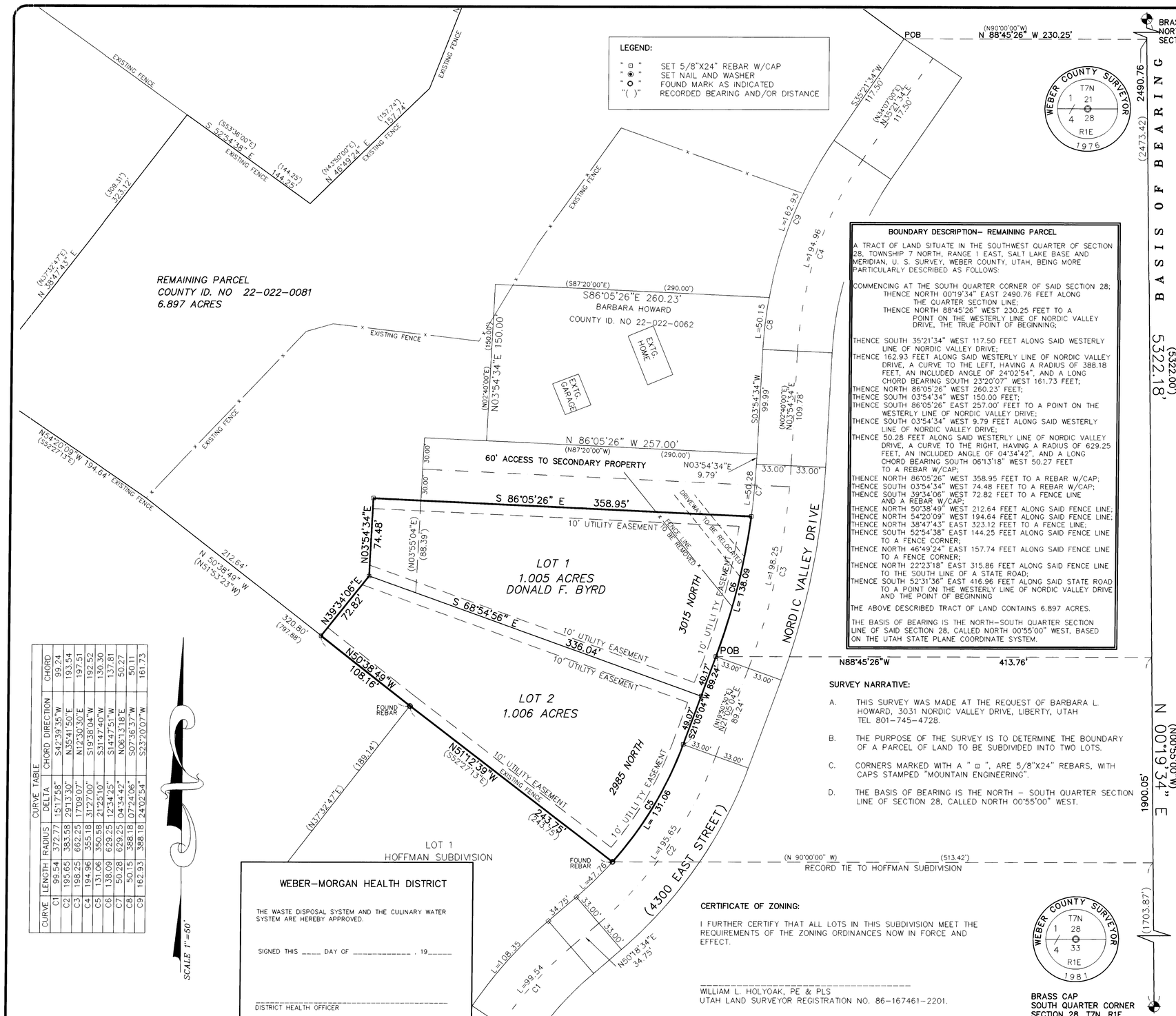
002256

DRAWING NUMBER 002256 — PLAN HOLD CORPORATION • IRVINE CALIFORNIA — REORDER BY NUMBER 07341



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	99.54	377.37'	15°17'58"	S42°39'35"W	99.24
C2	195.65	382.53'	29°13'30"	N35°41'50"E	193.54
C3	198.25	662.18'	17°09'07"	N12°33'30"E	197.51
C4	194.96	355.58'	31°24'00"	S19°38'04"W	192.52
C5	131.06	350.58'	21°24'25"	S34°47'40"W	130.30
C6	138.09	629.25'	12°34'25"	S14°47'51"W	137.81
C7	50.28	629.25'	04°34'42"	N04°11'38"E	50.27
C8	50.15	388.18'	07°24'06"	S07°38'37"E	50.11
C9	162.93	388.18'	24°02'54"	S23°20'07"W	161.73

BOUNDARY DESCRIPTION– REMAINING PARCEL

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28;
THENCE NORTH 00°19'34" EAST 2490.76 FEET ALONG THE QUARTER SECTION LINE;
THENCE NORTH 88°45'26" WEST 230.25 FEET TO A POINT ON THE WESTERLY LINE OF NORDIC VALLEY DRIVE, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 35°21'34" WEST 117.50 FEET ALONG SAID WESTERLY LINE OF NORDIC VALLEY DRIVE;
THENCE 162.93 FEET ALONG SAID WESTERLY LINE OF NORDIC VALLEY DRIVE, A CURVE TO THE LEFT, HAVING A RADIUS OF 388.18 FEET, AN INCLUDED ANGLE OF 24°02'54", AND A LONG CHORD BEARING SOUTH 23°20'07" WEST 161.73 FEET;
THENCE NORTH 86°05'26" WEST 260.23' FEET;
