P. ESTATE, PHASE 2

A PART OF THE SW 1/4 OF SEC. 5, T.5N., R.2W., S.L.B.&M., U.S.SURVEY

5100 WEST ST.

N 0°43'28" E

S 0°43'28" W 150.01'

477.50'

N 69°57'56" W 280.64'

S 69°16'32" E 262.45'

LOT 2

42,232 S.F.

3980 SQ.

5072 W.

N 0°02'04" E 150.00'

S 89°34'03"E 600.00

4000 SOUTH ST.

2719.46'

N 0°02'04" E 616.93'

S 89°57'56" E

(BASIS OF BEARINGS)

FND. REBAR MARKED "MTN. WEST SURV./ROY"

SW COR. SEC. 5, T.5N., R.2W., S.L.B.&M. (W.CO. B/C MON.)

FND. REBAR MARKED "HANSEN & ASSOC."

S 1/4 COR. SEC. 5, T.5N., R.2W., S.L.B.&M. (W.CO. B/C MON.)

SET 5/8" REBAR W/CAP (TYP.)

SCALE 1" = 60'

NARRATIVE

THIS SURVEY WAS REQUESTED BY MR. ROGER STOKES IN ORDER TO SUBDIVIDE HIS PROPERTY. THE SOUTHWEST CORNER (BRASS CAP) AND THE SOUTH QUARTER CORNER (BRASS CAP) OF SECTION 5, T.5.N., R.2.W., S.L.B.& M. WERE FOUND AND A LINE BEARING S 89°34'03"E BETWEEN THEM WAS UTILIZED AS THE BASIS OF BEARINGS (STATE PLANE GRID BEARING).

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR...

UTAH LICENSE NUMBER

SIGNATURE

SIGNED THIS 14th DAY OF MAY, 19 91.

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREIN-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT P. ESTATES, PHASE 2...

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF WEBER COUNTY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 19 _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19 _____, PERSONALLY APPEARED BEFORE ME...

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19 _____, PERSONALLY APPEARED BEFORE ME...

COMMISSION EXPIRES

NOTARY PUBLIC

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES HEREDO...SITE TO APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS _____ DAY OF _____ 19 _____

WEBER COUNTY ACCEPTANCE

I, _____, WEBER COUNTY DULY APPROVED THIS PLAT, ACCEPTED BY THE BOARD OF COMMISSION OF WEBER COUNTY, UTAH, THIS _____ DAY OF _____ 19 _____

ATTEST: _____
TITLE: _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO COMPLIANCE WITH THE REQUIREMENTS OF WEBER COUNTY ORDINANCES. SIGNED THIS _____ DAY OF _____ 19 _____

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, T.5 N., R.2 W., S.L.B.& M. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4000 SOUTH STREET BEING N 0°43'28"E 49.00 FEET AND S 89°57'56"E 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5, AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 89°57'56"E 262.45 FEET; THENCE N 0°02'04"E 150.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 5100 WEST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 0°43'28"W, 150.01 FEET TO THE POINT OF BEGINNING CONTAINS 42,232 SQ. FT.

WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 19 _____

CHAIRMAN

REEVE ENGINEERING CO.

CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
OGDEN, UTAH

RE

NOTE: BEARING IN PARENTHESES ARE FROM DEED AND SUBDIVISION PLATS AS RECORDED. BEARINGS HAVE BEEN ROTATED TO REFLECT CURRENT WEBER COUNTY SURVEY RECORDS, USING U.S. GEODETIC GRID BEARINGS.

10' UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES AS INDICATED BY DASHED LINES UNLESS OTHERWISE NOTED.