RITA ACRES

A PART OF THE S.W. 1/4 OF SECTION 6, T. 6 N., R. 2 W., S.L.B.&M. WEBER COUNTY, UTAH

4 Jan, 2010

WEST QUARTER CORNER OF SEC. 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M FND. W.C.S.B.C. MON-1963-5" BELOW SURFACE, IN GOOD CONDITION.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A POINT THAT BEARS N.0°42'55"E. (N0°07'W) 1928.50 FEET ALONG WEST LINE OF SAID QUARTER SECTION AS MONUMENTED BY WEBER COUNTY SURVEYORS MONUMENTS FROM THE SOUTHWEST CORNER OF OF SAID SECTION, AND RUNNING THENCE N.0°42'55"E. (N0°07'W) 256.50 FEET ALONG QUARTER SECTION LINE; THENCE N.63°49'55"E. (N63°00'E) 266.33 FEET, THENCE S.0°42'55"W. 291.73 FEET, MORE OR LESS, TO AN EXISTING FENCE, THENCE N.88°32'04"W. ALONG AND BEYOND SAID FENCE LINE TO THE EASTERLY SIDE OF 5900 WEST STREET, THENCE S.0°42'55"W. 87.79 FEET ALONG SAID STREET TO A POINT WHICH BEARS S89°17'05"E OF THE POINT OF BEGINNING, THENCE N.89°17'05"W. 40.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 58,147.2 Sq Ft/1.33 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFF 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 LICENSING 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 RITA ACRES 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 18th DAY OF February, 2010.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)
Fka CYNTHIA L.S. ROBINETT

LICENSED LAND SURVEYOR No. 170143 CYNTHIA SEGRIFF STATE OF UTAH

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A PARCEL OF LAND FOR THE OWNERS SON. THE PROPERTY HAS AN EXISTING HOUSE ON IT.

THE BASIS OF BEARINGS IS STATE PLANE GRID AS PROVIDED BY WEBER COUNTY SURVEYORS OFFICE, N.0°42'55"E. WAS USED BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY SURVEYORS BRASS CAP MONUMENTS WERE FOUND AT THESE LOCATIONS, MARKED AS THE SW CORNER OF SECTION 6 AND THE WEST QUARTER CORNER OF SAID SECTION 6, DATED 1963.

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 _____, 2010

_____
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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____ 2010

_____
SIGNATURE

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 _____ ,2010

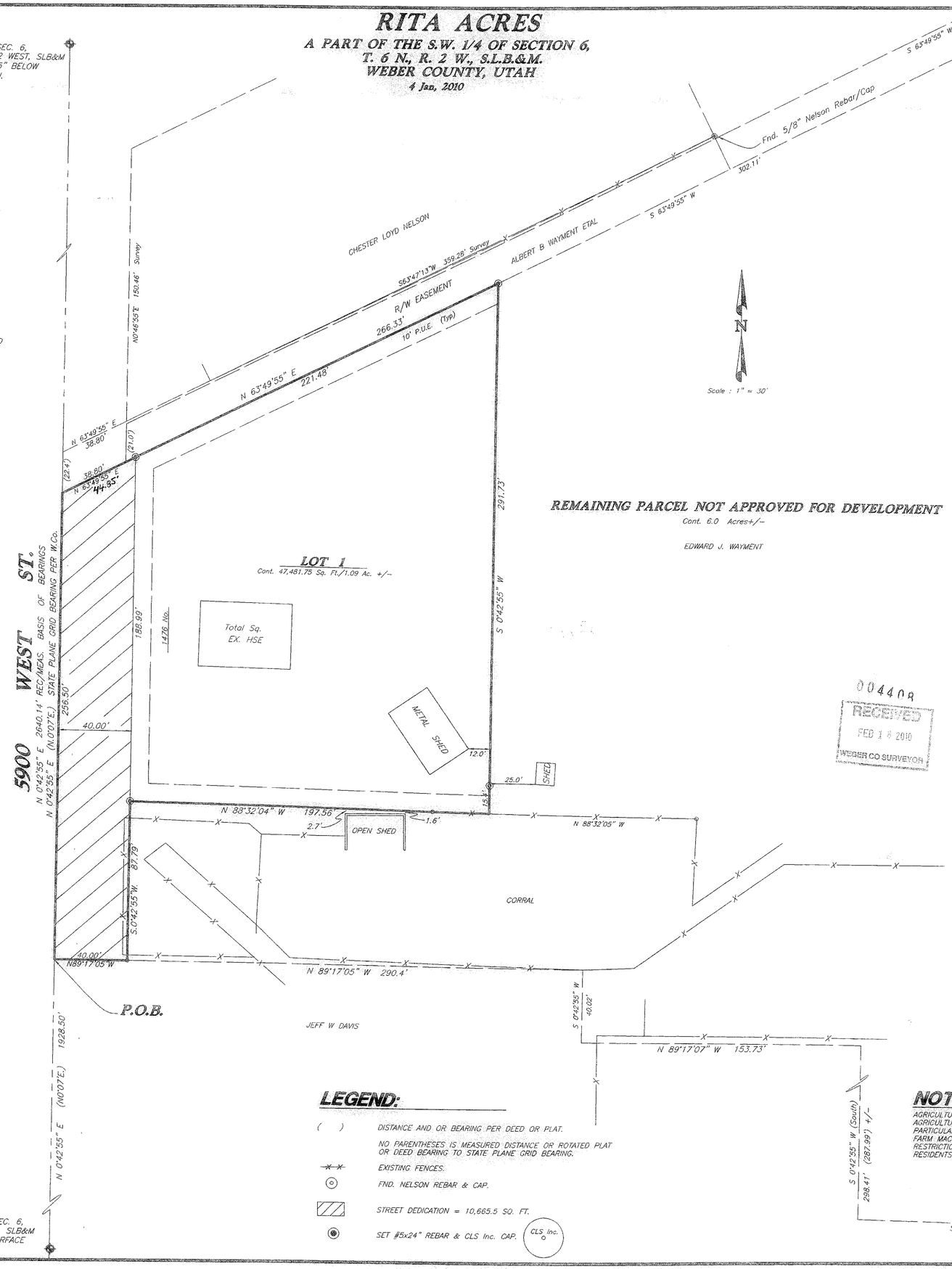
_____
COUNTY SURVEYOR

SUBDIVISION DEVELOPER: JAN DAVIS
5860 W 1400 N
OGDEN, UTAH 84404

PREPARED BY:

C. L. S., Inc.
510 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 CLSCLN@AOL.COM

SOUTHWEST QUARTER CORNER OF SEC. 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M W.C.S.B.C. MON-1963-6" BELOW SURFACE FND. W.C.S.B.C. IN GOOD CONDITION.



LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT.

NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

EXISTING FENCES.

FND. NELSON REBAR & CAP.

STREET DEDICATION = 10,665.5 SQ. FT.

SET #5x24" REBAR & CLS Inc. CAP. (CLS Inc.)

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 "RITA ACRES" AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. AND ALSO DO HEREBY 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ ,2010

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH }
SS:
COUNTY OF WEBER }

ON THIS _____ DAY OF _____ ,2010

PERSONALLY APPEARED _____ , AND

_____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

004408
RECEIVED
FEB 18 2010
WEBER CO SURVEYOR

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 _____ ,2010

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____ ,2010

_____ TITLE

_____ _____
CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

NOTE:

AGRICULTURE IS THE PERFERRED USE IN THE 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 SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

COUNTY RECORDER

ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED:
_____ 20 ___, AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR:

COUNTY RECORDER:

BY: