

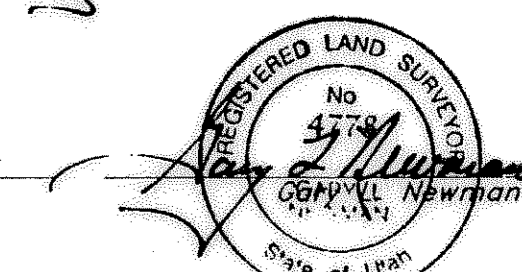
# Howard Subdivision

A part of the Northwest 1/4 of Section 13, T6N, R3W, SLB&M, U.S. Survey  
Weber County, Utah  
November 2004

## SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Howard 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.  
I also certify that all the lots within Howard Subdivision Phase No. 1 meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this 11<sup>th</sup> day of May, 2005.



### NARRATIVE:

This survey and subdivision was requested by Mr. F. Burton Howard for the purpose of platting nine (9) residential lots. Brass Cap monuments have been located at the Northwest corner and the West quarter corner of Section 13, T6N, R3W, SLB&M, U.S. Survey. A line bearing North 0°24'09" East between these two monuments was used as the basis of bearings.  
Lot corners were monumented as depicted on this plat.

### LEGEND

- ▲ Set Nail
- Found Rebar & Cap
- ⊙ Set 5/8" Rebar (24" Long) & Cap w/ Fencepost
- Set Hub & Tack
- W.C.S. Weber County Surveyor
- (R1) Survey Performed by "Buttars Surveying" Signed 4/24/92
- Percolation Test Location
- ⊙ Street Monument to be Set upon completion of improvements
- Const. 5' Non-Climbable Fence

### Benchmark:

Brass Cap monument at the Northwest corner of Section 13, T6N, R3W, SLB&M, U.S. Survey  
Elevation 4215.82

### NOTE:

All habitable building floors to be constructed above Elevation 4216.

### Note:

This subdivision is located within an agricultural zone, which is the preferred use. 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.

### OWNER'S 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 Howard Subdivision and do hereby dedicate, grant and convey to the Governing Authority all these parts of portions of said tract of land designated as streets the same to be used as public thoroughfares forever; dedicate and reserve unto themselves, their heirs, their grantees and assigns, all those parts of portions of said tract of land designated as Parcel A to be used for an irrigation reservoir and open space purposes for the benefit of each Lot Owners Association member in common with all others in the subdivision and 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, drainage and canal maintenance easements the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water drainage 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.

Signed this 12 day of May, 2005.

*F. Burton Howard*  
F. Burton Howard

& Wife

*Caroline Howard*  
Caroline Howard

### Acknowledgement

State of Utah,  
County of Weber

On the 12 day of May, 2005, personally appeared before me, the undersigned Notary Public, the signer of the above Owner's Dedication, two, in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: *V. Ogden*

*[Signature]*  
A Notary Public commissioned in Utah

Commission Expires: 2-17-09

*Kristi Spener*  
Print Name

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 23<sup>rd</sup> day of May, 2005.

*Bruce Wilson*  
Chair, 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 31<sup>st</sup> day of May, 2005.

*Kenneth A. Budge*  
Chair, Weber County Commission

*Admin. Assistant*  
*Therese Blackford*  
Attest

### 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 26<sup>th</sup> day of May, 2005.

*Craig Henderson*  
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.

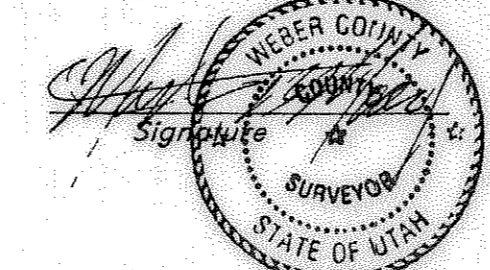
Signed this 23 day of May, 2005.

*[Signature]*  
Director, Weber-Morgan Health Department

### 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 the 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 17<sup>th</sup> day of May, 2005.



### BOUNDARY DESCRIPTION

A Part of the Northwest Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northwest Corner of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, and running thence South 89°04'07" East, along the North Line of said Section, 2014.36 feet; thence South 00°24'09" West 74.81 feet; thence South 57°55'09" West 119.47 feet; thence South 62°48'59" West 979.83 feet; thence South 69°10'37" West 208.80 feet; thence South 42°46'45" West 108.92 feet; thence North 89°03'19" West 744.05 feet; thence North 89°35'51" West 33.00 feet; thence North 00°24'09" East 760.32 feet, to the point of beginning.

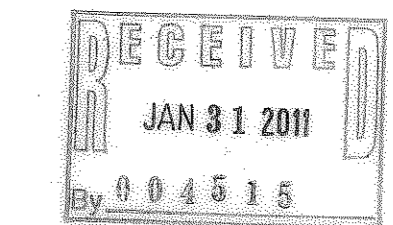
Contains 23.208 Acres, more or less

### NOTE:

10' wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines or as otherwise shown.

### GREAT BASIN ENGINEERING NORTH

CONSULTING ENGINEERS AND SURVEYORS  
5746 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 150048, Ogden, Utah 84415  
Ogden (801)384-4515 Salt Lake City (801)321-0222 Fax (801)382-7544



WEBER COUNTY RECORDER  
ENTRY NO. 200514  
FILED FOR RECORD AND  
RECORDED 31-MAY-2005  
IN BOOK 61 OF OFFICIAL  
RECORDS, PAGE 75. RECORDED  
FOR F. BURTON HOWARD  
*Don C. As*  
WEBER COUNTY RECORDER  
BY: *[Signature]*  
DEPUTY