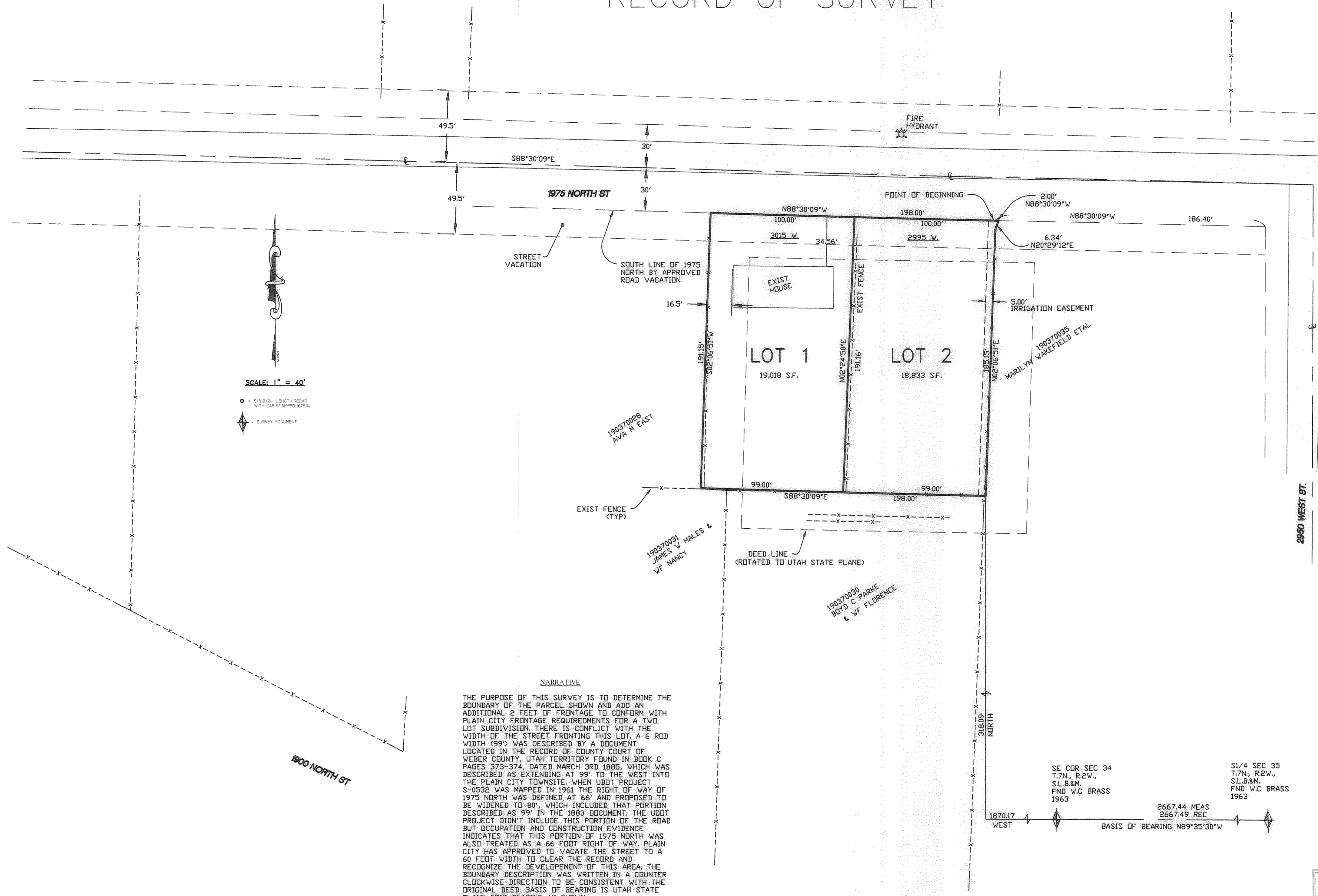


PATTERSON SUBDIVISION
PART OF THE S.E. 1/4 OF SECTION 34, T. 7 N., R. 2 W., S. L. B. & M.
MAY 2014
RECORD OF SURVEY

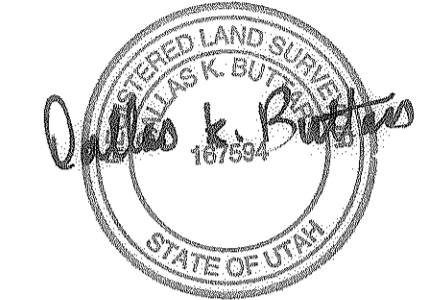


SCALE: 1" = 40'
 ○ SURVEY MONUMENT
 ◆ SURVEY MONUMENT

NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE PARCEL SHOWN AND ADD AN ADDITIONAL 2 FEET OF FRONTAGE TO CONFORM WITH PLAIN CITY FRONTAGE REQUIREMENTS FOR A TWO LOT SUBDIVISION. THERE IS CONFLICT WITH THE WIDTH OF THE STREET FRONTING THIS LOT, A 66 FOOT WIDTH (99') WAS DESCRIBED BY A DOCUMENT LOCATED IN THE RECORD OF COUNTY COURT OF WEBER COUNTY, UTAH TERRITORY FOUND IN BOOK C PAGES 373-374, DATED MARCH 3RD 1885, WHICH WAS DESCRIBED AS EXTENDING AT 99' TO THE WEST INTO THE PLAIN CITY TOWNSITE. WHEN UDOT PROJECT S-0532 WAS MAPPED IN 1961 THE RIGHT OF WAY OF 1975 NORTH WAS DEFINED AT 66' AND PROPOSED TO BE WIDENED TO 80', WHICH INCLUDED THAT PORTION DESCRIBED AS 99' IN THE 1885 DOCUMENT. THE UDOT PROJECT DIDN'T INCLUDE THIS PORTION OF THE ROAD BUT OCCUPATION AND CONSTRUCTION EVIDENCE INDICATES THAT THIS PORTION OF 1975 NORTH WAS ALSO TREATED AS A 66 FOOT RIGHT OF WAY. PLAIN CITY HAS APPROVED TO VACATE THE STREET TO A 60 FOOT WIDTH TO CLEAR THE RECORD AND RECOGNIZE THE DEVELOPMENT OF THIS AREA. THE BOUNDARY DESCRIPTION WAS WRITTEN IN A COUNTER CLOCKWISE DIRECTION TO BE CONSISTENT WITH THE ORIGINAL DEED. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

SURVEYORS 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.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF PATTERSON SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR PLAIN CITY ZONING.
 SIGNED THIS 12TH DAY OF May 2014



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;
 BEGINNING AT A POINT ON THE SOUTH LINE OF 1975 NORTH STREET AS DETERMINED BY THE LONGSTANDING OCCUPATION AND CONSTRUCTION THROUGHOUT THE AREA SAID POINT BEING WEST 1870.17 FEET AND NORTH 318.09 FEET AND NORTH 02°06'51" EAST 191.15 FEET FROM THE WEBER COUNTY MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 34; SAID POINT ALSO BEING KNOWN AS NORTH 88°30'09" WEST 