

**MONASTERY COVE SUBDIVISION PHASE 1, LOT 9, 1ST AMENDMENT**

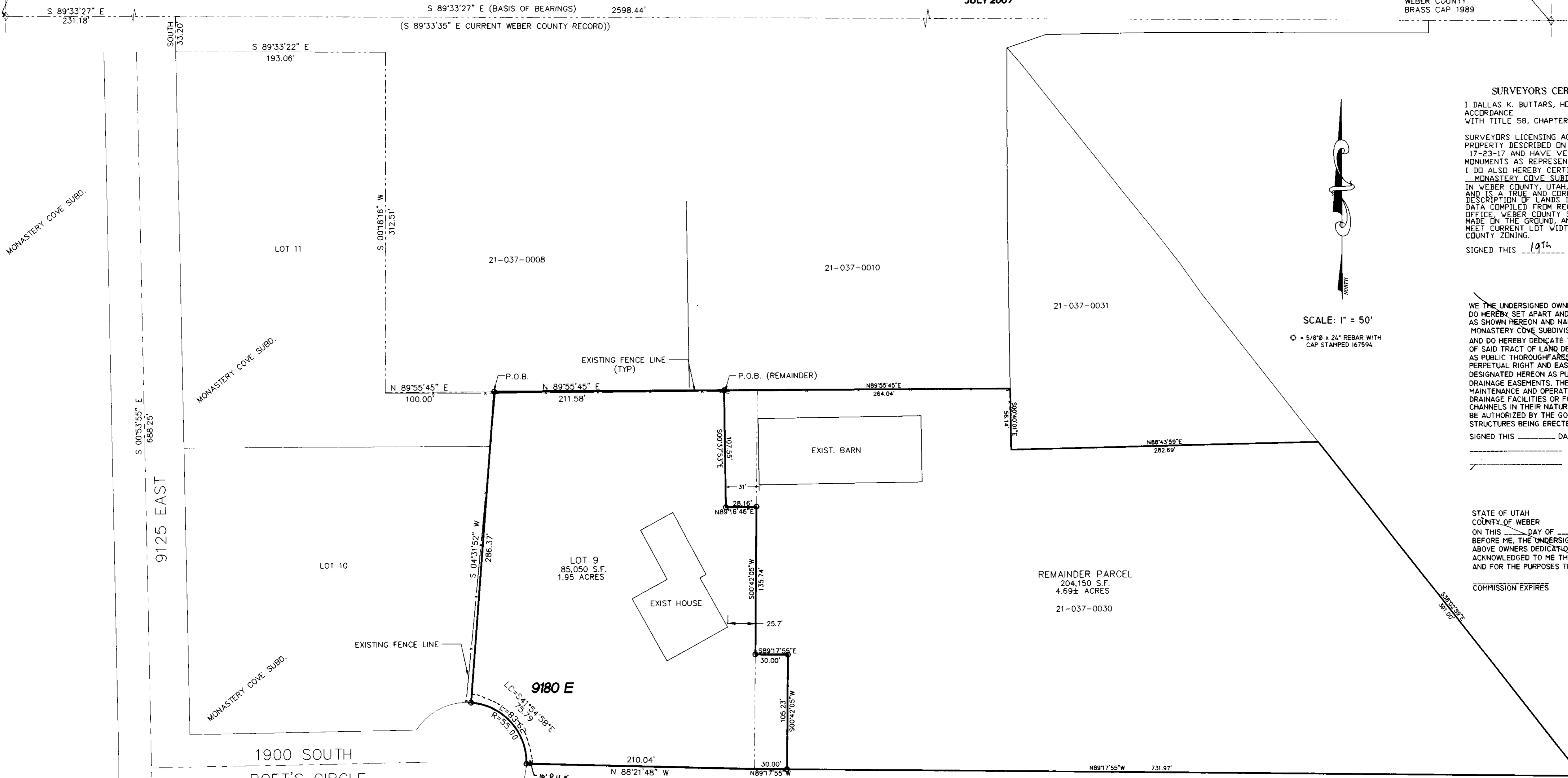
**A PART OF THE N.E. 1/4 OF SEC. 28 T. 6 N., R. 2 E., S.L.B. & M.**  
**WEBER COUNTY, UTAH**

JULY 2007

003908

N 1/4 CORNER SECTION 28 T6N  
 R2E SLB&M  
 FOUND BRASS CAP WCS,  
 STAMPED 1989

NE CORNER SECTION 28  
 T6N R2E SLB&M  
 WEBER COUNTY  
 BRASS CAP 1989



**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 MONASTERY COVE SUBDIVISION PHASE 1, LOT 9, 1ST AMENDMENT 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 ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.  
 SIGNED THIS 19th DAY OF July 2007



