

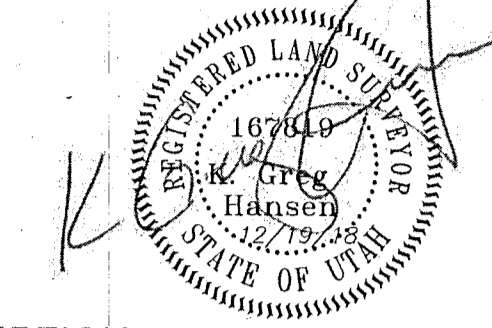
RP Langford Subdivision

Washington Terrace City, Weber County, Utah
A Part of the Northwest Quarter of Section 17,
Township 5 North, Range 1 West, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 Professional Land Surveyors Act; and 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 have hereby subdivided said tract into seventeen (17) lots, know hereafter as RP Langford Subdivision located in Washington Terrace City, Weber County, Utah, and has been correctly drawn to the designated scale and is 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 hereby certify that the requirements of all applicable statutes and ordinances of Washington Terrace City Concerning Zoning Requirements regarding lot Measurements have been complied with.

Signed this 19th day of December, 2018.



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF REYNOLDS SUBDIVISION, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 WEST STREET BEING LOCATED 33.00 FEET SOUTH 89°10'17" EAST ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°45'30" EAST 183.07 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°10'17" EAST 379.01 FEET TO THE WEST BOUNDARY LINE OF THE RUSSELL P. LANGFORD PROPERTY, TAX ID. NO. 07-084-0131; THENCE NORTH 00°45'30" EAST 17.51 FEET TO THE NORTHWEST CORNER OF SAID LANGFORD PROPERTY; THENCE SOUTH 89°07'34" EAST 132.00 FEET TO THE NORTHEAST CORNER OF THE RUSSELL P. LANGFORD PROPERTY TAX ID. NO. 07-084-0132; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LANGFORD PROPERTY AND THEN HAVEN COVE CONDOMINIUMS THE FOLLOWING THREE (3) COURSES; (1) SOUTH 00°45'30" WEST 165.00 FEET; (2) SOUTH 89°07'34" EAST 66.06 FEET; AND (3) SOUTH 00°31'24" WEST 165.32 FEET; THENCE NORTH 89°08'26" WEST 396.74 FEET; THENCE NORTH 00°45'30" EAST 127.77 FEET; THENCE NORTH 89°14'30" WEST 68.02 FEET TO THE SOUTHEAST CORNER OF THE ROBERT W. PARKINS PROPERTY; THENCE ALONG SAID PARKINS BOUNDARY LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°45'29" EAST 57.54 FEET; (2) IN A WESTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 60.00 FOOT RADIUS CURVE, A DISTANCE OF 17.24 FEET, CHORD BEARS NORTH 81°00'43" WEST 17.18 FEET, HAVING A CENTRAL ANGLE OF 16°27'33"; AND (3) NORTH 89°14'30" WEST 96.01 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°45'30" EAST 125.21 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 3.289 ACRES.

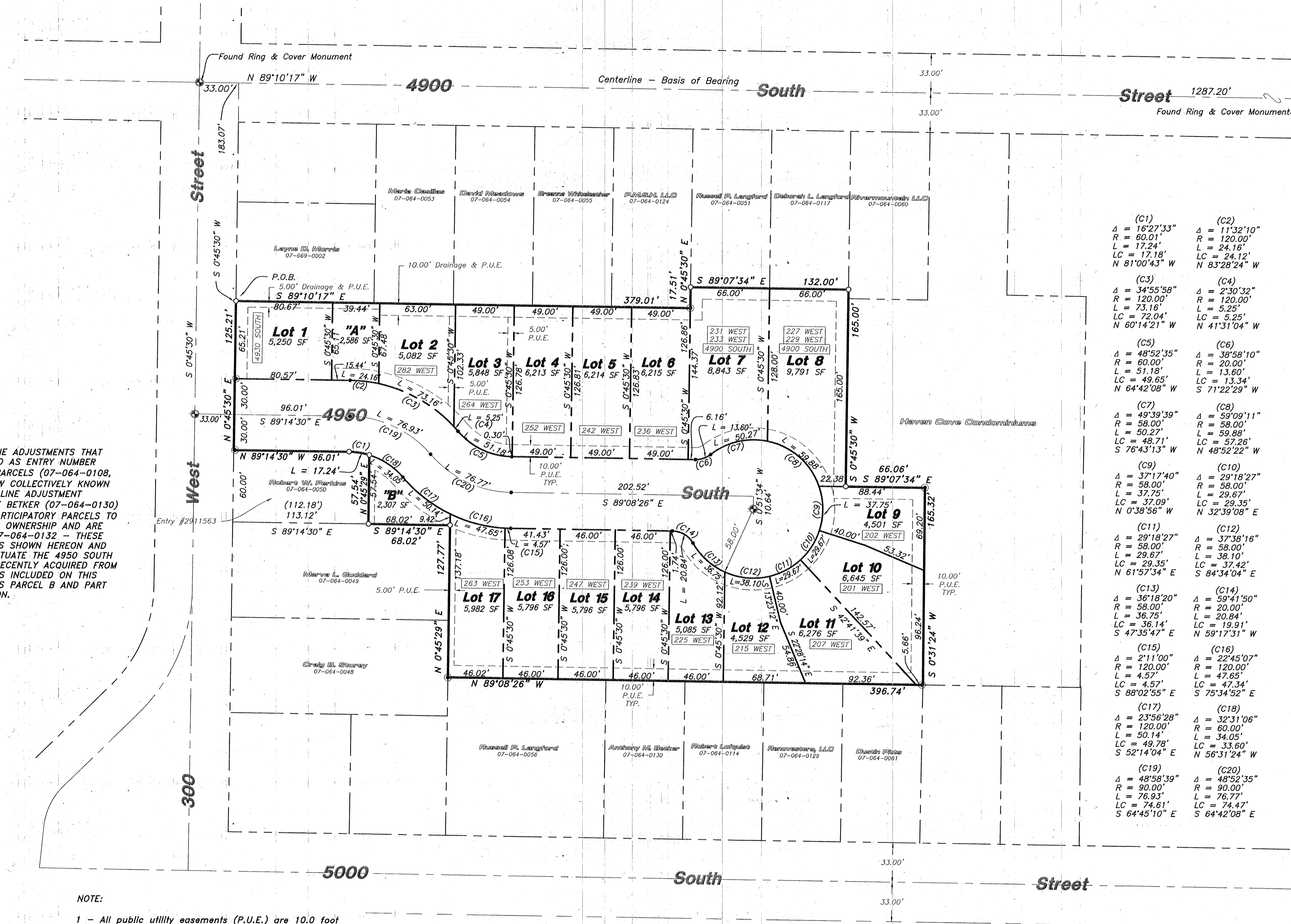
OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RUSSELL P. LANGFORD, DEBORAH L. LANGFORD, RUSSELL P. LANGFORD LIMITED, AND RUSSELL P. LANGFORD AND SONS LIMITED, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF RP LANGFORD SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID RP LANGFORD SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY. THE OWNERS, HEREBY DEDICATE TO WASHINGTON TERRACE CITY THOSE ROADS AND CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, DRAINAGE AND IRRIGATION PURPOSES AS SHOWN HEREON - THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES INCLUDING PROVISION FOR DRAINAGE AND IRRIGATION LINES, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. WE DECLARE BINDING AND EFFECTIVE THE PLAT NOTES SHOWN HEREON. WE HEREBY DEDICATE 4950 SOUTH STREET TO WASHINGTON TERRACE CITY.

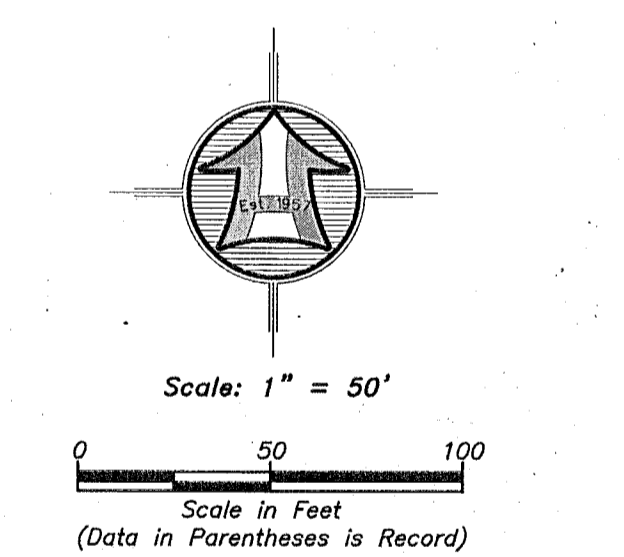
RUSSELL P. LANGFORD	Date: _____
DEBORAH L. LANGFORD	Date: _____
RUSSELL P. LANGFORD LIMITED	Date: _____
RUSSELL P. LANGFORD AND SONS LIMITED	Date: _____

NARRATIVE

The purpose of this survey was to establish and set the property corners of the 17 Lot Subdivision and 2 Parcels as shown and described hereon. The survey was ordered by Russell P. Langford. The control used to establish the property corners was the existing boundary survey done by Gardner Engineering dated Oct. 31, 2017 along with the Washington Terrace Street Monumentation along 4900 South Street with the basis of bearing being the centerline of said 4900 South Street from the monument at 300 West to the monument at 100 East which bears South 89°10'17" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.



PLAT NOTE:
VARIOUS PARCELS WERE INVOLVED IN LOT LINE ADJUSTMENTS THAT WERE CULMINATED BY A DOCUMENT RECORDED AS ENTRY NUMBER 2895028. LANGFORD OWNED FIVE FORMER PARCELS (07-064-0108, 0057, 0058, 0027 AND 0123) THAT ARE NOW COLLECTIVELY KNOWN AS 07-064-0128. THE PARTICIPATORY LOT LINE ADJUSTMENT PARCELS TO THE SOUTH SHOWN HEREON ARE BETKER (07-064-0130) AND RENOVATORS (07-064-0129). THE PARTICIPATORY PARCELS TO THE NORTH WERE AND ARE UNDER LANGFORD OWNERSHIP AND ARE CURRENTLY KNOWN AS 07-064-0131 AND 07-064-0132 - THESE PARCELS ENCOMPASS THE LOTS 7 & 8 AREAS SHOWN HEREON AND ARE PART OF THIS PLAT IN ORDER TO EFFECTUATE THE 4950 SOUTH STREET ROAD DEDICATION. PROPERTY WAS RECENTLY ACQUIRED FROM PERKINS PER ENTRY NUMBER 2911527 AND IS INCLUDED ON THIS PLAT WITHIN THE SUBDIVISION BOUNDARIES AS PARCEL B AND PART OF THE 4950 SOUTH STREET ROAD DEDICATION.



- LEGEND**
- Subject Property Line
 - - - Interior Lot Lines
 - Adjoining Property Line
 - Centerline
 - - - Public Utility Easement (P.U.E.)
 - Fence Line (Wire)
 - Street Monument
 - Found rebar set by Gardner Eng.
 - Set 5/8"x24" Rebar With Cap
 - Section Corner

- NOTE:**
- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
 - 2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.
 - 3 - Parcel "B" is not approved for residential development at this time.
 - 4 - Lots 7 and 8 shall not have access from 4950 South Street (except for emergency purposes).
 - 5 - Subdivision Storm Drainage will take place on Parcel "A". Parcel "A" will be owned and maintained by the Langford Subdivision HOA.

WASHINGTON TERRACE CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS _____ DAY OF _____ A.D., 2018 AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND ACCEPTED.

BY: _____ DATE _____

MAYOR _____ DATE _____

ATTEST: _____ DATE _____

CITY RECORDER _____ DATE _____

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 2018, Russell P. Langford and Deborah L. Langford, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of _____, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public _____ DATE _____

WASHINGTON TERRACE CITY PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE WASHINGTON TERRACE CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 2018.

BY: _____ DATE _____

CHAIRMAN _____ DATE _____

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 2018, Russell P. Langford for and in behalf of Russell P. Langford Limited, personally appeared before me, the undersigned Notary Public in and for said County of _____, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public _____ DATE _____

WASHINGTON TERRACE CITY ENGINEER

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

BY: _____ DATE _____

CITY ENGINEER _____ DATE _____

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 2018, Russell P. Langford for and in behalf of Russell P. Langford and Sons Limited, personally appeared before me, the undersigned Notary Public in and for said County of _____, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public _____ DATE _____

WASHINGTON TERRACE CITY ATTORNEY

APPROVED AND ACCEPTED BY THE WASHINGTON TERRACE CITY ATTORNEY THIS _____ DAY OF _____ A.D., 2018.

BY: _____ DATE _____

CITY ATTORNEY _____ DATE _____

RECEIVED

JAN 11 2019

BY: **6162**

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND _____ AT _____

RECORDED _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____

COUNTY RECORDER _____

BY: _____ DEPUTY _____

Developer: Russell P. Langford 435-644-9831

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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Brigham City Ogden Logan
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