DRAWING NUMBER 001134

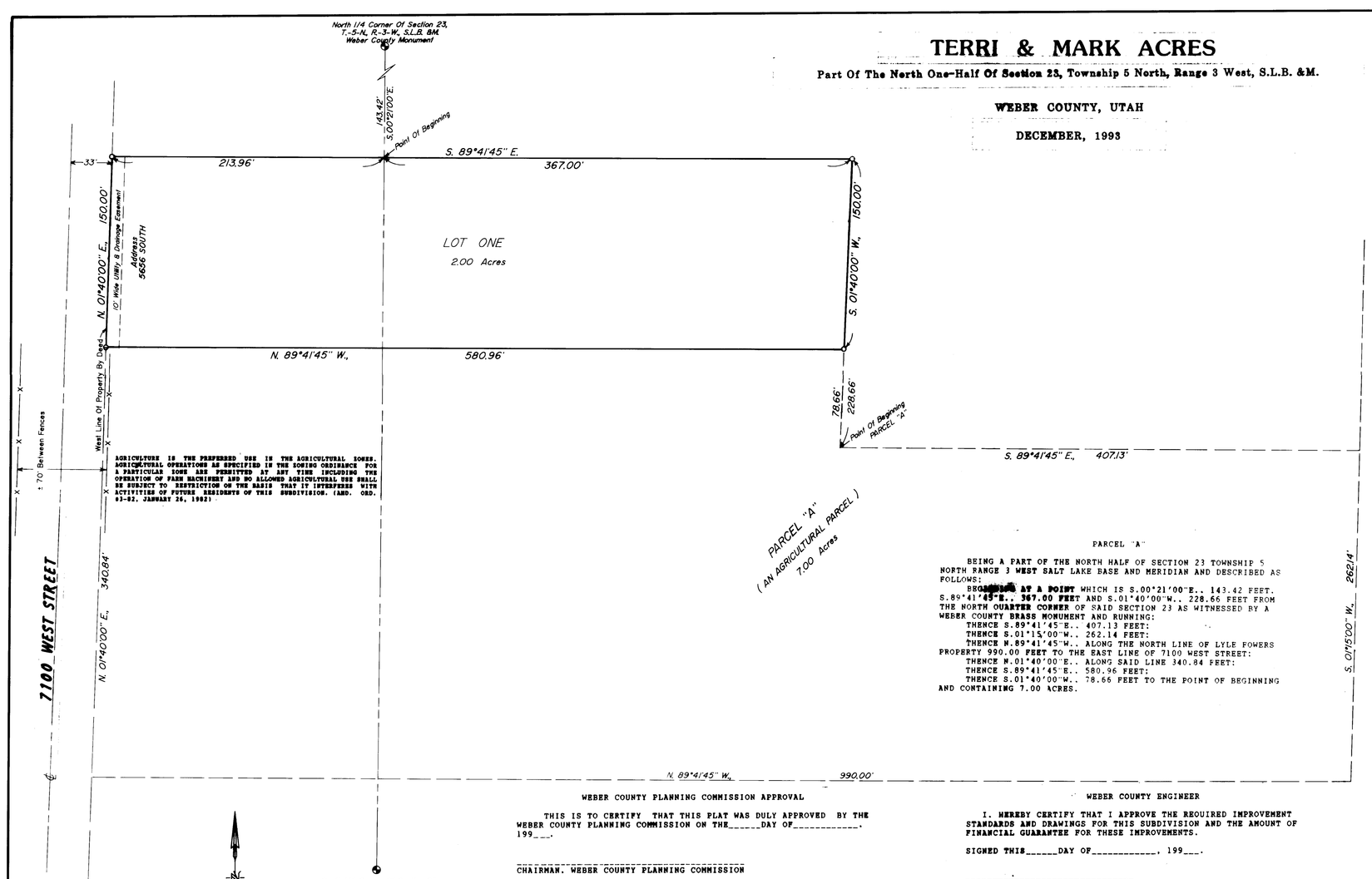
PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA

TERRI & MARK ACRES

Part Of The North One-Half Of Section 23, Township 5 North, Range 3 West, S.L.B. &M.

WEBER COUNTY, UTAH

DECEMBER, 1993



AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. (ARD. ORD. #3-82, JANUARY 26, 1982)

LEGEND:

○ DENOTES A SET #5 CAPPED REBAR, 24" LONG UNLESS OTHERWISE NOTED.