THENCE SOUTH 03°54'34" WEST 150.00 FEET;
THENCE SOUTH 86°05'26" EAST 257.00' FEET TO A POINT ON THE WESTERLY LINE OF NORDIC VALLEY DRIVE;
THENCE SOUTH 03°54'34" WEST 9.79 FEET ALONG SAID WESTERLY LINE OF NORDIC VALLEY DRIVE;
THENCE 50.28 FEET ALONG SAID WESTERLY LINE OF NORDIC VALLEY DRIVE, A CURVE TO THE RIGHT, HAVING A RADIUS OF 629.25 FEET, AN INCLUDED ANGLE OF 04°34'42", AND A LONG CHORD BEARING SOUTH 06°13'18" WEST 50.27 FEET TO A REBAR W/CAP;
THENCE NORTH 86°05'26" WEST 358.95 FEET TO A REBAR W/CAP;
THENCE SOUTH 03°54'34" WEST 74.48 FEET TO A REBAR W/CAP;
THENCE SOUTH 39°34'06" WEST 72.82 FEET TO A FENCE LINE AND A REBAR W/CAP;
THENCE NORTH 50°38'49" WEST 212.64 FEET ALONG SAID FENCE LINE;
THENCE NORTH 54°20'09" WEST 194.64 FEET ALONG SAID FENCE LINE;
THENCE NORTH 38°47'43" EAST 323.12 FEET TO A FENCE LINE;
THENCE SOUTH 52°54'38" EAST 144.25 FEET ALONG SAID FENCE LINE TO A FENCE CORNER;
THENCE NORTH 46°49'24" EAST 157.74 FEET ALONG SAID FENCE LINE TO A FENCE CORNER;
THENCE NORTH 22°23'18" EAST 315.86 FEET ALONG SAID FENCE LINE TO THE SOUTH LINE OF A STATE ROAD;
THENCE SOUTH 52°31'36" EAST 416.96 FEET ALONG SAID STATE ROAD TO A POINT ON THE WESTERLY LINE OF NORDIC VALLEY DRIVE AND THE POINT OF BEGINNING

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.897 ACRES.

