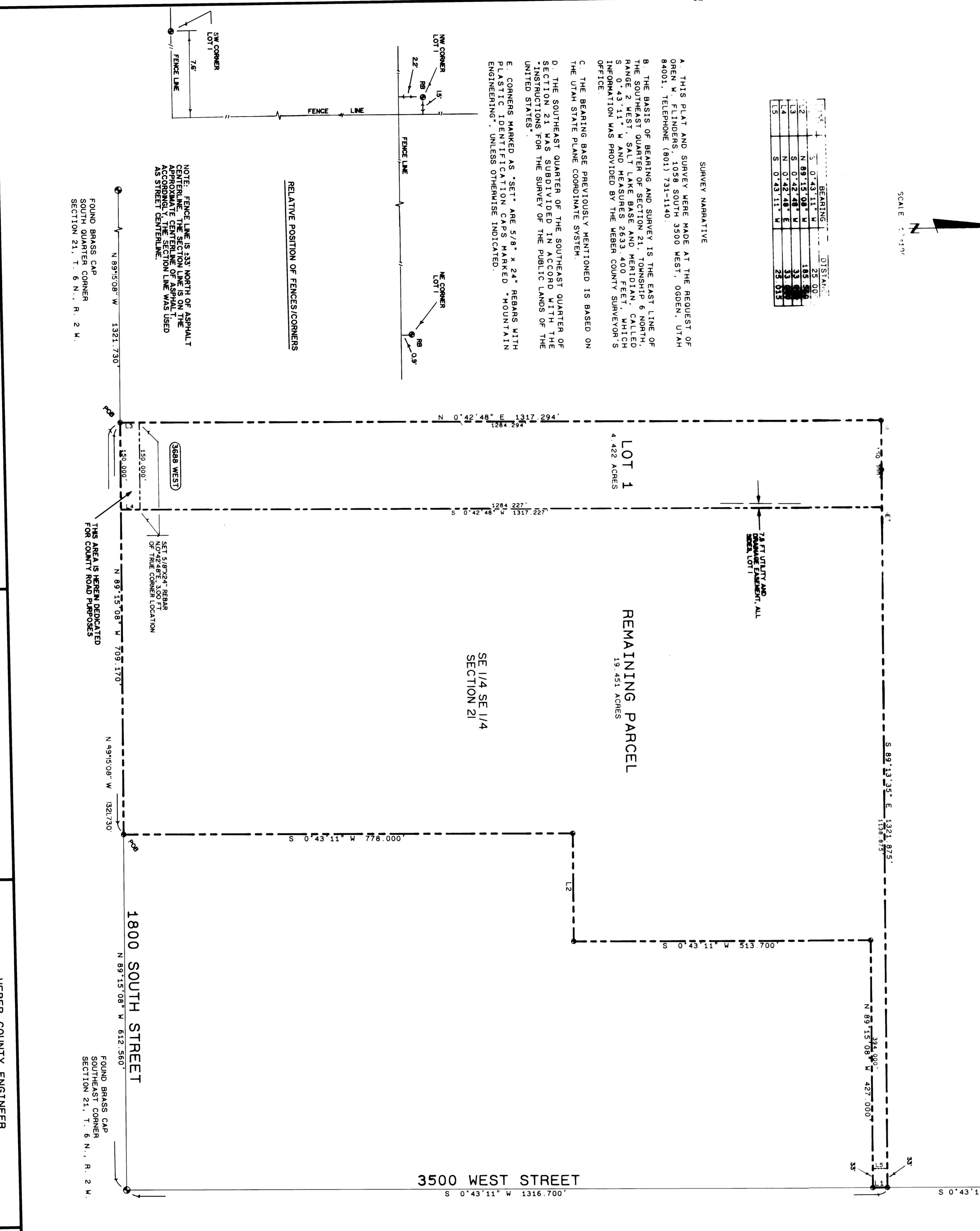


# FLINDERS' SUBDIVISION, PHASE ONE

PART OF THE SE 1/4 SECTION 21, T. 6 N., R. 2 W.  
SALT LAKE BASE AND MERIDIAN  
U.S. SURVEY, WEBER COUNTY, UTAH



LINE	BEARING	DISTANCE	AREA
1	N 89° 15' 08" W	1321.730	22.00
2	N 89° 15' 08" W	1321.730	22.00
3	S 0° 43' 11" W	1316.700	22.00
4	S 0° 43' 11" W	1316.700	22.00
5	S 0° 43' 11" W	1316.700	22.00

**SURVEY NARRATIVE**  
A. THIS PLAT AND SURVEY WERE MADE AT THE REQUEST OF  
OREN W. FLINDERS, 1029 SOUTH 3500 WEST, GORDEN, UTAH  
84001. TELEPHONE (801) 751-1111.  
B. THE BASIS OF BEARING AND SURVEY IS THE EAST LINE OF  
SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, FROM THE SOUTHEAST CORNER  
OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CALLED  
S. 0° 43' 11" W AND MEASURES 2633.400 FEET.  
C. THE BEARING AND DISTANCE PROVIDED BY THE WEBER COUNTY SURVEYORS  
OF THE  
D. THE BEARING AND DISTANCE PREVIOUSLY MENTIONED IS BASED ON  
THE UTAH STATE PLANE COORDINATE SYSTEM  
E. THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
F. THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE  
N 89° 15' 08" W 1321.730 FEET ALONG THE SOUTH LINE OF SAID  
QUARTER OF SECTION 21 TO THE TRUE POINT OF BEGINNING.  
G. THENCE N 0° 42' 48" E 1317.294 FEET ALONG THE WEST LINE OF SAID  
SOUTHEAST QUARTER OF SECTION 21 TO THE POINT OF BEGINNING.  
H. THENCE S 89° 13' 35" E 1321.875 FEET ALONG THE NORTH LINE OF SAID  
SOUTHEAST QUARTER OF SECTION 21 TO THE POINT OF BEGINNING.  
I. THENCE S 0° 42' 48" E 1317.227 FEET TO THE SOUTH LINE OF THE  
SOUTHEAST QUARTER OF SECTION 21.  
J. THENCE N 89° 15' 08" W 1321.730 FEET TO THE POINT OF BEGINNING.  
K. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.536 ACRES, MORE OR  
LESS.  
L. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF  
SECTION 21, CALLED S 0° 43' 11" W AND MEASURES 2633.400 FEET.

WEBER COUNTY ATTORNEY  
I HAVE EXAMINED THIS SUBDIVISION PLAT AND IN MY OPINION  
IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE  
HEREIN AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

WEBER COUNTY PLANNING COMMISSION  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY  
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

WEBER COUNTY COMMISSION  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE  
DEDICATION THEREOF HAVE BEEN ACCEPTED BY THE  
COMMISSIONERS OF WEBER COUNTY, UTAH  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

WEBER COUNTY ENGINEER  
I HEREBY CERTIFY THAT I HAVE INSPECTED THE LINES OF SURVEY OF  
THE LAND EMBRACED THEREIN,  
AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND  
DIMENSIONS ON RECORDS AND FINANCIAL GUARANTEE OF PUBLIC  
IMPROVEMENTS OF WEBER COUNTY, UTAH  
AMOUNT OF FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

WEBER COUNTY ENGINEER  
I HEREBY CERTIFY THAT I HAVE INSPECTED THE LINES OF SURVEY OF  
THE LAND EMBRACED THEREIN,  
AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND  
DIMENSIONS ON RECORDS AND FINANCIAL GUARANTEE OF PUBLIC  
IMPROVEMENTS OF WEBER COUNTY, UTAH  
AMOUNT OF FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

CERTIFICATE OF SURVEYOR  
I, WILLIAM L. HOLYOAK, A REGISTERED LAND SURVEYOR IN THE STATE OF  
UTAH, UNDER SUBDIVISION PHASE ONE, DESCRIBED IN WE  
COUNTY, UTAH, HAS BEEN DRAWN TO THE BEST OF HIS KNOWLEDGE  
AND BELIEF IN ACCORDANCE WITH THE REQUIREMENTS OF THE  
SALT LAKE BASE AND MERIDIAN, CALLED S. 0° 43' 11" W AND MEASURES  
2633.400 FEET, TO THE POINT OF BEGINNING.  
SIGNED THIS 11<sup>TH</sup> DAY OF FEBRUARY, 1988.

WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AT \_\_\_\_\_  
BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS PAGE \_\_\_\_\_  
RECORDED FOR \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY

**MOUNTAIN ENGINEERING**  
2000 WEST OLD HIGHWAY ROAD  
MORGAN, UTAH 84050  
(801) 529-5100 • 529-3747  
FOR OREN W. AND DONIS H. FLINDERS

RECEIVED  
FEB 05 1988  
Weber County Surveyor

**DESCRIPTION AFTER SURVEY**  
A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE  
N 89° 15' 08" W 1321.730 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST  
QUARTER OF SECTION 21 TO THE TRUE POINT OF BEGINNING.  
THENCE N 0° 42' 48" E 1317.294 FEET ALONG THE WEST LINE OF SAID  
SOUTHEAST QUARTER OF SECTION 21 TO THE POINT OF BEGINNING.  
THENCE S 89° 13' 35" E 1321.875 FEET ALONG THE NORTH LINE OF SAID  
SOUTHEAST QUARTER OF SECTION 21 TO THE POINT OF BEGINNING.  
THENCE S 0° 42' 48" E 1317.227 FEET TO THE SOUTH LINE OF THE  
SOUTHEAST QUARTER OF SECTION 21.  
THENCE N 89° 15' 08" W 1321.730 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.536 ACRES, MORE OR  
LESS.  
THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF  
SECTION 21, CALLED S 0° 43' 11" W AND MEASURES 2633.400 FEET.

**ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF WEBER  
ON THE \_\_\_\_\_ DAY OF FEBRUARY, 1988, PERSONALLY APPEARED BEFORE ME  
OREN W. FLINDERS, DONIS H. FLINDERS, AND  
WILLIAM L. HOLYOAK, SURVEYOR, WITHIN SUBDIVISION PLAT AND  
DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT  
THEY EXECUTED THE SAME.  
NOTARY PUBLIC  
RESIDING AT \_\_\_\_\_ UTAH  
M Y C O M M I S S I O N E X P I R E S  
\_\_\_\_\_

**OMEN'S DEDICATION**  
WE THE UNDERSIGNED OWNERS OF THE HEREIN  
DESCRIBED TRACT OF LAND, DO HEREBY SET APART  
AND DEDICATE TO THE PUBLIC THE PARTS OF SAID TRACT  
AND NAME SAID TRACT  
FLINDERS' SUBDIVISION, PHASE ONE, AND DO  
HEREBY:  
DEDICATE, GRANT AND CONVEY TO WEBER COUNTY,  
UTAH ALL THOSE PARTS OF SAID TRACT, THE  
SAME TO BE USED AS PUBLIC THOROUGHFARES  
FOREVER:  
AND ALSO GRANT AND DEDICATE A PERPETUAL  
RIGHT AND EASEMENT OVER, UPON AND UNDER  
THE SAID TRACT OF LAND, TO THE PUBLIC,  
UNLESS AND UNTIL AS HEREIN SPECIALLY  
BE USED FOR THE INSTALLATION, MAINTENANCE  
AND OPERATION OF FACILITIES OR FOR THE  
PERPETUAL PRESERVATION OF WATER DRAINAGE  
CHANNELS IN THE MOUNTAIN AREA OF SAID  
COUNTY, UTAH, WITH NO BUILDINGS OR  
STRUCTURES BEING ERRECTED WITHIN SUCH  
EASEMENTS.  
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR  
SIGNATURES THIS 11<sup>TH</sup> DAY OF FEBRUARY, 1988.  
OREN W. FLINDERS  
DONIS H. FLINDERS

**ORIGINAL PROPERTY DESCRIPTION**  
PART OF THE SOUTHEAST QUARTER OF SECTION  
21, TOWNSHIP 6 NORTH, RANGE 2 WEST, FROM THE SOUTHEAST CORNER  
OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
CALLED S. 0° 43' 11" W AND MEASURES 2633.400 FEET,  
TO THE POINT OF BEGINNING.  
THENCE N 89° 15' 08" W 1321.730 FEET ALONG THE SOUTH LINE OF SAID  
SOUTHEAST QUARTER OF SECTION 21 TO THE TRUE POINT OF BEGINNING.  
THENCE N 0° 42' 48" E 1317.294 FEET ALONG THE WEST LINE OF SAID  
SOUTHEAST QUARTER OF SECTION 21 TO THE POINT OF BEGINNING.  
THENCE S 89° 13' 35" E 1321.875 FEET ALONG THE NORTH LINE OF SAID  
SOUTHEAST QUARTER OF SECTION 21 TO THE POINT OF BEGINNING.  
THENCE S 0° 42' 48" E 1317.227 FEET TO THE SOUTH LINE OF THE  
SOUTHEAST QUARTER OF SECTION 21.  
THENCE N 89° 15' 08" W 1321.730 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 23.987 ACRES, MORE OR  
LESS.  
THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF  
SECTION 21, CALLED S 0° 43' 11" W AND MEASURES 2633.400 FEET.

**DESCRIPTION AFTER SURVEY**  
A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, BEING MORE  
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