LAKEWOOD ESTATES SUBDIVISION, PHASE TWO

A PART OF THE NW1/4 AND NE1/4 OF SECTION 13.
T5N, R3W, SALT LAKE BASE AND MERIDIAN
U. S. SURVEY, WEBER COUNTY, UTAH

DRAWING NO. ME 32-59
SHEET 1 OF 1
FILE "MILES"

JOB NO. ME 92-59

RALPH D. MILES, 6420 WEST 4600 SOUTH, HOOPER, UTAH

DATE: MARCH, 1992

DESIGNED BY: W. HOLYOAK
DRAWN BY: W. HOLYOAK

NO.	REVISIONS COMMENTS	BY	DATE

MOUNTAIN ENGINEERING

DRAWING NUMBER 000712

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THIS SUBDIVISION PLAT AND IN MY OPINION IT CONFORMS TO THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ____ DAY OF _____, 1992.

WEBER COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION

SIGNED THIS ____ DAY OF _____, 1992.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT LEGAL DESCRIPTION CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE ON RECORD IN THIS OFFICE AND THE WEBER COUNTY RECORDER'S OFFICE.

SIGNED THIS ____ DAY OF _____, 1992.

WEBER COUNTY SURVEYOR

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVE THE REQUIRED IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION AND THE AMOUNT OF FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF _____, 1992.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION ARE HEREBY ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

SIGNED THIS ____ DAY OF _____, 1992.

CHAIRMAN, WEBER COUNTY COMMISSIONERS

CERTIFICATE OF SURVEYOR

I, WILLIAM L. HOLYOAK, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF

LAKEWOOD ESTATES SUBDIVISION, PHASE TWO

IN WEBER COUNTY UTAH, HAS BEEN DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION BASED ON THE DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

SIGNED THIS 23rd DAY OF MAY, 1992.

WILLIAM L. HOLYOAK, PE & RLS 6967
UTAH LAND SURVEYOR REGISTRATION NO.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
FILED FOR RECORD AND RECORDED
IN BOOK _____ OF THE OFFICIAL RECORDS, AT
PAGE _____

RECORDER FOR:

BY: _____ DEPUTY.

RECEIVED
MAY 27 1992
Weber County Surveyor

EAST QUARTER CORNER
SECTION 13, T5N, R3W.

RAILROAD SPIKE

S 89°27'53" E 1743.680'

5100 SOUTH STREET

RR = RAILROAD SPIKE

S 89°27'53" E 274.590'

S 89°28'37" E 244.995'

S 00°31'23" W 73.310'

30' 30'

6150 WEST STREET

S 00°31'23" W 349.999'

SHANNONDOAH ESTATES, PHASE 3

SURVEY NARRATIVE:

A. THIS SURVEY WAS MADE AT THE REQUEST OF RALPH D. MILES, 6420 WEST 4600 SOUTH, HOOPER UTAH TEL. 801-773-3243.

B. THE BASIS OF BEARING AND THE SURVEY IS THE NORTH LINE OF THE NE1/4 OF SECTION 13, CALLED SOUTH 89°25'10" EAST COUNTY SURVEYOR'S OFFICE

C. BEARINGS ARE BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM AS PROVIDED BY THE WEBER

D. CORNERS MARKED AS SET ARE 5/8"X24" REBARS, WITH A CAP STAMPED "MOUNTAIN ENGINEERING", UNLESS OTHERWISE INDICATED

S 89°27'53" E 983.927'

S 89°27'53" E 233.656'

S 89°27'53" E 222.929'

S 89°27'53" E 222.856'

N 89°27'53" W 262.70'

66.349'

186.152'

33.00'

33.00'

111.43'

111.43'

110.60'

110.60'

111.35'

6210 WEST

6254 WEST

6274 WEST

6292 WEST

6236 WEST

6210 WEST

N 00°10'42" E 197.10'

N 00°10'42" E 197.10'

N 00°23'37" E 197.20'

N 00°23'37" E 197.20'

N 00°23'37" E 197.20'

N 00°23'37" E 197.20'

S 00°23'37" W 197.20'

S 00°23'37" W 197.20'

LAKEWOOD ESTATES SUBDIVISION PHASE ONE

LAKEWOOD ESTATES SUBDIVISION PHASE TWO

LOT 1

LOT 2

LOT 3
0.4602 ACRES

LOT 4
0.4602 ACRES

5114 NORTH

RHETT H. ASHBY & WF PAULINE R.

EDWIN M. BURR & WF MARSHA A.

7.50' UTILITY EASEMENT

215.50'

215.50'

S 89°37'53" E 222.124'

S 89°37'53" E 110.70'

109.74'

110.60'

109.74'

109.85'

109.85'

109.85'

109.85'

252.70'

252.70'

S 89°27'53" E

N 89°27'53" W

33.00'

33.00'

33.00'

33.00'

13.22'

13.22'

6300 WEST STREET

N 00°12'24" E 731.253'

S 00°12'24" W 658.030'

N 00°19'11" E 1727.536'

5900 WEST STREET

N 00°19'11" E 2659.180'

N 00°12'28" E 400.120'

BRASS CAP INTERSECTION OF 5900 WEST & 5050 SOUTH

N 00°26'55" E 1325.370'

S 89°55'17" E 2636.726'

BASIS OF BEARING

NORTHEAST CORNER
SECTION 13, T5N, R3W.

FOUND BRASS CAP
WITNESS CORNER

NORTH QUARTER CORNER
SECTION 13, T5N, R3W.

BRASS CAP
WITNESS CORNER

SCALE 1"=50'

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT:

LAKEWOOD ESTATES SUBDIVISION PHASE TWO

AND DO HEREBY:

DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO USED AS PUBLIC THOROUGHFARES FOREVER;

AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE, AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS ____ DAY OF _____, 1992.

RAE E. MILES

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THE ____ DAY OF _____, 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, RAE E. MILES, THE SIGNER OF THE WITHIN SUBDIVISION PLAT AND DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT _____, UTAH
MY COMMISSION EXPIRES

BOUNDARY DESCRIPTION

LAKEWOOD ESTATES SUBDIVISION, PHASE TWO

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 00°10'11" WEST 1727.536 FEET ALONG THE QUARTER SECTION LINE TO A POINT ON THE CENTER LINE OF 5100 SOUTH STREET, THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°27'53" WEST 186.35 FEET ALONG THE CENTER LINE OF 5100 SOUTH STREET
THENCE NORTH 00°23'37" EAST 215.50 FEET ALONG THE CENTER LINE OF 6300 WEST STREET
THENCE SOUTH 89°27'53" EAST 252.70 FEET
THENCE SOUTH 00°23'37" WEST 215.50 FEET TO A POINT ON SAID CENTER LINE OF 5100 SOUTH STREET;
THENCE NORTH 89°27'53" WEST 66.35 FEET ALONG SAID CENTER LINE OF 5100 SOUTH STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.2502 ACRES, MORE OR LESS. THE BASIS OF BEARING IS THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 13, CALLED SOUTH 89°25'10" EAST.