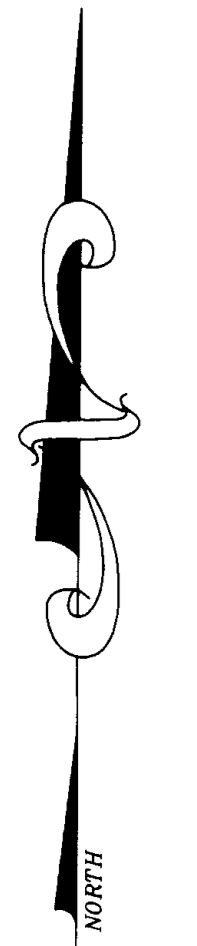


# FOSTERS SUBDIVISION

## A PART OF THE S.E. 1/4 OF SEC. 28, T. 6 N., R. 2 W., S.L.B. & M.

### WEBER COUNTY, UTAH

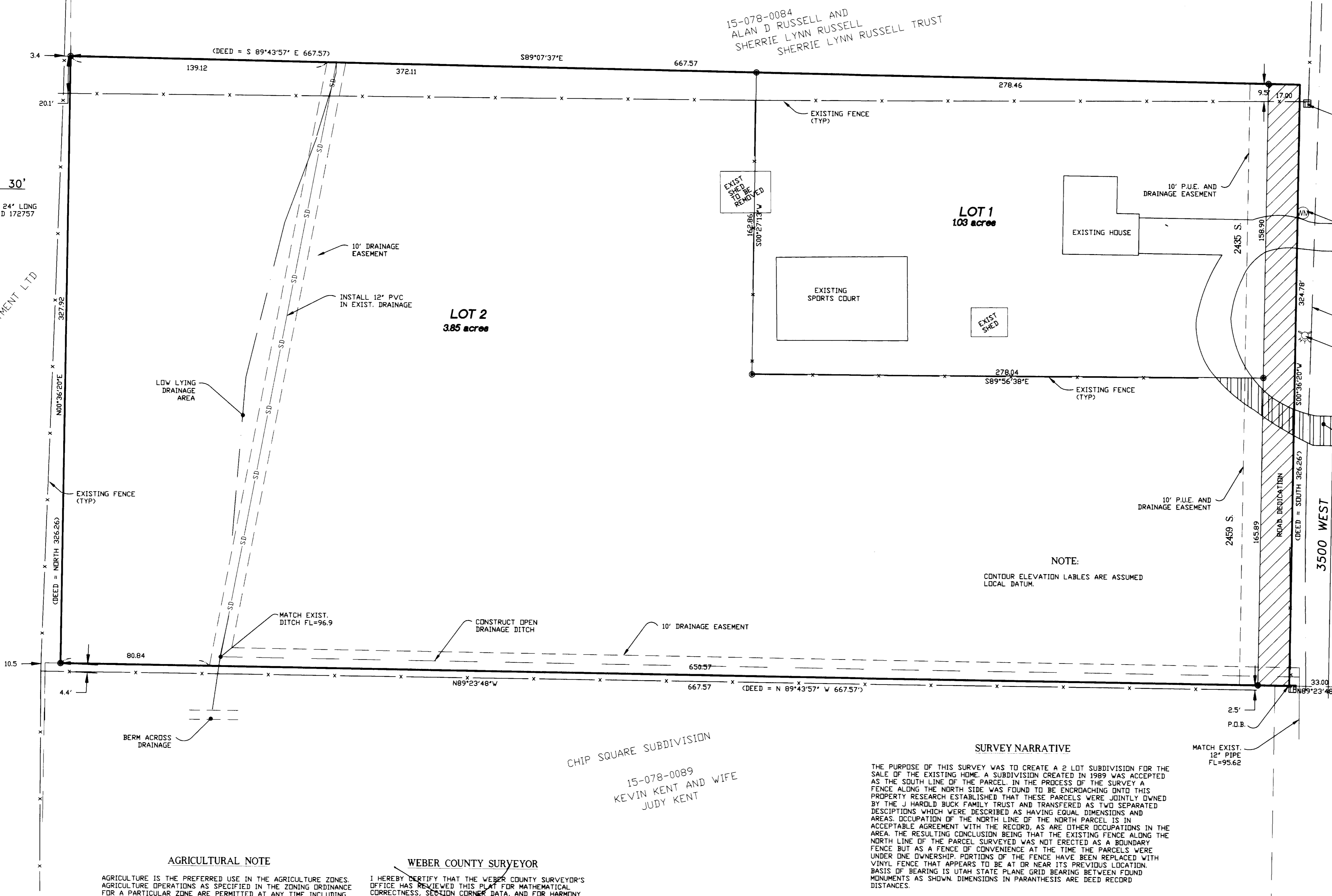
JUNE 2008



SCALE: 1" = 30'

● = SET 5/8" REBAR 24" LONG WITH CAP MARKED 172757

15-078-0017  
JH BUCK INVESTMENT LTD



FOUND WEBER CO. BRASS CAP 1963 EAST QUARTER CORNER SEC. 28 T.6N., R.2W., S.L.B. & M.

#### SURVEYOR'S CERTIFICATE

I DOUG L. GRAHAM, HOLDING LICENSE NUMBER 172757 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 IN THE PLAT. I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF FOSTERS 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 ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING. SIGNED THIS 22<sup>ND</sup> DAY OF AUGUST 2008



#### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT POINT NORTH 00°36'20" EAST ALONG THE SECTION LINE 676.50 FEET AND NORTH 89°23'48" WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28, SAID POINT ALSO BEING THE NORTHEAST CORNER OF CHIP SQUARE SUBDIVISION; RUNNING THENCE NORTH 89°23'48" WEST 667.57 FEET; THENCE NORTH 00°36'20" EAST 327.92 FEET; THENCE SOUTH 89°07'37" EAST 667.57 FEET; THENCE SOUTH 00°36'20" WEST 324.78 FEET TO THE POINT OF BEGINNING. CONTAINS 5.00 ACRES.

#### 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 FOSTERS 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 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 ERRECTED WITHIN SUCH EASEMENTS.

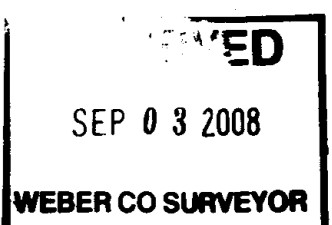
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

#### 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 \_\_\_\_\_

004122



#### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 2 LOT SUBDIVISION FOR THE SALE OF THE EXISTING HOME. A SUBDIVISION CREATED IN 1989 WAS ACCEPTED AS THE SOUTH LINE OF THE PARCEL. IN THE PROCESS OF THE SURVEY A FENCE ALONG THE NORTH SIDE WAS FOUND TO BE ENCRACHING ONTO THIS PROPERTY. RESEARCH ESTABLISHED THAT THESE PARCELS WERE JOINTLY OWNED BY THE J. HAROLD BUCK FAMILY TRUST AND TRANSFERRED AS TWO SEPARATED DESCRIPTIONS WHICH WERE DESCRIBED AS HAVING EQUAL DIMENSIONS AND AREAS. OCCUPATION OF THE NORTH LINE OF THE NORTH PARCEL IS IN ACCEPTABLE AGREEMENT WITH THE RECORD, AS ARE OTHER OCCUPATIONS IN THE AREA. THE RESULTING CONCLUSION BEING THAT THE EXISTING FENCE ALONG THE NORTH LINE OF THE PARCEL SURVEYED WAS NOT ERRECTED AS A BOUNDARY FENCE BUT AS A FENCE OF CONVENIENCE AT THE TIME THE PARCELS WERE UNDER ONE OWNERSHIP. PORTIONS OF THE FENCE HAVE BEEN REPLACED WITH VINYL FENCE THAT APPEARS TO BE AT OR NEAR ITS PREVIOUS LOCATION. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING BETWEEN FOUND MONUMENTS AS SHOWN. DIMENSIONS IN PARANTHESIS ARE DEED RECORD DISTANCES.

#### 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 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 BELIEVE 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: \_\_\_\_\_

#### 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

**LANDMARK SURVEYING INC.**  
A COMPLETE LAND SURVEYING SERVICE  
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401  
PHONE 801-731-4075 FAX 801-731-8506

CLIENT: KENNETH FOSTER  
LOCATION: PART OF S.E. 1/4 SEC. 28 T.6N., R.2W., S.L.B.&M.  
SURVEYED: AUGUST 2007

REVISIONS:	DRAWN BY: K.R.
11-08-07 DLG	CHECKED BY: DLG
06-26-08 DLG	DATE: 08-16-07
07-22-08 KT	FILE: 2929SUBkaley
08-11-08 KT	
08-26-08 KT	

#### WEBER COUNTY RECORDER

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