES



SCALE: 1" = 40'

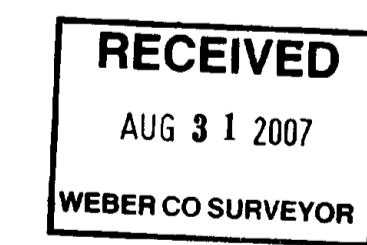
○ = 5/16" x 24" REBAR WITH CAP STAMPED 167594

#### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN. BOOK 945 PG 175, 1970 W.D. ELIZ. GIBSON TO MARTINI BEG. 15 RODS N. OF SW COR. 21, TH E 32 RODS, TH N 65 RODS... IS SENIOR TO THE SOUTHERN PARCELS.

SW COR. SEC 21  
T. 6 N. R. 2 W.  
WEBER CO. BRASS CAP  
GOOD COND. 1963

S 1/4 SEC. 21  
T. 6 N. R. 2 W.  
WEBER CO. BRASS CAP  
GOOD COND. 1963



DEVELOPER: RYAN JUDKINS  
SURVEYOR: LANDMARK SURVEYING

**AGRICULTURAL NOTE**  
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_

#### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_

#### 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\_\_\_\_.

SIGNATURE \_\_\_\_\_

#### 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\_\_\_\_.

SIGNATURE \_\_\_\_\_

#### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

<b>LANDMARK SURVEYING INC.</b> A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE: 801-731-4075 FAX: 801-731-8506	
CLIENT: RYAN JUDKINS	
LOCATION: PART OF SEC. 21, T6N, R2W, S.L.B. & M. WEST WEBER, UTAH	
SURVEYED: MAY 2007	
REVISIONS:	DRAWN BY: DB K.R.
	CHECKED BY: D.B.
	DATE: 05/08/07
	FILE: 2540

WEBER COUNTY RECORDER
ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
PAGE _____
WEBER COUNTY RECORDER
BY _____ DEPUTY