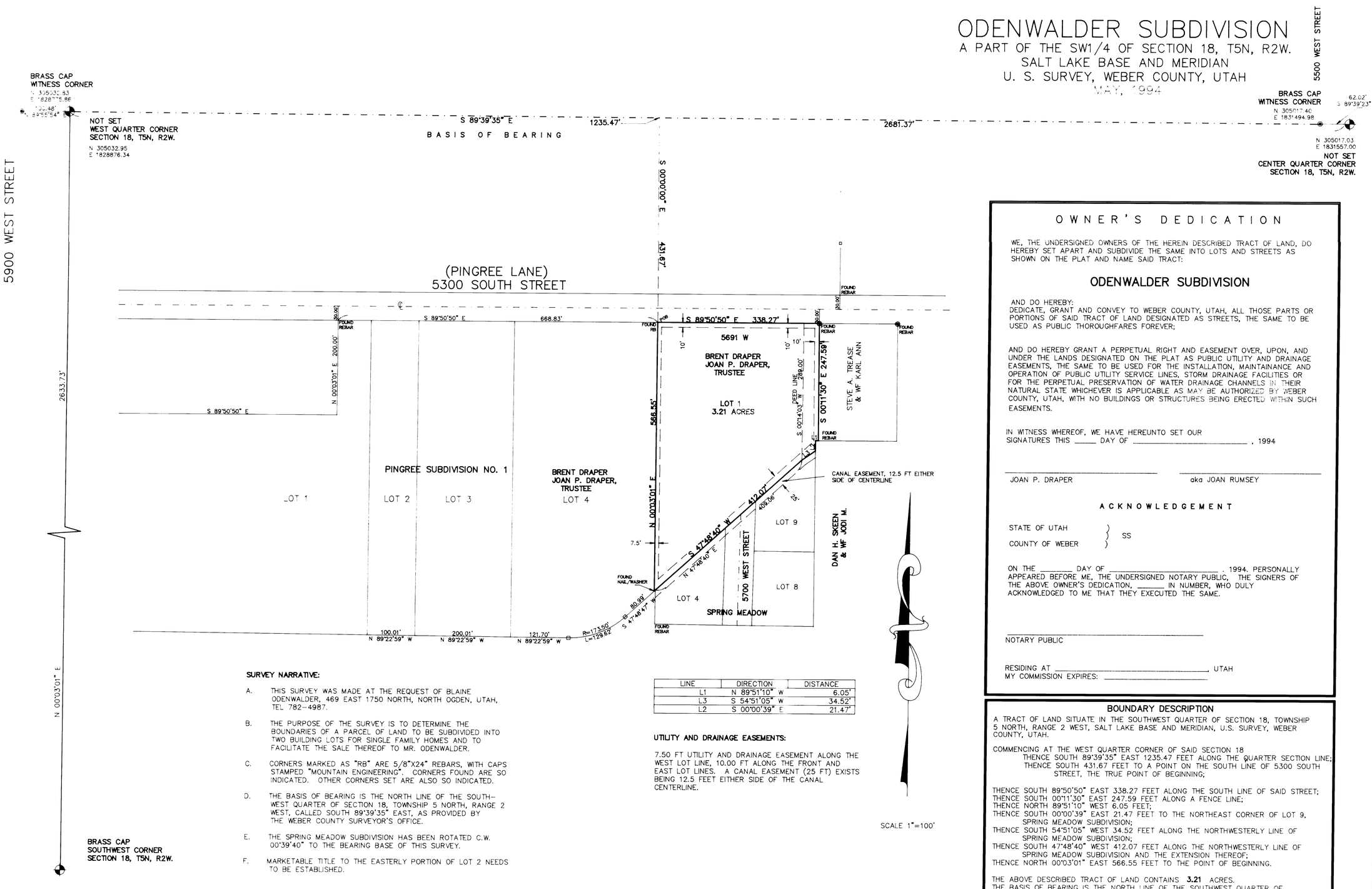
ODENWALDER SUBDIVISION

A PART OF THE SW1/4 OF SECTION 18, T5N, R2W.
SALT LAKE BASE AND MERIDIAN
U. S. SURVEY, WEBER COUNTY, UTAH
MAY, 1994



SCALE 1"=100'

SURVEY NARRATIVE:

A. THIS SURVEY WAS MADE AT THE REQUEST OF BLAINE ODENWALDER, 469 EAST 1750 NORTH, NORTH OGDEN, UTAH, TEL 782-4987.

B. THE PURPOSE OF THE SURVEY IS TO DETERMINE THE BOUNDARIES OF A PARCEL OF LAND TO BE SUBDIVIDED INTO TWO BUILDING LOTS FOR SINGLE FAMILY HOMES AND TO FACILITATE THE SALE THEREOF TO MR. ODENWALDER.

