

DRAGON ESTATES SUBDIVISION 1ST AMENDMENT

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

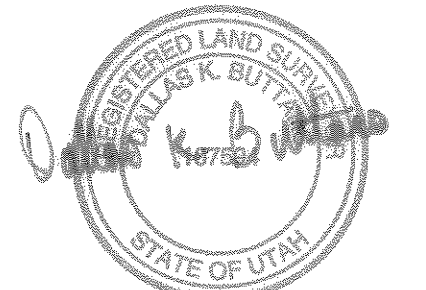
WEBER COUNTY, UTAH

RECORD OF SURVEY

SURVEYOR'S CERTIFICATE

I DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SIGNED THIS 3rd DAY OF April 2012



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 HEREON AND NAME SAID TRACT DRAGON ESTATES SUBDIVISION 1ST AMENDMENT, 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 FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__

RECORD OF SURVEY

ACKNOWLEDGMENT

STATE OF UTAH) ss
COUNTY OF WEBER)
ON THIS _____ DAY OF _____ 20__, 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 AND FOR THE PURPOSES THEREIN MENTIONED.

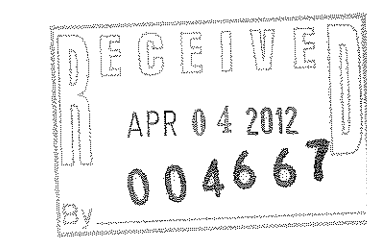
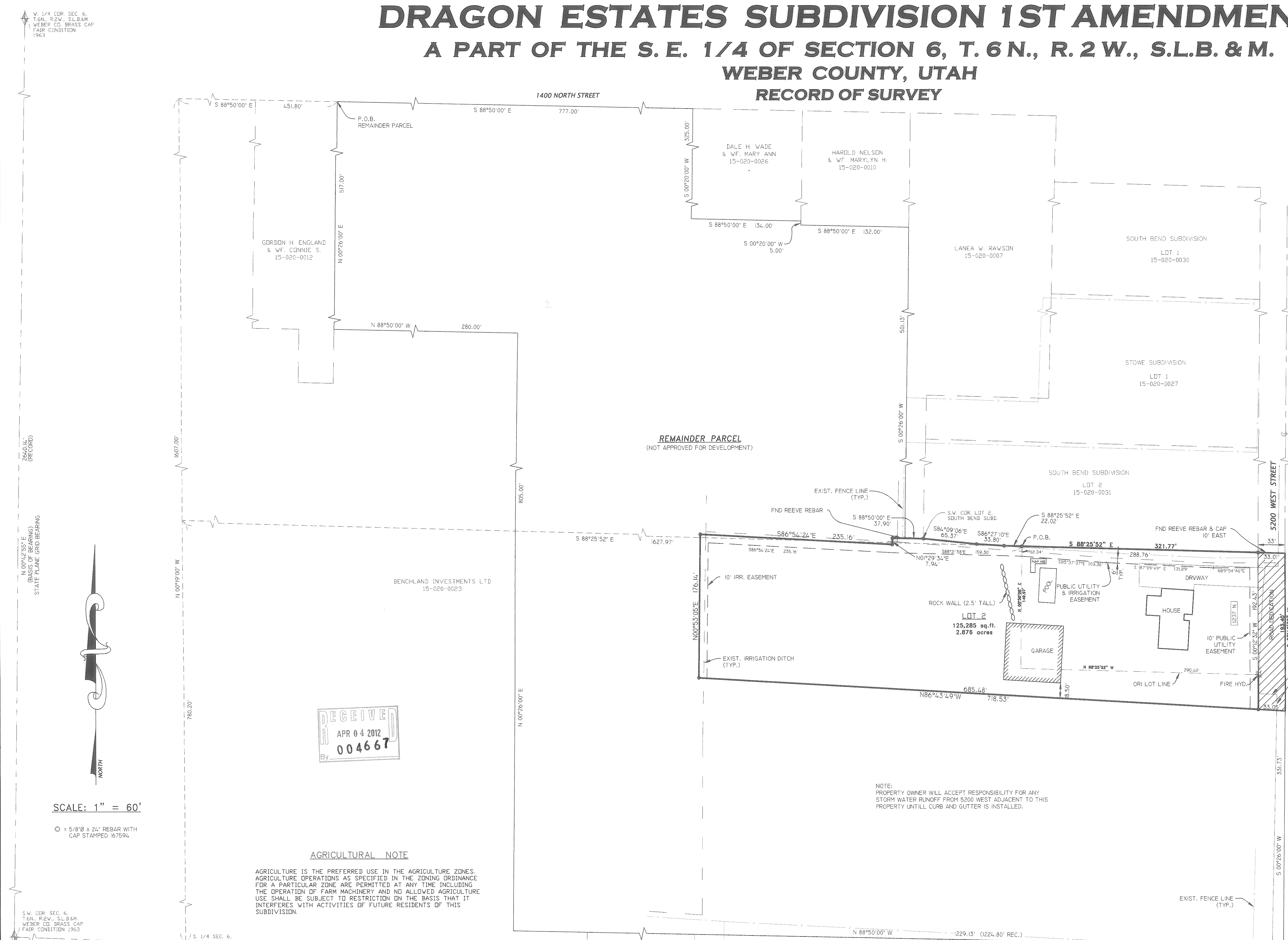
COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 87°58'24" EAST 2662.83 FEET, NORTH 00°19'00" WEST 780.20 FEET AND SOUTH 88°25'52" EAST 1627.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6, BEING MARKED BY A 3 INCH BRASS CAP AND STAMPED "WEBER COUNTY SURVEYOR", SAID POINT ALSO BEING SOUTH 84°09'06" EAST 65.37 FEET, SOUTH 86°27'10" EAST 33.80 FEET AND SOUTH 88°25'52" EAST 22.02 FEET FROM THE SOUTHWEST CORNER OF LOT 2, SOUTH BEND SUBDIVISION, AND RUNNING THENCE SOUTH 88°25'52" EAST 321.77 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE CENTERLINE OF 5200 WEST STREET; THENCE SOUTH 00°12'32" WEST 193.40 FEET ALONG SAID CENTERLINE; THENCE NORTH 86°43'49" WEST 718.53 FEET; THENCE NORTH 00°53'05" EAST 176.14 FEET, THENCE SOUTH 86°54'24" EAST 235.16 FEET, THENCE NORTH 1°29'34" EAST 7.94 FEET, THENCE SOUTH 88°50'00" EAST 37.90 FEET, THENCE SOUTH 84°09'06" EAST 65.37 FEET, THENCE SOUTH 86°27'10" EAST 33.80 FEET, THENCE SOUTH 88°25'52" EAST 22.02 FEET TO THE POINT OF BEGINNING.
