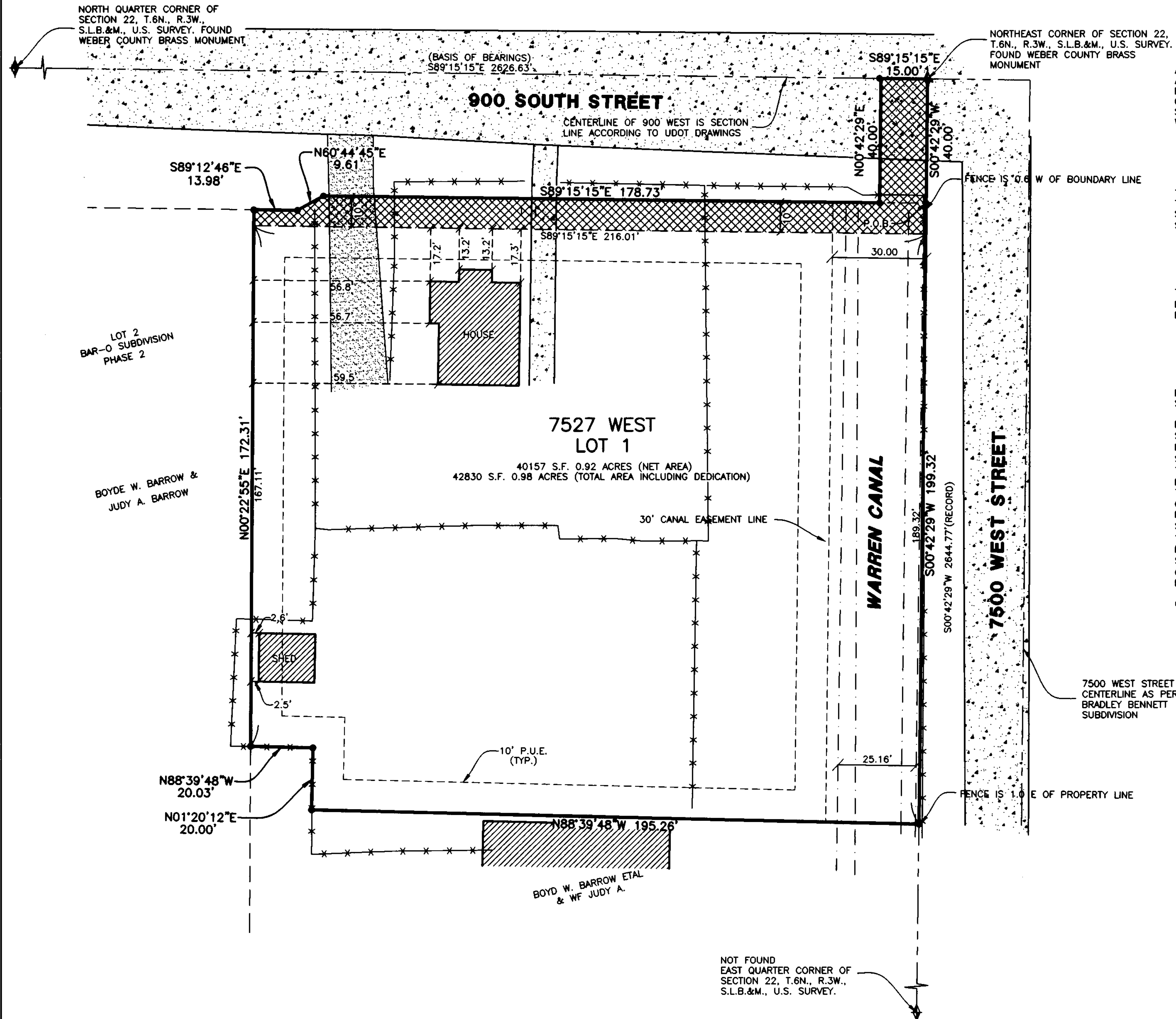


# Everett Garden Estates Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 22, T.6N., R.3W., S.L.B.&M., U.S. SURVEY  
WEBER COUNTY, UTAH  
NOVEMBER, 2007



**Agricultural Note**  
 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 SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

**Basis of Bearings**  
 THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 22, T.6N., R.3W., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS S89°15'15"E.

**Narrative**  
 THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO A ONE LOT SUBDIVISION. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

**Boundary Description**  
 PART OF THE NORTHEAST QUARTER OF SECTION 22, T.6N., R.3W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST SECTION LINE, SAID POINT BEING S00°42'29"W ALONG SAID SECTION LINE 40.00 FEET FROM THE NORTHEAST CORNER OF SECTION 22; THENCE S00°42'29"W ALONG SAID SECTION LINE 199.32 FEET; THENCE N88°39'48"W 195.26 FEET; THENCE N01°20'12"E 20.00 FEET TO AN EXISTING FENCELINE; THENCE N88°39'48"W ALONG SAID FENCELINE 20.03 FEET TO THE EAST LINE OF THE BAR-O SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE N00°22'55"E ALONG SAID LINE 172.31 FEET TO THE SOUTH LINE OF 900 SOUTH STREET; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: (1) S89°12'46"E 13.98 FEET, (2) N60°44'45"E 9.61 FEET, AND (3) S89°15'15"E 178.73 FEET; THENCE N00°42'29"E 40.00 FEET TO THE SECTION LINE; THENCE S89°15'15"E ALONG SAID SECTION LINE 15.00 FEET TO THE NORTHEAST CORNER OF SECTION 22; THENCE S00°42'29"W 40.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.97 ACRES

**Legend**

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- EXISTING FENCELINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- EXISTING GRAVEL ROAD
- EXISTING PAVEMENT
- EXISTING BUILDING
- AREA TO BE DEDICATED TO WEBER COUNTY BY THIS PLAT
- P.U.E. = PUBLIC UTILITY EASEMENT

Scale: 1" = 20'

**Surveyor's Certificate**  
 I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF EVERETT GARDEN ESTATES SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.  
 SIGNED THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2007  
 312770 UTAH LICENSE NUMBER  
 D. GREGG MEYERS

**Owners Dedication And Certification**  
 WE THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AND 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 AS SHOWN ON THE PLAT AND NAME SAID TRACT EVERETT GARDEN ESTATES SUBDIVISION, AND DO HEREBY 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 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.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JAMES EVERETT BARROW FAMILY LIVING TRUST 15 NOV 1977

**Acknowledgment**  
 STATE OF UTAH )  
 COUNTY OF \_\_\_\_\_ ) ss.  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
 COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**Project Info.**  
 Surveyor: D. GREGG MEYERS  
 Designer: N. ANDERSON  
 Begin Date: 09-10-07  
 Name: EVERETT GARDEN ESTATES SUBDIVISION  
 Number: 5529-01  
 Revision: \_\_\_\_\_  
 Scale: 1"=20'  
 Checked: \_\_\_\_\_

**Reeve & Associates, Inc.**  
 4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
 TEL: (801) 821-3100 FAX: (801) 821-2886 www.reeve-assoc.com

**Weber County 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.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 DIRECTOR, WEBER MORGAN HEALTH DEPARTMENT

**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\_\_\_\_

**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\_\_\_\_  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**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 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\_\_\_\_  
 CHAIRMAN, WEBER COUNTY COMMISSION

**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

**Weber County Recorder**  
 Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 And Recorded, \_\_\_\_\_  
 At \_\_\_\_\_ In Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 003916  
 Weber County Recorder  
 \_\_\_\_\_ Deputy.