C. CORNERS MARKED AS "RB" ARE 5/8"X24" REBARS, WITH CAPS STAMPED "MOUNTAIN ENGINEERING". CORNERS FOUND ARE SO INDICATED. OTHER CORNERS SET ARE ALSO SO INDICATED.

D. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTH-WEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, CALLED SOUTH 89°39'35" EAST, AS PROVIDED BY THE WEBER COUNTY SURVEYOR'S OFFICE.

E. THE SPRING MEADOW SUBDIVISION HAS BEEN ROTATED C.W. 00°39'40" TO THE BEARING BASE OF THIS SURVEY.

F. MARKETABLE TITLE TO THE EASTERLY PORTION OF LOT 2 NEEDS TO BE ESTABLISHED.

LINE	DIRECTION	DISTANCE
L1	N 89°51'10" W	6.05'
L3	S 54°51'05" W	34.52'
L2	S 00°00'39" E	21.47'

UTILITY AND DRAINAGE EASEMENTS:

7.50 FT UTILITY AND DRAINAGE EASEMENT ALONG THE WEST LOT LINE, 10.00 FT ALONG THE FRONT AND EAST LOT LINES. A CANAL EASEMENT (25 FT) EXISTS BEING 12.5 FEET EITHER SIDE OF THE CANAL CENTERLINE.

OWNER'S 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 ON THE PLAT AND NAME SAID TRACT:

ODENWALDER SUBDIVISION

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 BE USED AS PUBLIC THOROUGHFARES FOREVER;

AND DO HEREBY GRANT 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, MAINTAINANCE 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 _____, 1994

JOAN P. DRAPER aka JOAN RUMSEY

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER } SS

ON THE _____ DAY OF _____, 1994. PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT _____, UTAH
MY COMMISSION EXPIRES: _____

BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18
THENCE SOUTH 89°39'35" EAST 1235.47 FEET ALONG THE QUARTER SECTION LINE;
THENCE SOUTH 431.67 FEET TO A POINT ON THE SOUTH LINE OF 5300 SOUTH STREET, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°50'50" EAST 338.27 FEET ALONG THE SOUTH LINE OF SAID STREET;
THENCE SOUTH 00°11'30" EAST 247.59 FEET ALONG A FENCE LINE;
THENCE NORTH 89°51'10" WEST 6.05 FEET;
THENCE SOUTH 00°00'39" EAST 21.47 FEET TO THE NORTHEAST CORNER OF LOT 9, SPRING MEADOW SUBDIVISION;
THENCE SOUTH 54°51'05" WEST 34.52 FEET ALONG THE NORTHWESTERLY LINE OF SPRING MEADOW SUBDIVISION;
THENCE SOUTH 47°48'40" WEST 412.07 FEET ALONG THE NORTHWESTERLY LINE OF SPRING MEADOW SUBDIVISION AND THE EXTENSION THEREOF;
THENCE NORTH 00°03'01" EAST 566.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS **3.21** ACRES.
THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, CALLED SOUTH 89°39'35" EAST.

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 _____, 19____.

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 _____, 19____.

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 OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE AND THE WEBER COUNTY RECORDER'S OFFICE.

SIGNED THIS _____ DAY OF _____, 19____.

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 _____, 19____.

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 _____, 19____.

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 **ODENWALDER SUBDIVISION** 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 3RD DAY OF May, 1994

WILLIAM L. HOLYOAK, PE & RLS
UTAH LAND SURVEYOR REGISTRATION NO. 69

LICENSED LAND SURVEYOR No. 167461 WILLIAM L. HOLYOAK STATE OF UTAH

WEBER COUNTY RECORDER

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

RECORDED FOR:

WEBER COUNTY RECORDER
BY: _____ DEPUTY.

MOUNTAIN ENGINEERING
2300 WEST OLD HIGHWAY R.R.
MORGAN, UTAH 84050
TEL (801) 829-3747 829-3420

REVISIONS			
DATE	BY	COMMENTS	
3-23	WLH	ORIGINAL ISSUE	
5-03	WLH	REVISED PER COUNTY REVIEW	

LICENSED LAND SURVEYOR No. 167461 WILLIAM L. HOLYOAK STATE OF UTAH

DESIGNED BY: W. HOLYOAK
DRAWN BY: W. HOLYOAK
DATE: APRIL, 1994

ODENWALDER SUBDIVISION
A PART OF THE SW1/4 OF SECTION 18, T5N, R2W.
SALT LAKE BASE AND MERIDIAN
U. S. SURVEY, WEBER COUNTY, UTAH

JOB NO.

OWNER:
BLAINE ODENWALDER, 469 EAST 150 NORTH, NORTH OGDEN, UTAH 84414.

DRAWING NO.
MAY 9, 1994
SHEET 1 OF 1
FILE: ~~WEBER~~ WALD

DRAWING NUMBER 000979

000979