

GOLDEN MOUNTAIN ESTATES SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 16, T.6N., R.2E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2009

LEGEND

- = SECTION CORNER
 - = SET 5/8"x24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = TEST HOLES
 - = BOUNDARY LINE
 - = EXISTING FENCELINE
 - = ADJOINING PROPERTY
 - = EASEMENTS
 - = RECORD BEARING AND DISTANCE
 - = EXISTING PAVEMENT
 - = EXISTING DIRT ROAD
 - = EXISTING BUILDING
 - = EXISTING CONCRETE
 - = ROAD DEDICATION
 - = PUBLIC UTILITY EASEMENT
- Scale: 1" = 60'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 16, T.6N., R.2E., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS S00°03'57"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION. THE EAST BOUNDARY WAS DETERMINED BY THE EAST LINE OF THE HALE PROPERTY. THE NORTH LINE WAS DETERMINED BY THE SONGER SUBDIVISION AND 500 SOUTH STREET. THE RIGHT-OF-WAY OF 500 SOUTH STREET WAS DETERMINED BY PROJECTING MELLE SUBDIVISION. ALL OTHER BOUNDARY LINES WERE SET BY THE OWNER TO CREATE A 3 ACRE PARCEL WITH A 30 FOOT WIDE ACCESS STEM CONNECTION TO 500 SOUTH STREET. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

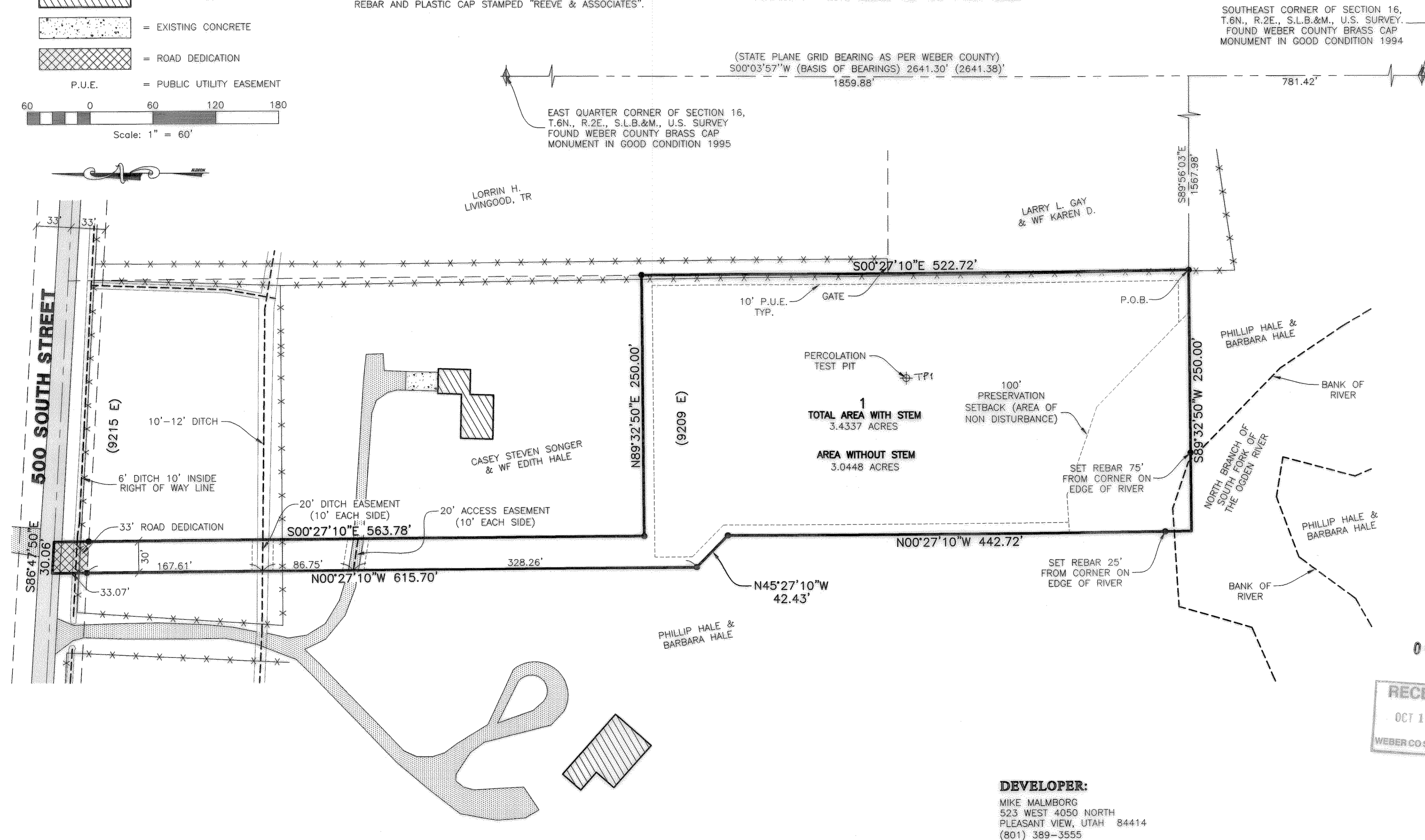
PART OF THE SOUTHEAST QUARTER OF SECTION 16, T.6N., R.2E., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE HALE PROPERTY AS SHOWN ON A PLAT OF SAID PROPERTY RECORDED AS SURVEY NO. 2695 IN THE WEBER COUNTY SURVEYOR'S OFFICE, WHICH POINT LIES N00°03'57"E 781.42 FEET AND N89°56'03"W 1567.98 FEET FROM THE SOUTHEAST CORNER OF SECTION 16; THENCE S89°32'50"W 250.00 FEET; THENCE N00°27'10"W 442.72 FEET; THENCE N45°27'10"W 42.43 FEET; THENCE N00°27'10"W 615.70 FEET; THENCE S88°47'50"E 30.06 FEET; THENCE S00°27'10"E 563.78 FEET; THENCE N89°32'50"E 250.00 FEET; THENCE S00°27'10"E 522.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 149572 SQUARE FEET AND 3.4337 ACRES

