

Linford Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 22, T.7N., R.2W., S.L.B.&M., U.S. SURVEY

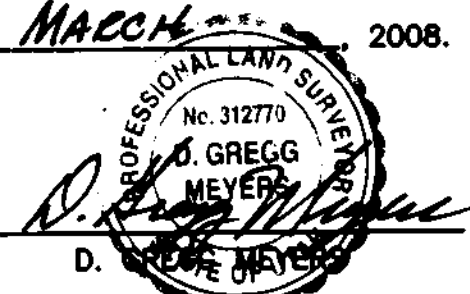
WEBER COUNTY, UTAH

MARCH, 2008

S89°40'08"E (STATE PLANE BASIS OF BEARINGS) 2592.75' (MEASURED) 2592.70' (RECORD)

NORTH QUARTER CORNER OF SECTION 22, T.7N., R.2W., S.L.B.&M., U.S. SURVEY, FOUND WEBER COUNTY MONUMENT 3" BRASS CAP SET IN CONCRETE 4" ABOVE GROUND (1963) GOOD CONDITION

NORTHEAST CORNER OF SECTION 22, T.7N., R.2W., S.L.B.&M., U.S. SURVEY, FOUND WEBER COUNTY MONUMENT 3" BRASS CAP SET FLUSH WITH GROUND SURFACE (1963) GOOD CONDITION

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 LINFORD SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN 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 12TH DAY OF MARCH, 2008.

 312770
 UTAH LICENSE NUMBER

Owners Dedication And Certification
 WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT LINFORD 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 EASEMENTS, 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.

 JAMES C. LINFORD

 KIRK J. LINFORD

Acknowledgment
 STATE OF UTAH) ss.
 COUNTY OF _____)
 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

Acknowledgment
 STATE OF UTAH) ss.
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
 _____ COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.
 Surveyor: D. GREGG MEYERS
 Designer: N. ANDERSON
 Begin Date: 04-25-07
 Name: LINFORD SUBDIVISION
 Number: 5607-01
 Revision: _____
 Scale: 1"=40'
 Checked: _____



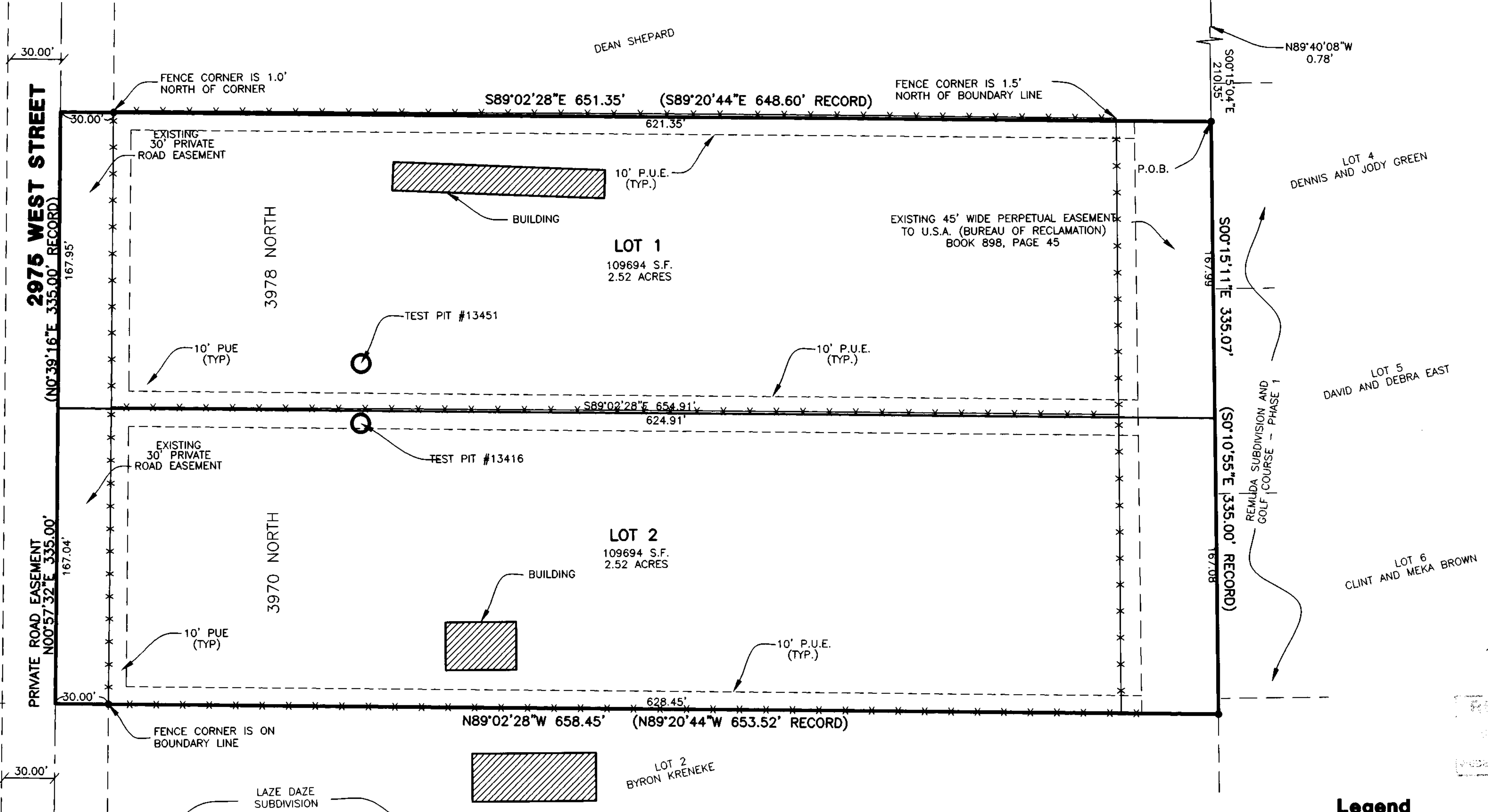
Reeve & Associates, Inc.
 4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
 TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-assoc.com

