

FINAL PLAT FOR
WILLSON ESTATES SUBDIVISION
 A PART OF THE NORTHEAST QUARTER OF SECTION 7,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.
 WEBER COUNTY, UTAH
 JANUARY, 2009

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE AND SET THE PROPERTY CORNERS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY REGGIE WILLSON. THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST S.L.B.&M. AS WELL AS EXISTING FENCE LINES AND REBAR. THE NORTH FORK ROAD RIGHT-OF-WAY WAS ESTABLISHED BY THE WILSON ONE LOT SUBDIVISION. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7 WAS ESTABLISHED BY RECORDS HELD IN OUR OFFICE, THE PERPETUATION OF THE BAIR DEN SUBDIVISION AND THE EXISTING FENCE LINE. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 WHICH BY RECORD BEARS NORTH 00°15'41" EAST STATE PLANE GRID PER WEBER COUNTY SURVEYOR OFFICE.

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.

Signature _____

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.

THIS _____ DAY OF _____, 2009

Director, Weber-Morgan Health Department

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.

Signature _____

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and the financial guarantee of public improvements associated with this subdivision, thereon are hereby accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2009

Chairman, Weber County Commission

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2009

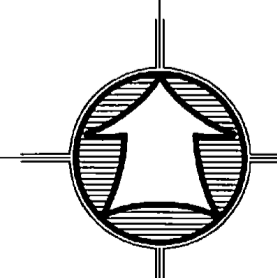
Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

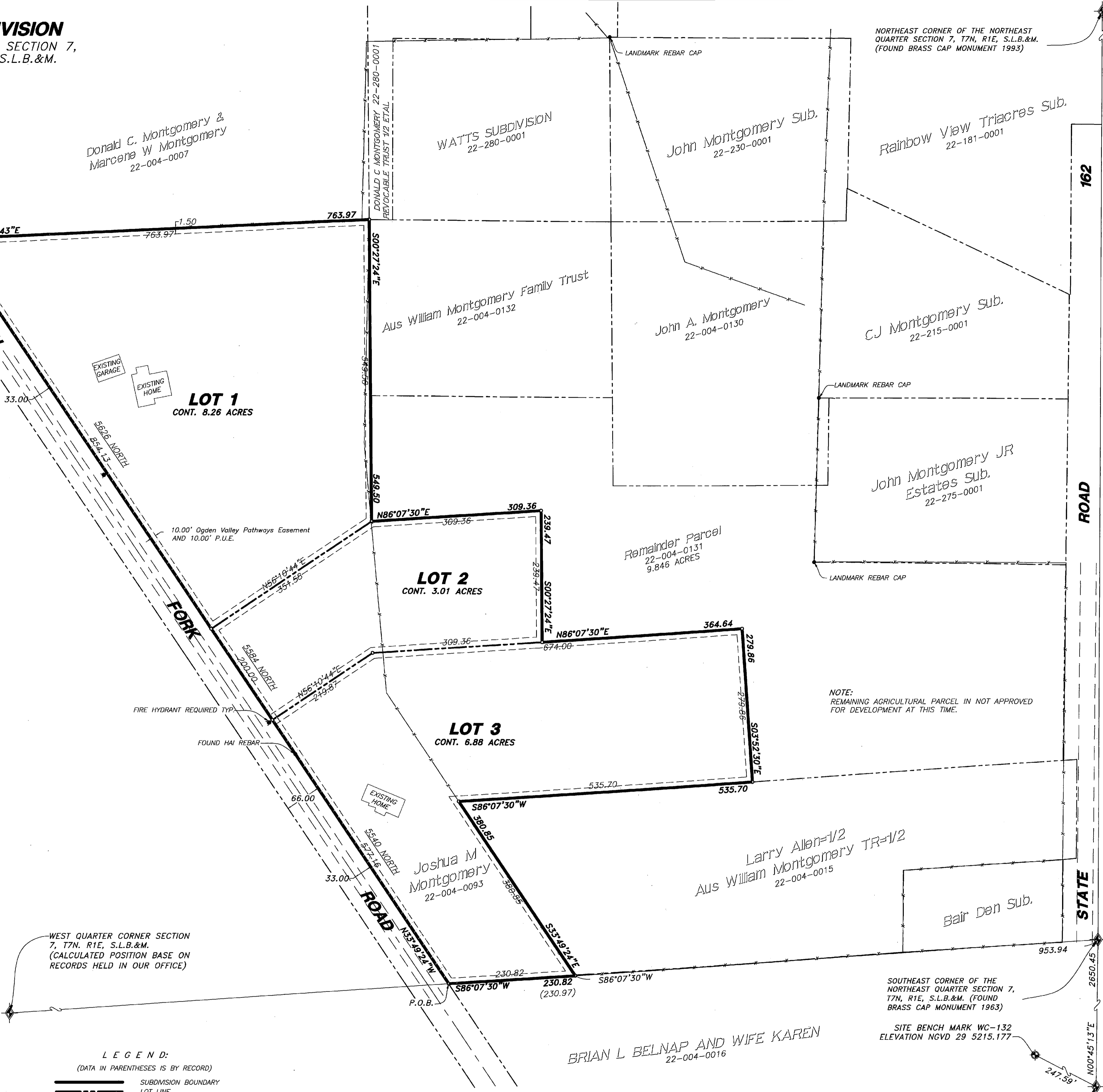
I hereby certify that the required public improvement standards and drawings for this subdivision conform with the county standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signature _____

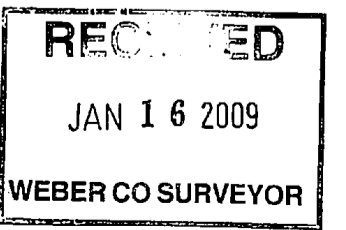
- LEGEND:**
 (DATA IN PARENTHESES IS BY RECORD)
- SUBDIVISION BOUNDARY
 - LOT LINE
 - CENTERLINE OF EXISTING ROADWAY
 - SECTION LINE
 - SETBACK LINE
 - TOP BANK
 - PROPERTY LINE
 - EXISTING FENCE LINE
 - 10.00 FOOT P.U.E.
 - OGDEN VALLEY PATHWAYS EASEMENT
 - REQUIRED FIRE HYDRANT
 - FOUND PROPERTY CORNER
 - NGVD 29 BENCH MARK
 - SECTION CORNER
 - SET #5 24" REBAR W/ CAP ON ALL CORNERS



Scale: 1"=100'



NOTES:
 10 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.
 AGRICULTURE AREA "AGRICULTURE IS THE PREFERRED USE IN 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 THESE SUBDIVISION" (AMD. ORD. #3-82, JANUARY 26, 1982)
 THIS PROPERTY DOES NOT FALL IN THE FEMA FLOOD PLAIN.



00427

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, a registered 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 Willson Estates Subdivision in Weber County, Utah has been correctly drawn to the designated 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 Recorder's Office, and of a survey made on the ground and meets the Weber County zoning requirements.

Signed this 9th day of JANUARY, 2009

167819
 License No.

K. Greg Hansen



SUBDIVISION BOUNDARY

A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD AND THE SOUTH LINE OF SAID QUARTER SECTION SAID POINT BEING LOCATED SOUTH 86°07'30" WEST 1184.76 FEET ALONG SAID SOUTH LINE MONUMENTED BY AN EXISTING FENCE LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE NORTH 33°49'24" WEST 1631.29 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 87°19'43" EAST 763.97 FEET; THENCE SOUTH 00°27'24" EAST 549.50 FEET; THENCE NORTH 86°07'30" EAST 309.36 FEET; THENCE SOUTH 00°27'24" EAST 238.47 FEET; THENCE NORTH 86°07'30" EAST 364.64 FEET; THENCE SOUTH 03°52'30" EAST 278.86 FEET; THENCE SOUTH 86°07'30" WEST 535.70 FEET; THENCE SOUTH 33°49'24" EAST 380.85 FEET TO SAID SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 86°07'30" WEST 230.82 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 18.14 ACRES AND THREE (3) LOTS.

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 (Private Streets, Private Rights-of-Way) as shown hereon and name said tract Willson Estates Subdivision, and do hereby:
 Dedicate to Public use all those parts or portions of said tract of land designated a streets, the same to be used as public thoroughfares.
 Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof 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.
 Dedicate grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.

Signed this _____ day of _____, 2009.

Print	Signature
by: _____	by: _____
Name	Name
by: _____	by: _____
Name	Name
by: _____	by: _____
Name	Name
by: _____	by: _____
Name	Name
by: _____	by: _____
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by: _____	by: _____
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by: _____	by: _____
Name	Name

ACKNOWLEDGMENT

State of Utah }
 County of _____ } SS

On the _____ day of _____, 2009, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Commission Expires _____ Notary Public _____

State of Utah }
 County of _____ } SS

On the _____ day of _____, 2009, personally appeared before me, _____ of _____ who being by me duly sworn did say that they are _____ and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors, and acknowledged to me that said Corporation executed the same.

Commission Expires _____ Notary Public _____

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors

538 North Main Brigham City, Utah 84302
 67 East 100 North Logan, Utah 84321

Brigham City Logan
 (435) 723-3491 Ogden (435) 752-9197
 (435) 723-7663 (801) 399-4905 (435) 752-8272

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

COUNTY RECORDER _____

DEPUTY _____