**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 AS SHOWN HEREON AND NAME SAID TRACT MONASTERY COVE SUBDIVISION PHASE 1, LOT 9, 1ST AMENDMENT 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 FOREVER. 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 ERECTED WITHIN SUCH EASEMENTS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF WEBER  
 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 \_\_\_\_\_

REMAINDER PARCEL  
 204,150 S.F.  
 4.69± ACRES  
 21-037-0030

**BOUNDARY DESCRIPTION**

PART OF THE NORTH QUARTER OF SECTION 28 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°33'27" EAST 231.18 FEET, SOUTH 33.20 FEET, SOUTH 89°33'22" EAST 193.06 FEET, SOUTH 00°18'16" WEST 312.51 FEET, NORTH 89°55'45" EAST 100.00 FEET ALONG AN EXISTING BARBED WIRE FENCE FROM THE NORTH QUARTER CORNER OF SAID SECTION 28 TO THE POINT OF BEGINNING, RUNNING THENCE NORTH 89°55'45" EAST 211.58 FEET ALONG AN EXISTING BARB WIRE FENCE; THENCE SOUTH 00°37'53" EAST 107.55 FEET; THENCE NORTH 89°16'46" EAST 28.16 FEET; THENCE SOUTH 00°42'05" WEST 135.74 FEET; THENCE SOUTH 89°17'55" EAST 30.00 FEET; THENCE SOUTH 00°42'05" WEST 105.23 FEET; THENCE NORTH 89°17'55" WEST 30.00 FEET; THENCE NORTH 88°21'48" WEST 210.04 FEET; THENCE ALONG A 55.00 FOOT RADIUS CURVE TO THE LEFT WITH A DELTA ANGLE OF 87°06'30" (LC= NORTH 41°54'58" WEST 75.79 FEET); THENCE NORTH 04°31'52" EAST 286.37 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 85,050 S.F. 1.95 ACRES

**BOUNDARY DESCRIPTION - REMAINDER PARCEL**  
 (PREPARED FROM RECORD)

PART OF THE NORTH QUARTER OF SECTION 28 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH 1/4 CORNER OF THE SECTION LINE, SAID POINT BEING SOUTH 89°33'27" EAST 231.18 FEET, SOUTH 33.20 FEET, SOUTH 89°33'22" EAST 193.06 FEET, SOUTH 00°18'16" WEST 312.51 FEET, NORTH 89°55'45" EAST 311.58 FEET ALONG AN EXISTING BARB WIRE FENCE TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 89°55'45" EAST 264.04 FEET ALONG AN EXISTING BARB WIRE FENCE; THENCE SOUTH 00°40'01" EAST 56.14 FEET; THENCE NORTH 88°43'59" EAST 282.69 FEET; THENCE SOUTH 38°02'59" EAST 391.00 FEET; THENCE NORTH 89°17'55" EAST 731.97 FEET; THENCE NORTH 00°42'05" EAST 105.23 FEET; THENCE NORTH 89°17'55" WEST 30.00 FEET; THENCE NORTH 0°42'05" EAST 135.74 FEET; THENCE THENCE SOUTH 89°16'46" WEST 28.16 FEET; THENCE NORTH 0°37'53" WEST 107.55 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 4.69 ACRES

**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 9 OF MONASTERY COVE BY REMOVING A PARCEL NEAR AN EXISTING BARN AND ADDING A PARCEL OF EQUAL AREA AT THE SOUTHEAST CORNER OF THE EXISTING LOT. THE PARCELS ARE UNDER THE SAME OWNERSHIP.

**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 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\_\_.

**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\_\_

**WEBER COUNTY SURVEYOR**  
 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 AFFECT.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**WEBER COUNTY ATTORNEY**  
 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\_\_

**WEBER-MORGAN HEALTH DEPARTMENT**  
 I HEREBY CERTIFY THAT THE SOILS, PERCOLATION BARS, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION  
 ATTEST: \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 WEBER COUNTY, OGDEN VALLEY 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 \_\_\_\_\_

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 AFFECT.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_  
 WEBER COUNTY SURVEYOR  
 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 AFFECT.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_  
 WEBER COUNTY ATTORNEY  
 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 \_\_\_\_\_

<p><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</p>		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ PAGE _____ WEBER COUNTY RECORDER BY _____ DEPUTY
CLIENT: DAN KILLGORE LOCATION: PART OF N 1/4 SEC 28, T6N, R2E S.L.B.&M. SURVEYED: APRIL 2006		
REVISIONS: 07-17-07 DLG	DRAWN BY: DLG CHECKED BY: DATE: 07-10-07 FILE: 2799PLAT	

