

COUNTRY GARDENS SUBDIVISION PHASE 1

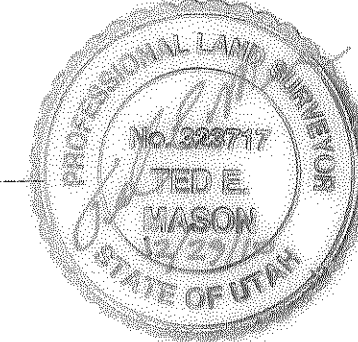
PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 35, T.7N., R.1E., S.L.B.&M., US SURVEY

WEBER COUNTY, UTAH
DECEMBER 2010

Surveyor's Certificate

I, TED E. MASON, A REGISTERED 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 COUNTRY GARDENS PHASE 1 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 AND MEETS THE WEBER COUNTY ZONING REQUIREMENTS.

SIGNED THIS 29TH DAY OF Dec., 2010.



223717
LICENSE NUMBER

Ted E. Mason
SIGNATURE

Boundary Description

PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 35, T.7N, R.1E, S.L.B.&M, US SURVEY BEGINNING AT A POINT THAT IS NORTH 00°19'29" EAST 677.78 FEET ALONG THE WEST SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND SOUTH 89°40'31" EAST 1588.82 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, AND RUNNING THENCE THE FOLLOWING COURSES:

COURSES:		
SOUTH 89°09'39" EAST	651.90 FEET	ALONG AN EXISTING FENCE;
SOUTH 00°50'21" WEST	566.40 FEET;	
SOUTH 39°10'52" WEST	87.80 FEET;	
SOUTH 00°50'21" WEST	347.98 FEET	TO THE NORTH LINE OF GARDEN OF EDEN SUBDIVISION PHASE II;
NORTH 88°50'53" WEST	407.62 FT.	ALONG NORTH LINE OF SAID SUBDIVISION
NORTH 01°27'17" EAST	512.35 FT.	
NORTH 88°10'15" WEST	302.92 FT.	TO THE EAST LINE OF THE GILLESPIE SUBDIVISION EXTENDED;
NORTH 01°40'40" EAST	665.22 FT.	ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS 12.91 ACRES

Basis of Bearing

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER CORNER OF SECTION 35, T.7N, R.1E, S.L.B.&M, US SURVEY SHOWN HERON AS N 0°19' 29" E.

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 HEREON AND NAME SAID TRACT

COUNTRY GARDENS SUBDIVISION PHASE 1,

AND DO HEREBY DEDICATE TO PUBLIC ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS/PATHWAYS THE SAME TO BE USED AS PUBLIC THOROUGHFARES, GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION 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.

SIGNED THIS _____ DAY OF _____ 2010.

