

GREG STOWE SUBDIVISION

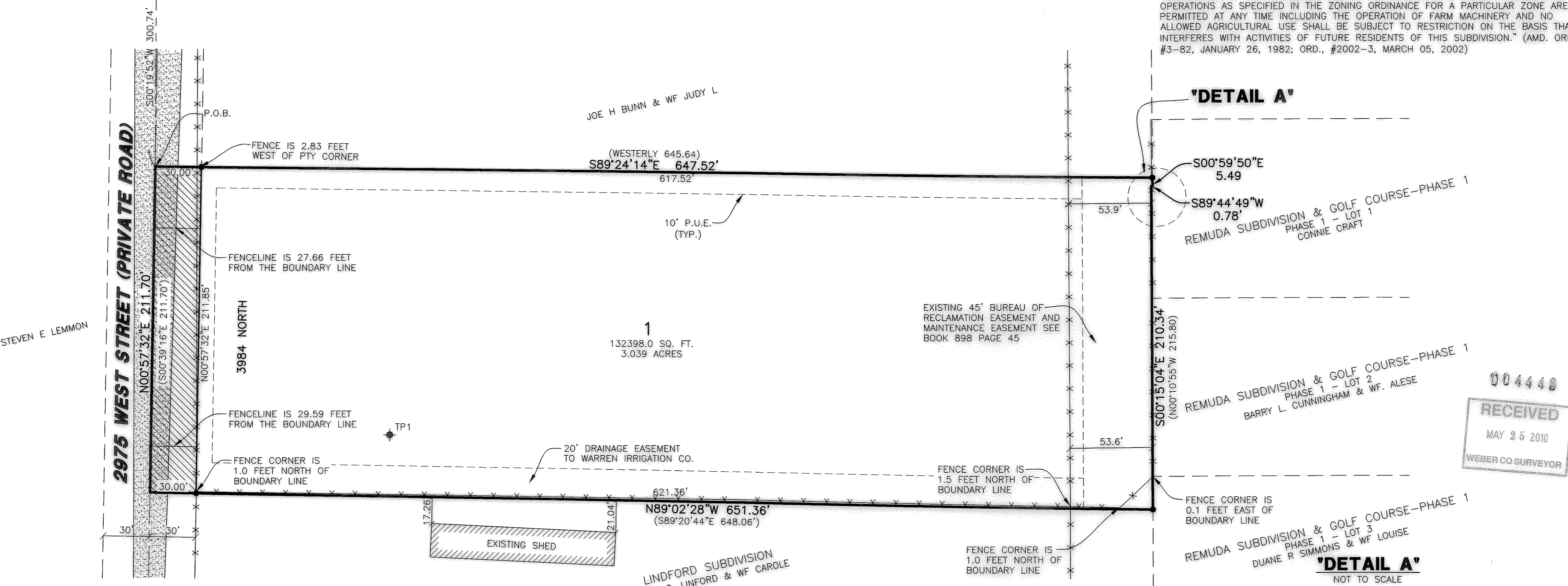
PART OF THE NORTHEAST QUARTER OF SECTION 22, T.7N., R.2W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2010

NORTH QUARTER CORNER OF SECTION 22, T.7N., R.2W., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION (2005)

NORTHEAST CORNER OF SECTION 22, T.7N., R.2W., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION (1963)

(STATE PLANE GRID BEARING PER WEBER COUNTY)
(S89°40'08"E 2592.70' RECORD)
S89°40'08"E (BASIS OF BEARINGS) 2592.75' MEASURED
1749.53'

(840.73)
843.25'



AGRICULTURE NOTE

"AGRICULTURE IS THE PREFERRED 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 USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

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 GREG STOWE 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 19th DAY OF May, 2010

