

# EMERSON HILLS SUBDIVISION - PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 1, T. 7 N., R. 1 W., S. L. B. & M.  
WEBER COUNTY, UTAH

SEPT. 2008

SCALE 1" = 100'

KAREN DOWNS

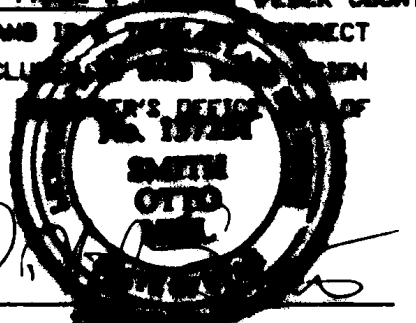
JANCA OLSEN  
PANTONE

GARETH EDWIN OLSEN

## SURVEYOR'S CERTIFICATE

I, D. NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF EMERSON HILLS SUBDIVISION - PHASE 2 IN WEBER COUNTY UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDING THE DESIGNATED PUBLIC UTILITIES AND EASEMENTS BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY SURVEYORS OFFICE OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 21ST DAY OF JUNE, 2008.



## OWNER'S DECLARATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY AS SHOWN HEREON AND NAME SAID TRACT EMERSON HILLS SUBDIVISION - PHASE 2 AND DO HEREBY:

- A) PUBLIC STREETS: RESERVE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHWAYS.
- B) PUBLIC UTILITY, DRAINAGE AND CANAL MAINTENANCE EASEMENTS: GRANT AND RESERVE A PERPETUAL RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESCRIBED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION POND, 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 WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 15th DAY OF JANUARY, 2008

EMERSON HILLS DEVELOPMENT, A UTAH LIMITED LIABILITY CORP.

BY: *[Signature]*  
EMERSON HILLS DEVELOPMENT

## REMARKS DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 1, T. 7 N., R. 1 W., S. L. B. & M.

BEGINNING AT A POINT LOCATED S 88° 50' 52" W 660.24 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 1, T. 7 N., R. 1 W., S. L. B. & M., RUNNING THENCE S 00° 24' 40" W 1958.50 FEET, THENCE S 16° 18' 55" W 30.00 FEET TO THE CENTERLINE OF AN EXISTING NORTH FORK RD. THENCE LEFT ALONG THE ARC OF 347.88 FOOT RADIUS CURVE A DISTANCE OF 65.64 FEET (CHORD BEARS N 79° 05' 24" W 65.54 FEET ALONG THE CENTERLINE OF SAID ROAD, THENCE ALONG THE BOUNDARY LINE OF EMERSON HILLS SUBDIVISION - PHASE 1, THE FOLLOWING EIGHT COURSES: (1) N 05° 30' 17" E 30.00 FEET, (2) N 00° 24' 40" E 296.11 FEET, (3) LEFT ALONG THE ARC OF 40.00 FOOT RADIUS CURVE A DISTANCE OF 31.42 FEET (CHORD BEARS N 22° 05' 20" W 30.61 FEET), (4) N 44° 35' 20" W 92.19 FEET, (5) RIGHT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE A DISTANCE OF 82.04 FEET (CHORD BEARS N 21° 05' 10" W 79.76 FEET), (6) N 02° 25' 00" E 319.75 FEET, (7) LEFT ALONG THE ARC OF 90.00 FOOT RADIUS CURVE A DISTANCE OF 20.02 FEET (CHORD BEARS N 03° 57' 22" W 19.98 FEET), (8) N 63° 22' 56" W 171.22 FEET, THENCE ALONG DURFEE CREEK ESTATES THE FOLLOWING FOUR COURSES: (1) N 21° 44' 15" E 93.04 FEET, (2) N 20° 24' 00" E 293.85 FEET, (3) N 14° 21' 53" E 63.44 FEET, (4) N 88° 50' 52" E 1322.90 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 29.763 ACRES.

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, T. 7 N., R. 1 W., S. L. B. & M. AS S 88° 50' 52" W MARKED BY BRASS CAP MONUMENTS.

## NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PARCEL OF LAND OWNED BY RADFORD HILLS CORP INTO LOTS. A 5/8" REBAR WITH CAP STAMPED "ONESCO INC." WERE SET FOR CORNERS UNLESS NOTED OTHERWISE.

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, T. 7 N., R. 1 W., S. L. B. & M. ONESCO ENGINEERING, INC. 385 SKYLINE DRIVE BIRDAW CITY, UTAH 84302 TEL: (801) 399-1254 (435) 723-7498

NOTE:  
FOUND AND CHECKED ONESCO REBAR & CAPS AT PROPERTY CORNERS ALONG EASTERLY AND NORTHERLY LINES OF PARCEL 1.