NOTE

REMAINDER PARCEL NOT APPROVED FOR DEVELOPMENT



SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 GOLDEN MOUNTAIN ESTATES SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 28 DAY OF October, 2009.

150228
UTAH LICENSE NUMBER

Robert D. Kunz
ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

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 GOLDEN MOUNTAIN ESTATES 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 AND ALSO TO 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 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 ERRECTED WITHIN SUCH EASEMENTS ALSO DEDICATES TO THE GOVERNING AUTHORITY A SENSITIVE LANDS STREAMS CORRIDOR EASEMENT AS SHOWN HEREON IN COMPLIANCE WITH WEBER COUNTY ZONING ORDINANCE #43-2, WHEREIN NO STRUCTURE, ACCESSORY STRUCTURES, ROAD, OR PARKING AREAS SHALL BE BUILT WITHIN THE SETBACK FROM THE RIVER (STREAM) AS MEASURED FROM THE HIGH-WATER MARK OF THE RIVER (STREAM) AND ALSO TO GRANT AND DEDICATE A 20 FOOT ACCESS EASEMENT FOR ADJACENT PROPERTY OWNERS AND ALSO TO GRANT AND DEDICATE A 20 FOOT DITCH EASEMENT FOR MAINTENANCE.

SIGNED THIS _____ DAY OF _____, 20____.

Acknowledgment

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Acknowledgment

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ (AND) _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 04-13-09
Name: GOLDEN MOUNTAIN ESTATES SUBDIVISION
Number: 5753-01
Revision: _____
Scale: 1"=60'
Checked: _____

1155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ 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 THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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____.

WEBER COUNTY 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 THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

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. SIGNED THIS _____ DAY OF _____, 20____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
At _____
On _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.