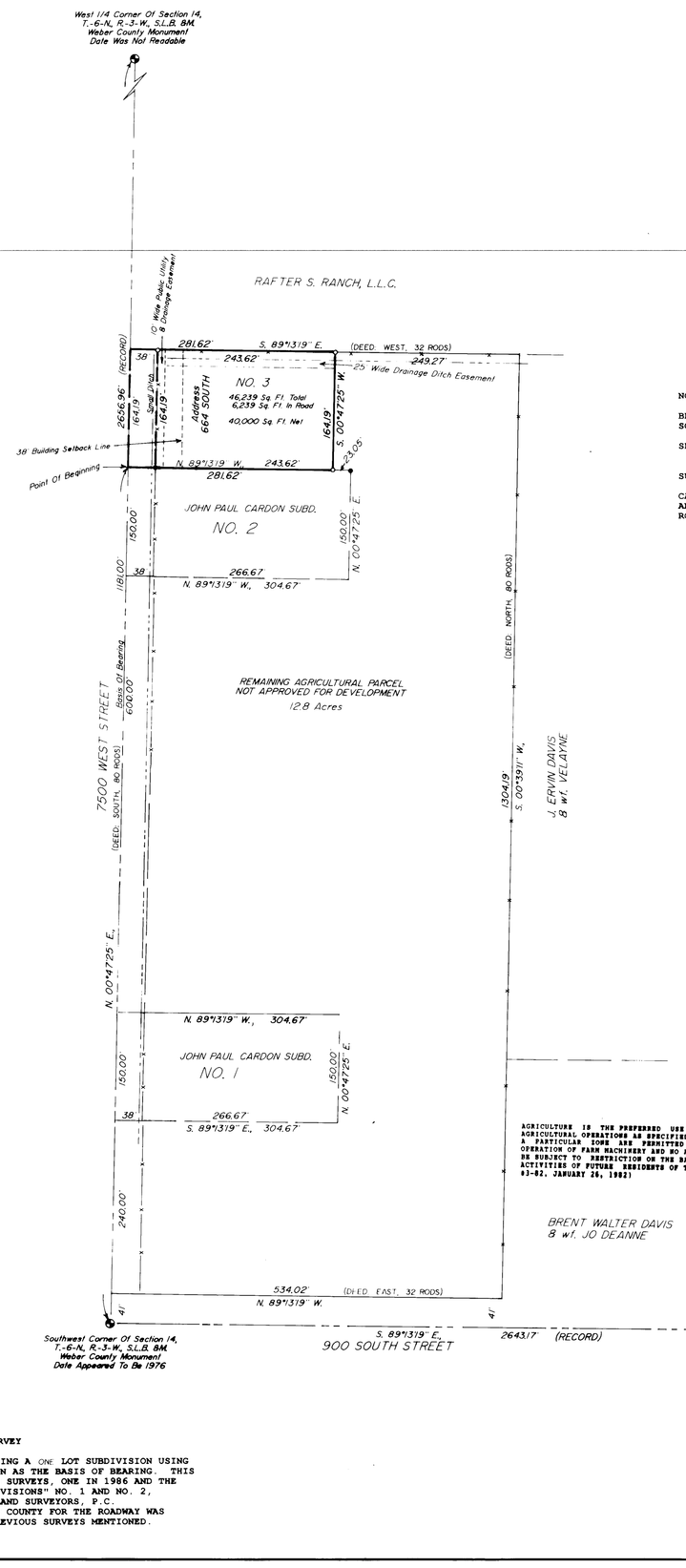
JOHN PAUL CARDON SUBDIVISION NO. 3

PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, T.-6-N., R.-3-W., S.L.B. &M.

WEBER COUNTY, UTAH
JANUARY, 1996



SCALE: 1" = 100'

MT. WEST SURV. NOV. UT.

CAP DETAIL

LEGEND:

- ○ DENOTES A SET #5 CAPPED REBAR, 24" LONG
- ● FOUND #5 CAPPED REBAR (Min West Survey)
- —x—x—x— FENCE

ZONED A-1

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 "JOHN PAUL CARDON SUBDIVISION NO. 3" AND 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 AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, 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.

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.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

RESIDING AT _____

AGRICULTURAL ZONE A-1

Agriculture is the preferred use in Agriculture Zone A-1. All agriculture operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

NARRATIVE OF SURVEY

THIS SURVEY IS FOR THE PURPOSE OF CREATING A ONE LOT SUBDIVISION USING WEBER COUNTY SECTION MONUMENTS AND INFORMATION AS THE BASIS OF BEARING. THIS SURVEY UTILIZED INFORMATION FROM TWO PREVIOUS SURVEYS, ONE IN 1986 AND THE OTHER IN 1988, OF THE "JOHN PAUL CARDON SUBDIVISIONS" NO. 1 AND NO. 2, RESPECTIVELY, BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C.

THE 38 FEET WIDE STRIP DEDICATED TO THE COUNTY FOR THE ROADWAY WAS MAINTAINED TO PROVIDE HARMONY WITH THE TWO PREVIOUS SURVEYS MENTIONED.

Prepared By
Mountain West Professional Land Surveyors, L.L.C.
1825 W. 4400 S. P.O. Box 207
Roy, Utah 84067
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BOUNDARY DESCRIPTION NO. 3

BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, SAID POINT BEING N.00°47'25"E., 1181.00 FEET FROM THE WEBER COUNTY SURVEY MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 14, AND RUNNING:

THENCE N.00°47'25"E., 164.19 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO A POINT IN LINE WITH A FENCE RUNNING EASTERLY;

THENCE S.89°13'19"E., A DISTANCE OF 281.62 FEET;

THENCE S.00°47'25"W., 164.19 FEET TO THE NORTH LINE OF JOHN PAUL CARDON SUBDIVISION NO. 2;

THENCE N.89°13'19"W., 281.62 FEET ALONG SAID NORTH LINE OF JOHN PAUL CARDON NO. 2, TO THE WEST LINE OF SAID QUARTER SECTION AND POINT OF BEGINNING AND CONTAINING 46,239 SQUARE FEET WITH 6,239 SQUARE FEET DEDICATED TO THE ROAD.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF _____, 19 ___.

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 _____, 19 ___.

SIGNATURE

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. (AMD. ORD. 93-02, JANUARY 26, 1993)

SURVEYOR'S CERTIFICATE

I, DICK N. MECHEM, UTAH REGISTERED LAND SURVEYOR NO. 155649, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM TWO PREVIOUS SURVEYS MADE BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS AND CONFORMS TO THE ZONING ORDINANCES IN FORCE AND EFFECT, AT THE REQUEST OF MR. J. PAUL CARDON, AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, L.L.C., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DICK N. MECHEM R.P.L.S.

MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS 155649 LICENSED LAND SURVEYOR STATE OF UTAH

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____, 19 ___.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS ____ DAY OF _____, 19 ___.

CHAIRMAN, WEBER COUNTY COMMISSION _____ TITLE

ATTEST

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS ____ DAY OF _____, 19 ___.

SIGNATURE

RECEIVED
MAY 23 1996
Weber County Surveyor

COUNTY RECORDER
Entry No. _____ Fee Paid _____
Filed For Record and Recorded _____, At _____ In Book _____ Of Official Records, Page _____
County Recorder
By _____ Deputy

60-95 001363

DRAWING NUMBER 001363