## LOT INFORMATION

LOT	AREA (AC.)	ADDRESS
1	5.2900	2265 EAST LAUREN LANE
2	5.2539	2285 EAST LAUREN LANE
3	5.6778	2298 EAST LAUREN LANE
4	5.2628	2276 EAST LAUREN LANE
5	5.6502	2252 EAST LAUREN LANE

## CURVE DATA

NO.	DELTA	RAD	ARC	TAN	CHORD	CHORD BEARS
(1)	10° 48' 38"	347.88	65.64	32.92	65.54	N 79° 05' 24" W
(2)	05° 25' 56"	347.88	32.98	16.50	32.97	N 81° 46' 45" W
(3)	05° 22' 42"	347.88	32.66	16.34	32.64	N 76° 22' 26" W
(4)	01° 34' 14"	377.88	10.36	5.18	10.36	N 74° 28' 12" W
(5)	48° 00' 00"	70.00	54.97	28.99	83.99	N 22° 05' 20" W
(6)	45° 00' 00"	40.00	31.42	16.57	30.61	N 22° 05' 20" W
(7)	45° 00' 00"	100.00	78.54	41.42	76.54	N 22° 05' 20" W
(8)	47° 00' 20"	70.00	57.43	30.44	56.83	N 21° 05' 10" W
(9)	47° 00' 20"	100.00	82.04	43.49	79.76	N 21° 05' 10" W
(10)	47° 00' 20"	40.00	32.82	17.39	31.90	N 21° 05' 10" W
(11)	36° 27' 00"	180.00	78.34	39.51	75.06	N 15° 48' 30" W
(12)	12° 44' 43"	90.00	20.02	10.06	19.98	N 03° 57' 22" W
(13)	29° 42' 17"	90.00	37.24	18.89	36.97	S 82° 10' 52" E
(14)	38° 27' 00"	90.00	57.86	29.63	56.29	S 18° 48' 30" E
(15)	38° 27' 00"	180.00	95.43	49.39	93.02	N 18° 48' 30" W
(16)	48° 06' 10"	96.00	46.11	24.51	44.77	S 88° 57' 34" E
(17)	84° 51' 08"	96.00	236.01	---	92.38	S 79° 59' 08" W
(18)	88° 53' 18"	96.00	292.12	---	60.00	S 88° 58' 00" W

## REMARKS DESCRIPTION:

IS-08-0002 (PREPARED FROM EXISTING DESCRIPTIONS, PLATS, ETC. - NOT FROM A BOUNDARY SURVEY)

PART OF THE NORTHEAST QUARTER OF SECTION 1, T. 7 N., R. 1 W., S. L. B. & M.

BEGINNING AT A POINT LOCATED S 88° 50' 52" W 2233.44 FEET ALONG THE SECTION LINE S 00° 00' 00" W 1958.50 FEET FROM THE NORTHEAST CORNER OF SECTION 1, T. 7 N., R. 1 W., S. L. B. & M. POINT OF BEGINNING BEING ON THE CENTERLINE OF AN EXISTING ROAD, THENCE LEFT ALONG SAID CENTERLINE ALONG THE ARC OF A 274.98 FOOT RADIUS CURVE A DISTANCE OF 26.49 FEET (CHORD BEARS S 25° 42' 37" E 26.48 FEET), THENCE ALONG THE BOUNDARY LINE OF THE RADFORD ENTERPRISES L.C. PROPERTY THE FOLLOWING THIRTEEN COURSES: (1) S 30° 24' 00" W 88 FEET MORE OR LESS, (2) NORTHWESTERLY 150 FEET MORE OR LESS, (3) S 44° 54' 00" W 70.50 FEET,

(4) S 7° 32' 00" W 140.00 FEET, (5) S 30° 56' 00" E 80.00 FEET, (6) S 88° 50' 52" W 660.24 FEET, (7) S 00° 24' 40" W 1958.50 FEET, (8) N 00° 24' 40" E 296.11 FEET, (9) N 05° 30' 17" E 30.00 FEET, (10) N 02° 25' 00" E 319.75 FEET, (11) N 63° 22' 56" W 171.22 FEET, (12) N 21° 44' 15" E 93.04 FEET, (13) N 20° 24' 00" E 293.85 FEET, (14) N 14° 21' 53" E 63.44 FEET, (15) N 88° 50' 52" E 1322.90 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

RECEIVED  
SEP 22 2008  
WEBER CO SURVEYOR

004130

### BOUNDARY

NO.	BEARING	DIST.
(A)	S 16° 18' 55" W	30.00
(B)	N 05° 30' 17" E	30.00

### LOT

LOT NO.	BEARING	DIST.
1	S 47° 03' 31" W	30.00
2	S 47° 03' 31" W	30.00

- ### NOTES:
- A 16" PUBLIC UTILITY, DRAINAGE AND EASEMENTS ON SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINES OR AS OTHERWISE SHOWN.
  - OLAJ - NON-PANAL.
  - THIS PLAT COMPLIES WITH EXISTING ZONING ORDINANCE.
  - O - SET 6" REBAR WITH CAP STAMPED "ONESCO INC.", 24 INCHES LONG.
  - - LOCATION OF SURVEY MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS.

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 23 DAY OF JAN, 2008.

*[Signature]*  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS 23 DAY OF JAN, 2008.

*[Signature]*  
CHAIRMAN, WEBER COUNTY COMMISSION

## 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 LICENSE SURVEYOR WHO SUBMITTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 22th DAY OF SEP, 2008

*[Signature]*  
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 THERE TO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 22th DAY OF SEP, 2008.

*[Signature]*  
ATTORNEY

## 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 11th DAY OF December, 2008

*[Signature]*  
ENGINEER

## COPORATE ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF WEBER  
ON THE 23 DAY OF JAN, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, EDWARD E. RADFORD AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME HE IS MANAGER OF SAID CORPORATION AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: 11/24/07  
*[Signature]*  
NOTARY PUBLIC

## COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ FOR \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_ BY \_\_\_\_\_ DEPUTY