Prepared By:
Mountain West Professional Land Surveyors, P.C.
1825 W. 4400 S. P.O. Box 207
Reg. Utah #4067
Ph. (801) 731-5330 Fax (801) 731-5331

BOUNDARY DESCRIPTION

BEING A PART OF THE NORTH HALF OF SECTION 23 TOWNSHIP 5 NORTH RANGE 3 WEST SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH-SOUTH MID SECTION LINE. SAID POINT BEING S.00°21'00"E.. 143.42 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 AS WITNESSED BY A WEBER COUNTY BRASS MONUMENT AND RUNNING:

THENCE S.89°41'45"E.. 367.00 FEET:
THENCE S.01°40'00"W.. 150.00 FEET:
THENCE N.89°41'45"W.. 580.96 FEET TO THE EAST LINE OF 7100 WEST STREET:
THENCE N.01°40'00"E.. ALONG SAID LINE 150.00 FEET:
THENCE S.89°41'45"E.. 213.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES.

OWNERS DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AND NAME SAID TRACT OF LAND HUNTER SUBDIVISION AND DO HEREBY 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 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 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.

SIGNED THIS DAY OF _____, 199___.

_____ _____

PARCEL "A"

BEING A PART OF THE NORTH HALF OF SECTION 23 TOWNSHIP 5 NORTH RANGE 3 WEST SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S.00°21'00"E.. 143.42 FEET, S.89°41'45"E.. 367.00 FEET AND S.01°40'00"W.. 228.66 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 AS WITNESSED BY A WEBER COUNTY BRASS MONUMENT AND RUNNING:

THENCE S.89°41'45"E.. 407.13 FEET:
THENCE S.01°15'00"W.. 262.14 FEET:
THENCE N.89°41'45"W.. ALONG THE NORTH LINE OF LYLE FOWERS PROPERTY 990.00 FEET TO THE EAST LINE OF 7100 WEST STREET:
THENCE N.01°40'00"E.. ALONG SAID LINE 340.84 FEET:
THENCE S.89°41'45"E.. 580.96 FEET:
THENCE S.01°40'00"W.. 78.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.00 ACRES.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS____ DAY OF_____, 199___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SIGNERS OF THE ABOVE DEDICATION,____IN NUMBER, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY, AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____ _____
COMMISSION EXPIRES NOTARY PUBLIC

_____
RESIDING AT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE_____DAY OF_____, 199___.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS THEREON ARE HEREBY ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS_____DAY OF_____, 199___.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE SUBDIVISION DOCUMENTS SUBMITTED WITH THIS PLAT AND FIND THEY ARE IN CONFORMANCE WITH THE REQUIREMENTS NOW IN FORCE AND EFFECT.

SIGNED THIS_____DAY OF_____199___.

_____
WEBER COUNTY ATTORNEY

WEBER COUNTY ENGINEER

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

SIGNED THIS_____DAY OF_____, 199___.

_____
SIGNATURE

WEBER COUNTY SURVEYOR

I, HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND 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.

SIGNED THIS_____DAY OF_____, 199___.

_____
SIGNATURE

I, MARTIN B. MOORE JR., UTAH REGISTERED LAND SURVEYOR NO. 149857 DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME AT THE REQUEST OF MAX HUNTER AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARTIN B. MOORE JR., P.L.S.

REGISTERED LAND SURVEYOR No. 149857 MARTIN B. MOORE State of Utah

COUNTY RECORDER

Entry No. _____ Fee Paid _____
_____ Filed For Record and Recorded _____, At _____ In Book _____ Of Official Records, Page _____

_____
County Recorder

By _____
Deputy

WARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS FOR PROPERTY TRANSACTION. MR. HUNTER IS TRANSFERRING 10 ACRES OF PROPERTY TO HIS SON AND THE TWO ACRE ONE LOT SUBDIVISION IS FOR BUILDING LOAN PURPOSES AS WELL AS COMPLIANCE WITH STATE REQUIREMENTS. THE ADDITIONAL 7 ACRES IS DESCRIBED HEREON FOR PARCEL TRANSFER PURPOSES AND IS NOT PART OF THE SUBDIVISION.

RECEIVED FEB 27 1995

RECORD OF SURVEY for MAX HUNTER

Located In The North One-Half Of Section 23, Township 5 North, Range 3 West, S.L.B. &M.

Date 12/29/93	No. 93-1037	Drwn RLW	Chd MBW

MOUNTAINWEST PROFESSIONAL LAND SURVEYORS, P.C.
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Reg. Ut. #4067
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