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.
 SIGNED THIS _____ DAY OF _____, 20____.

 WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder
 Entry No. _____ Fee Paid _____
 And Recorded, _____
 At _____ In Book _____
 Of The Official Records, Page _____
 Recorded For: _____

 Weber County Recorder
 _____ Deputy.



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.7N., R.2W., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS S89°40'08"E.

Narrative
 THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO TWO LOTS. ALL BOUNDARY CORNERS SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". NO EVIDENCE OF PREVIOUS MONUMENTATION ON LAZE DAZE SUBDIVISION OR REMUDA SUBDIVISION & GOLF COURSE WERE FOUND IN THE FIELD.

Boundary Description
 PART OF THE NORTHEAST QUARTER OF SECTION 22, T.7N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1 AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING NORTH 89°40'08" WEST ALONG THE SECTION LINE 1109.03 FEET AND SOUTH 00°59'50" EAST 309.31 FEET AND NORTH 89°40'08" WEST 0.78 FEET AND SOUTH 00°15'04" EAST 210.35 FEET FROM THE NORTH EAST CORNER OF SAID SECTION 22, AND RUNNING THENCE SOUTH 00°15'11" EAST ALONG SAID REMUDA SUBDIVISION 335.07 FEET TO THE NORTH LINE OF LAZE DAZE SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, THENCE NORTH 89°02'28" WEST ALONG SAID NORTH LINE 658.45 FEET; THENCE NORTH 89°02'28" WEST ALONG SAID NORTH LINE 658.45 FEET; THENCE SOUTH 89°02'28" EAST 651.35 FEET TO THE POINT OF BEGINNING;
 CONTAINING 5.04 ACRES

Agricultural Statement
 "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; ORD., #2002-3, MARCH 05, 2002)

Flooding Statement
 WEBER COUNTY PUBLIC WORKS/ENGINEERING NOTES FLOODING HAS OCCURRED ON THIS LAND. IT IS RECOMMENDED THAT HOMES CONSTRUCTED ON LOTS HAVE NO BASEMENT AND HOMES BE RAISED AND BACKFILLED AGAINST TO ALLOW SHEET FLOODING TO FLOW AROUND HOMES.

Legend

- = SECTION CORNER
- = SET 5/8" REBAR 24" LONG AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = PUBLIC UTILITY EASEMENT

Scale: 1" = 40'

Weber County Planning Commission Approval
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
 SIGNED THIS _____ 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 THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

 WEBER COUNTY ENGINEER

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.
 SIGNED THIS _____ DAY OF _____, 20____.

 TITLE

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 SURVEYOR

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____.

 WEBER COUNTY ATTORNEY