

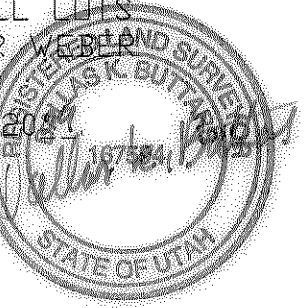
THE HEAVENS ESTATES SUBDIVISION

LOCATED IN THE S.E. QUARTER OF SECTION 23, T.6N., R.1E., S.L.B. and M.
WEBER COUNTY, UTAH
MARCH 2009

SURVEYOR'S CERTIFICATE

I DALLAS K BUTTARS, HOLDING LICENSE NUMBER 1167594 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 ON THE PLAT.
I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF THE HEAVENS ESTATES 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 16th DAY OF July



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 ON THE PLAT AND NAME SAID TRACT THE HEAVENS ESTATES SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 19 _____

RICHARD WAYNE EVANS REVOCABLE TRUST=1/2 MICHELLE EVANS REVOCABLE TRUST=1/2

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }
ON THIS _____ DAY OF _____ 19 _____, 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 _____

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY R.O.W. LINE OF SNOWBASIN ROAD, SAID POINT BEING NORTH 89°35'27" WEST 767.98 FEET, SOUTH 00°48'08" WEST 138.64 FEET AND SOUTH 46°02'17" WEST 271.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23 AND RUNNING THENCE SOUTH 46°06'27" EAST 211.48 FEET TO THE WESTERLY R.O.W. LINE OF SAID SNOWBASIN ROAD; THENCE SOUTH 43°53'33" WEST 274.70 FEET ALONG SAID WESTERLY R.O.W. LINE OF SNOWBASIN ROAD; THENCE NORTH 46°06'27" WEST 225.64 FEET TO THE EASTERLY R.O.W. LINE OF SAID SNOWBASIN ROAD; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHEASTERLY 144.03 FEET ALONG THE ARC OF A 2683.29 FOOT RADIUS CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 03°04'31", (LC NORTH 47°34'33" EAST 144.01 FEET); (2) NORTH 46°02'17" EAST 131.07 FEET TO THE POINT OF BEGINNING. CONTAINS 1.3703 ACRES.

NARRATIVE

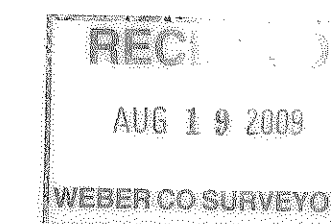
THE PURPOSE OF THIS SURVEY WAS TO CREATE A BUILDING LOT. THE BASIS OF BEARING IS STATE PLANE GRID. DISTANCES AND BEARINGS IN PARENTHESES ARE DEED. THE DEED DIMENSIONS ON THE NORTHEASTERLY AND SOUTHWESTERLY PROPERTY LINES HAVE BEEN CHANGED TO MATCH TO THE ROAD DEDICATION LINE. THE DEED BEARINGS ARE ROTATED RIGHT 0°48'08" TO MATCH STATE PLANE GRID BEARINGS. THE CENTERLINE OF SNOWBASIN ROAD WAS DETERMINED BY USING THE DEDICATION PLAT RECORDED AT WEBER COUNTY RECORDERS OFFICE IN JULY 1979. A GAP BETWEEN THE MONTGOMERY ESTATES SUBDIVISION AND THIS LOT WAS FOUND TO EXIST. IT BELONGS TO THE MONTGOMERY ESTATES SUBDIVISION LOT OWNER.

EAST 1/4 COR. SEC. 23, T.6N., R.1E., S.L.B. & M. (1966 B.L.M. MON. FAIR COND.)

STATE PLANE GRID BEARING (WEBER COUNTY)

(BASIS OF BEARING) N00°48'08"E 2629.09' (NORTH)

S.E. COR. SEC. 23, T.6N., R.1E., S.L.B. & M. (1966 B.L.M. MON. FAIR COND.)



004341

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__

SIGNATURE

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: RICHARD EVANS
4433 E. 3450 N. EDEN, UTAH 84310
LOCATION: PART OF SE 1/4 SEC 23
T.6N., R.1E., S.L.B.&M.

SURVEYED:

REVISIONS:	DRAWN BY: DB
09-10-09DLG	CHECKED BY: D.B.
	DATE:
	FILE: 1790/HVNS_EST.DWG

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 20__
AT _____ IN BOOK _____ OF _____
PAGE _____

WEBER COUNTY RECORDER
BY _____ DEPUTY

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPI	SOILS EVALUATION #13559, WEBER-MORGAN HEALTH DEPARTMENT
NO. 2	0-10"	240	SILTY CLAY LOAM, GRANULAR STRUCTURE
	10-22"	30	CLAY LOAM, WEAK GRANULAR STRUCTURE
	22-30"		SILTY CLAY, GRANULAR STRUCTURE
	30-64"		SILTY CLAY, WEAK GRANULAR STRUCTURE
	64-78"		CLAY LOAM, MASSIVE STRUCTURE, 10% FINE GRAVEL, COARSE SAND

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____ 20__

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

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__

SIGNATURE

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

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

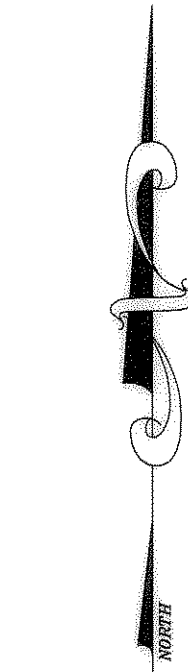
ATTEST:

WEBER COUNTY 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



SCALE: 1" = 60'

o = SET 5/8" X 24" LENGTH REBAR W/CAP STAMPED 167594

L 144.03
R 03°04'31"
R 2683.29
LC N47°34'33"E
LC 144.01

FND T-POSTS
4' NORTHEASTERLY
MARK E. SILVER
20-035-0029

20-035-0053
(MONTGOMERY ESTATES SUBD.)

Area = 59,691 Sq Ft
1.3703 acres

WELL LOCATION

100' RAD. WELL PROTECTION ES.MNT.

10' PUBLIC UTILITY AND DRAINAGE EASEMENT NO ACCESS LINE

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

EXIST. ASPHALT ROADWAY

SNOW BASIN ROAD
(CENTERLINE RD. #N45°14'09"E 402.07')

SNOW BASIN ROAD

S00°48'08"W 138.64'
(SOUTH 143.91')

L=415.02'
R=153.10'

S43°27'18"E
100.70'

S46°06'27"E
109.70'

S 43°53'33" W
280.95'

S 43°53'33" W
274.70'

S43°06'25"W 270.74'

S43°53'33"W
633.89'

(N45°14'09"E 271.00')
(N45°02'17"E 271.00')

(N45°14'09"E 131.07')

(S46°06'27"E 210.00')

(N45°14'09"E 225.64')

(N45°14'09"E 225.64')

(S43°06'25"W 270.74')

(S43°53'33"W 633.89')

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