186.40 FEET FROM THE INTERSECTION OF THE WEST LINE OF 2950 WEST STREET AND THE SOUTH LINE OF 1975 NORTH STREET; RUNNING THENCE NORTH 88°30'09" WEST 198.00 FEET; THENCE SOUTH 02°06'51" WEST 191.15 FEET; THENCE SOUTH 88°30'09" EAST 198.00 FEET; THENCE NORTH 02°06'51" EAST 185.15 FEET; THENCE NORTH 20°29'12" EAST 6.32 FEET TO SAID SOUTH LINE OF 1975 NORTH STREET; THENCE NORTH 88°30'09" WEST 2.00 FEET TO THE PLACE OF BEGINNING.
 RESERVING A RIGHT OF WAY FOR MAINTENANCE AND CONSTRUCTION OF IRRIGATION DITCH OVER THE EAST 5 FEET THEREOF.

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 HEREBY AND NAME SAID TRACT PATTERSON SUBDIVISION 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 OVER, 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 ERRECTED WITHIN SUCH EASEMENTS.
 SIGNED THIS _____ DAY OF _____ 20__

ACKNOWLEDGMENT

STATE OF UTAH)
 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

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
 SIGNED THIS _____ DAY OF _____ 2011.
 BY _____
 CITY ENGINEER

PLAIN CITY ATTORNEY

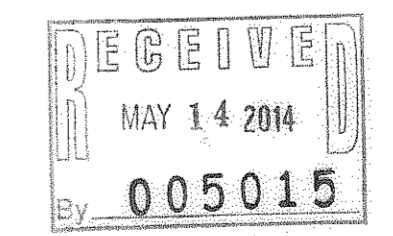
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLAIN CITY ATTORNEY ON THE _____ DAY OF _____ 20__
 SIGNATURE _____

PLAIN CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION ON THE _____ DAY OF _____ 20__
 SIGNATURE _____

PLAIN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF PLAIN CITY, WEBER COUNTY, UTAH ON THE _____ DAY OF _____ 20__
 MAYOR _____



LANDMARK SURVEYING, INC.
 A COMPLETE LAND SURVEYING SERVICE
 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
 PHONE 801-731-4075
 www.landmarksurveyingutah.com

CLIENT: JOE PATTERSON
 5419 S. 3275 W. RDY, UTAH 84067

LOCATION: PART OF THE S.E. 1/4 OF SEC. 34, T.7N., R.2W., S.L.B.&M.

SURVEYED: APRIL 2013

| | |
|------------|------------------|
| REVISIONS: | DRAWN BY: T.K. |
| | CHECKED BY: D.B. |
| | DATE: 4-28-14 |
| | FILE: 3300-SUBD |

WEBER COUNTY RECORDER

ENTRY # _____ FILE # _____

FILED FOR RECORD & RECORDED
 THIS _____ DAY OF _____ 20__
 AT _____ IN BOOK _____ OF _____
 PAGE _____

WEBER COUNTY RECORDER
 BY _____
 DEPUTY