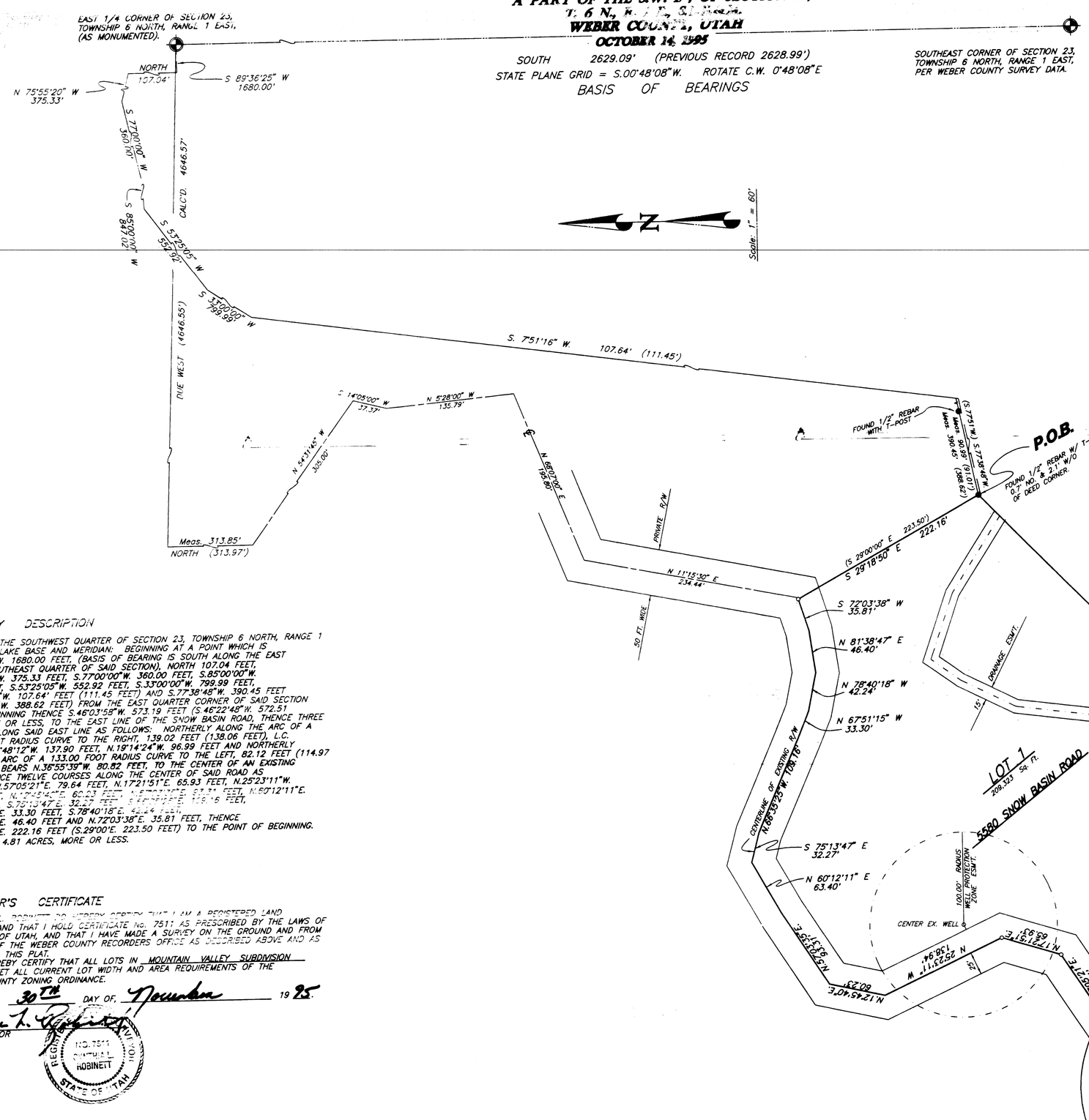
# MOUNTAIN VALLEY SUBDIVISION

## A PART OF THE S.W. 1/4 OF SECTION 23,

T. 6 N., R. 1 E., S.L.B.&M.

WEBER COUNTY, UTAH

OCTOBER 14, 1995




## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH IS S.89°36'25"W. 1680.00 FEET, (BASIS OF BEARING IS SOUTH ALONG THE EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION), NORTH 107.04 FEET, N.75°55'20"W. 375.33 FEET, S.77°00'00"W. 360.00 FEET, S.85°00'00"W. 847.02 FEET, S.53°25'05"W. 552.92 FEET, S.33°00'00"W. 799.99 FEET, S. 0°51'16"W. 107.64' FEET (111.45 FEET) AND S.77°38'48"W. 390.45 FEET (S.7°51'00"W. 388.62 FEET) FROM THE EAST QUARTER CORNER OF SAID SECTION 23, AND RUNNING THENCE S.46°03'58"W. 573.19 FEET (S.46°22'48"W. 572.51 FEET) MORE OR LESS, TO THE EAST LINE OF THE SNOW BASIN ROAD, THENCE THREE COURSES ALONG SAID EAST LINE AS FOLLOWS: NORTHERLY ALONG THE ARC OF A 317.00 FOOT RADIUS CURVE TO THE RIGHT, 139.02 FEET (138.06 FEET), L.C. BEARS N.31°48'12"W. 137.90 FEET, N.19°14'24"W. 96.99 FEET AND NORTHERLY ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE TO THE LEFT, 82.12 FEET (114.97 FEET), L.C. BEARS N.36°55'39"W. 80.82 FEET, TO THE CENTER OF AN EXISTING ROAD, THENCE TWELVE COURSES ALONG THE CENTER OF SAID ROAD AS FOLLOWS: N.57°05'21"E. 79.64 FEET, N.17°21'51"E. 65.93 FEET, N.25°23'11"W. [illegible] FEET, N.60°12'11"E. [illegible] 60.23 FEET, N.[illegible] FEET, S.[illegible] FEET, 63.40 FEET, S.75°13'47"E. 32.27 FEET, S.[illegible] 138.16 FEET, S.67°51'15"E. 33.30 FEET, S.78°40'18"E. [illegible] FEET, N.81°38'47"E. 46.40 FEET AND N.72°03'38"E. 35.81 FEET, THENCE S.29°18'50"E. 222.16 FEET (S.29°00'E. 223.50 FEET) TO THE POINT OF BEGINNING. CONTAINING 4.81 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, GORDON L. ROBINETT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

I ALSO HEREBY CERTIFY THAT ALL LOTS IN MOUNTAIN VALLEY SUBDIVISION HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

DATED THIS 30TH DAY OF November 1995

Gordon L. Robinett
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7511 GORDON L. ROBINETT STATE OF UTAH

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RESURVEY AN EXISTING PARCEL OF GROUND. THE PREVIOUS SURVEY WAS A GREAT BASIN SURVEY IN 1976, WITH REVISIONS RUNNING THROUGH 1980. THE BASIS OF THIS SURVEY AS IT WAS TAKEN IS NORTH-SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. STATE PLANE GRID FOR THIS AS MONUMENTED SECTION LINE IS N.0°48'08"E..


PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
2591 WASH BLVD. OGDEN, UTAH
PH. (801) 399-4935 FAX 627-1068


## OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT INTO [illegible] AS SHOWN ON THE PLAT AND NAME SAID TRACT MOUNTAIN VALLEY SUBDIVISION AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS 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.

SIGNED THIS 21 DAY OF May, 1996

Kent L. Green
Diane Green

NOTARY PUBLIC
SHERRI L. SILLITOE
2510 WASHINGTON BLVD.
OGDEN, UT 84401
My Commission Expires APR 29, 1998
State of Utah

## ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

ON THIS 21 DAY OF May, 1996

PERSONALLY APPEARED Kent L. Green AND Diane Green

SIGNERS OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: April 29, 1998
NOTARY PUBLIC Sherri L. Sillitoe RESIDING AT Weber County

## 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.

THIS _____ DAY OF _____, 1995

SIGNATURE

## 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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS

SIGNED THIS 1st DAY OF December, 1995

Curtis Christensen
SIGNATURE

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 22nd DAY OF Sept, 1996

Craig C. Barker
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 _____ 1995

_____ TITLE:
_____ ATTEST

CHAIRMAN, WEBER COUNTY COMMISSION

## 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 LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 1st DAY OF DECEMBER, 1995

COUNTY SURVEYOR

COUNTY SURVEYOR STATE OF UTAH

## LEGEND:

| | |
|---|---|
| ( ) | DISTANCE AND OR BEARING PER DEED OR PLAT. |
| | NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING. |
| | EXISTING FENCES. |
| ○ | SET 3/4" REBAR/C. & L.S. CAP. |
| ◉ | FOUND 1/2" REBARS W/ T-POSTS. |
| EX. | EXISTING. |

RECEIVED
JUN 06 1996
Weber County Surveyor

COUNTY RECORDER
ENTRY No. 1409426 FEE PAID $30.00
FILED FOR RECORD AND RECORDED:
30-MAY 1996, AT 11:21 AM
IN BOOK 42 PAGE 20
OF OFFICIAL RECORDS.
RECORDED FOR:
KENT L. GREEN
COUNTY RECORDER:
DOUG CROFTS
BY: Eddie Larson

42-20 001367

DRAWING NUMBER 001367
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07SAR