PRINT NAME _____ SIGNATURE _____

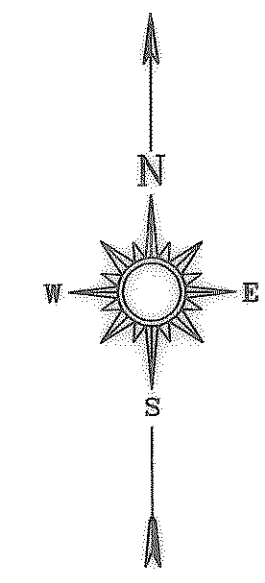
PRINT NAME _____ SIGNATURE _____

Acknowledgment

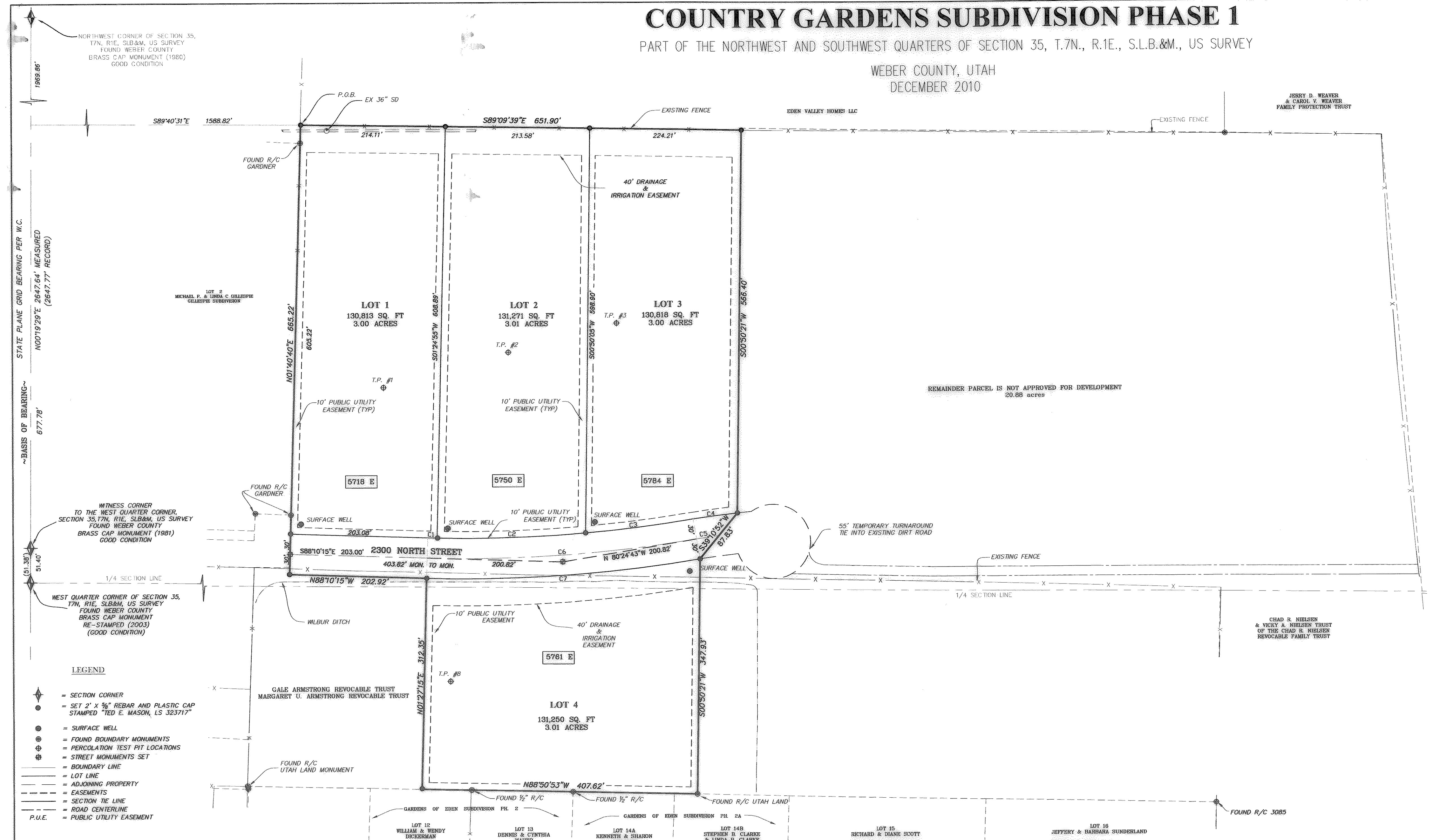
STATE OF UTAH
COUNTY OF _____

ON THE _____ DAY OF _____, 2010, 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 FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC



SCALE: 1" = 80'



- LEGEND**
- ◆ SECTION CORNER
 - SET 2" X 1/2" REBAR AND PLASTIC CAP STAMPED "TED E. MASON, LS 323717"
 - SURFACE WELL
 - ⊙ FOUND BOUNDARY MONUMENTS
 - ⊕ PERCOLATION TEST PIT LOCATIONS
 - ⊖ STREET MONUMENTS SET
 - BOUNDARY LINE
 - - - LOT LINE
 - - - ADJOINING PROPERTY
 - - - EASEMENTS
 - - - SECTION TIE LINE
 - - - ROAD CENTERLINE
 - - - P.U.E. PUBLIC UTILITY EASEMENT

Curve Table

Curve #	Length	Radius	Delta	Chord Dr	Tangent
C1	13.79	1979.00	0°23'58"	S88°22'14"E	6.90
C2	220.09	1979.00	6°22'19"	N88°14'40"E	110.16
C3	160.45	1979.00	4°38'43"	N82°44'08"E	80.27
C4	66.11	1030.00	3°40'40"	S82°14'45"W	33.07
C5	33.60	1000.00	1°55'30"	S81°22'12"W	16.61
C6	400.31	2009.00	11°25'00"	N86°07'14"E	200.82
C7	406.29	2039.00	11°25'00"	N86°07'14"E	203.82

Notes

ALL HOMES ARE TO BE PLACED ON AN 18" ELEVATED PAD ABOVE NATURAL GROUND AND NO BASEMENTS ARE ALLOWED.

THE BUILDING ENVELOPE PLUS 10 FEET FROM THE STRUCTURE AND THE SEPTIC TANK LEACH FIELD NEED TO BE ELEVATED 18 INCHES ABOVE NATURAL GRADE.

Narrative

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WAS COMPLETED AT THE REQUEST OF J. SCOTT LEWIS & ASSOCIATES, INC. FOR THE PURPOSE OF SUBDIVIDING THIS PROPERTY INTO LOTS AND STREETS. THE GARDEN OF EDEN SUBDIVISION, PHASE II, ADJACENT ON THE SOUTH SIDE WAS ESTABLISHED BY LOCATING ORIGINAL CAPS, LS# 3085 TO COINCIDE WITH THIS SURVEY ROTATE 0°11'21" COUNTER-CLOCKWISE. THE GILLESPIE SUBDIVISION ADJACENT ON THE WEST LINE WAS RE-TRACTED BY FINDING GARDNER ENGINEERING ORIGINAL CAPS. THE NORTHERLY BOUNDARY WAS ESTABLISHED BY AN EXISTING FENCE LINE. THE GALE ARMSTRONG PARCEL WAS ESTABLISHED BY FOUND REBAR AND CAP SET BY UTAH LAND SURVEY, LLC.

Agricultural Statement

"AGRICULTURAL 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 THE FUTURE RESIDENTS OF THIS SUBDIVISION" (AMD ORD #3-82, JANUARY 26, 1982, ORD. #2002-3, MARCH 05, 2002)

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____.

EL KRIDGE ENGINEERING, LLC

OFFICE: 801.745.1677
FACILIME: 801.745.5290
WWW.ELKRIDGEENGINEERING.COM

5460 EAST 2300 NORTH SUITE 1
EDEN, UTAH 84310

Owner/Developer
J. SCOTT LEWIS & ASSOC., INC.
803 PAVASIA CIRCLE
TVINS, UTAH 84738

Weber County Recorder

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____ DEPUTY