CONTAINS 3.022 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION AS SHOWN BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN. THIS SURVEY LOT WAS AMENDED TO INCLUDE IMPROVEMENTS THAT HAVE BEEN MADE SINCE THE ORIGINAL DRAGON ESTATES SUBD. WAS CREATED IN 2003. THE LEGAL DESCRIPTION WARRANTED TO THE CRAGUNS EXCLUDED THE PORTION IN 5200 WEST AND THEREFORE COULD NOT BE DEDICATED TO THE COUNTY. THE CENTERLINE OF 5200 WEST WAS DETERMINED IN 2003 FROM AVERAGING THE RIGHT OF WAY FENCES.



AGRICULTURAL NOTE

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

NOTE: PROPERTY OWNER WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM 5200 WEST ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY PLANNING COMMISSION APPROVAL

WEBER COUNTY ENGINEER

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

WEBER COUNTY COMMISSION ACCEPTANCE

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20__

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 _____ DAY OF _____ 20__

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__

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 EFFECT.
SIGNED THIS _____ DAY OF _____ 20__

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, THEREIN ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____ 20__

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

SIGNATURE

SIGNATURE

SIGNATURE

SIGNATURE

TITLE "CHAIRMAN," WEBER COUNTY COMMISSION

ATTEST:

LANDMARK SURVEYING, INC. A COMPLETE LANDSURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ SURVEYED: JANUARY 2012 PAGE _____
CLIENT: DANIEL CRAGUN 1131 N. 5200 W. OGDEN, UT. 84404 LOCATION: PART OF THE S.E. 1/4 OF SEC. 6, T.6N., R.2W., S.L.B.&M. SURVEYED: JANUARY 2012	REVISIONS: 3-8-12 DRAWN BY: D.B. CHECKED BY: D.B. DATE: 5-12-03 FILE: 3254FIN	_____ WEBER COUNTY RECORDER BY _____ DEPUTY