150228
UTAH LICENSE NUMBER 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 AS SHOWN ON THE PLAT AND NAME SAID TRACT GREG STOWE SUBDIVISION, AND HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A NON-EXCLUSIVE RIGHT OF WAY TO BE USED IN COMMON WITH ALL PROPORTIONS FRONTING 2975 WEST STREET AND THOSE OWNERS WITHIN BAY VIEW RANCHETTES; ON, OVER, AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT DESIGNATED HEREON AS A PRIVATE ROAD. SAID EASEMENT SHALL ALSO BE AS AN ACCESS FOR DRAINAGE MAINTENANCE, AND DO HEREBY 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. ALSO TO DEDICATE A 20' EASEMENT ALONG THE SOUTH BOUNDARY LINE TO WARREN IRRIGATION COMPANY FOR THE OPERATION AND MAINTENANCE FOR THEIR FACILITY.

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) _____ 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) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ 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: 08-19-09
Name: GREG STOWE SUBDIVISION
Number: 5768-01
Revision: 2/24/10 C.C.
Scale: 1"=40'
Checked:

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- PERC TEST LOCATION & REF. NUMBER
- RECORD CALLS (X'XX'XXX", XXX.XX)
- BOUNDARY LINE
- EXISTING FENCE
- ADJOINING PROPERTY
- EASEMENTS
- ROAD CENTERLINE
- SECTION TIE LINE
- PRIVATE ROAD DEDICATION
- EXISTING ASPHALT PAVEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 22, T.7N., R.2W., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS S89°40'08"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION. THE BOUNDARY ON THE EAST ON THE DEED WAS CALLED TO THE CENTER OF A DRAIN WHICH LEFT A GAP IN THE OWNERSHIP BETWEEN THE STOWE PROPERTY AND REMUDA SUBDIVISION. IT WAS DETERMINED TO GO TO THE BOUNDARY OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1 TO ELIMINATE A 3 FOOT GAP IN OWNERSHIP WHICH WOULD OTHERWISE EXIST. THE SOUTHERLY LINE WAS DETERMINED BY THE LINDFORD SUBDIVISION. THE WEST LINE WAS DETERMINED BY THE CENTER OF 2975 WEST STREET AS SHOWN ON LINDFORD SUBDIVISION, LAZY DAZE SUBDIVISION AND OTHER PLATES PREVIOUSLY CREATED FOR THIS AREA. THE NORTHERLY BOUNDARY CONNECTED THE DEED DISTANCES ON THE EAST AND WEST ENDS OF THE PROPERTY. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

DEVELOPER

GREG STOWE
375 W. 1550 NORTH
OGDEN, UTAH 84404-6115
801-737-9258

Scale: 1" = 40'

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 22, T.7N., R.2W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF 2975 WEST STREET, A PRIVATE ROAD, SAID POINT BEING S89°40'08"E 843.25 FEET AND S00°19'52"W 300.74 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22; THENCE S89°24'14"E 647.52 FEET TO THE WESTERLY LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE COURSES: (1) S00°59'50"E, 5.49 FEET TO A FOUND REBAR AND CAP; (2) S89°44'49"W, 0.78 FEET TO A FOUND REBAR AND CAP; (3) S00°15'04"E 210.34 FEET TO THE NORTH EAST CORNER OF LINDFORD SUBDIVISION; THENCE ALONG LINDFORD SUBDIVISION N89°02'28"W 651.36 FEET TO THE CENTER OF 2975 WEST STREET; THENCE ALONG SAID CENTERLINE N00°57'32"E 211.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 138748.3 SQ. FT. 3.185 ACRES

NOTE

ALTHOUGH THIS AREA IS NOT IN A FEMA FLOODPLAIN, FLOODING HAS OCCURRED IN THIS AREA. WEBER COUNTY RECOMMENDS THAT HOMES IN THIS AREA HAVE NO BASEMENTS AND THAT THE HOMES BE RAISED AND BACKFILLED AGAINST TO ALLOW FOR POSSIBLE SHEET FLOODING.

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 _____
At _____ Filed For Record _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy: _____