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 SHOW 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.

Signed this day of _____, 2009.

_____
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.

Signed this day of ,2009

_____
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

_____
Attest

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.

Signed this day of _____ , 2009

_____
Signature

L E G E N D:

(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.

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 5th day of January , 2009

167819
License No.

K. Greg Hansen

REGISTERED LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

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 239.47 FEET; THENCE NORTH 86°07'30" EAST 364.64 FEET; THENCE SOUTH 03°52'50" EAST 279.86 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 heron 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 : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ Name
by : _____ Name	by : _____ 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, who being by me duly sworn did say that they are of 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

08-3-45FP.DWG

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors

538 North Main, Brigham City, Utah 84302
(435) 723-3491
(435) 723-7663

67 East 100 North, Logan, Utah 84321
(435) 752-9197
(435) 752-8272

Ogden (801) 399-4905

WEBER COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

_____
COUNTY RECORDER

BY:_____
DEPUTY