THE BASIS OF BEARING IS THE NORTH–SOUTH QUARTER SECTION LINE OF SAID SECTION 28, CALLED NORTH 00°55'00" WEST, BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM.

SURVEY NARRATIVE:

A. THIS SURVEY WAS MADE AT THE REQUEST OF BARBARA L. HOWARD, 3031 NORDIC VALLEY DRIVE, LIBERTY, UTAH TEL 801–745–4728.

B. THE PURPOSE OF THE SURVEY IS TO DETERMINE THE BOUNDARY OF A PARCEL OF LAND TO BE SUBDIVIDED INTO TWO LOTS.

C. CORNERS MARKED WITH A " ◻ ", ARE 5/8"X24" REBARS, WITH CAPS STAMPED "MOUNTAIN ENGINEERING".

D. THE BASIS OF BEARING IS THE NORTH – SOUTH QUARTER SECTION LINE OF SECTION 28, CALLED NORTH 00°55'00" WEST.

CERTIFICATE OF ZONING:

I FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION MEET THE REQUIREMENTS OF THE ZONING ORDINANCES NOW IN FORCE AND EFFECT.

WILLIAM L. HOLYOAK, PE & PLS
UTAH LAND SURVEYOR REGISTRATION NO. 86–167461–2201.

SUNSET HILLS SUBDIVISION

A PART OF THE SW1/4 OF SECTION 28, T7N, R1E.
SALT LAKE BASE AND MERIDIAN
U. S. SURVEY, WEBER COUNTY, UTAH
MARCH, 1999

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:

SUNSET HILLS SUBDIVISION

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 _____, 1999

BARBARA L. HOWARD — DONALD F. BYRD

ACKNOWLEDGEMENT

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THE _____ DAY OF _____, 1997. 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: _____

RECEIVED
JUN 25 1999
Weber County Surveyor

BOUNDARY DESCRIPTION– "SUNSET HILLS SUBDIVISION"

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28;
THENCE NORTH 00°19'34" EAST 1900.05 FEET ALONG THE QUARTER SECTION LINE;
THENCE NORTH 88°45'26" WEST 413.76 FEET TO A POINT ON THE WESTERLY LINE OF NORDIC VALLEY DRIVE, A REBAR W/CAP, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 21°05'04" WEST 89.24 FEET ALONG SAID WESTERLY LINE OF NORDIC VALLEY DRIVE TO A REBAR W/ CAP;
THENCE 131.06 FEET ALONG SAID WESTERLY LINE OF NORDIC VALLEY DRIVE, A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.58 FEET, AN INCLUDED ANGLE OF 21°25'10", AND A LONG CHORD BEARING SOUTH 31°47'10" WEST 130.30 FEET TO A REBAR W/CAP;
THENCE NORTH 51°12'39" WEST 243.75 FEET ALONG THE NORTHEASTERLY LINE OF LOT 1, "HOFFMAN SUBDIVISION";
THENCE NORTH 50°38'49" WEST 108.16 FEET ALONG A FENCE LINE TO A REBAR W/CAP;
THENCE NORTH 39°34'06" EAST 72.82 FEET TO A REBAR W/CAP;
THENCE NORTH 03°54'34" EAST 74.48 FEET TO A REBAR W/CAP;
THENCE SOUTH 86°05'26" EAST 358.95 FEET TO SAID WESTERLY LINE OF NORDIC VALLEY DRIVE AND A REBAR W/CAP;
THENCE 138.09 FEET ALONG SAID WESTERLY LINE OF NORDIC VALLEY DRIVE, A CURVE TO THE RIGHT, HAVING A RADIUS OF 629.25 FEET, AN INCLUDED ANGLE OF 12°34'25", AND A LONG CHORD BEARING SOUTH 14°47'51" WEST 137.81 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2 LOTS AND 2.011 ACRES.

THE BASIS OF BEARING IS THE NORTH–SOUTH QUARTER SECTION LINE OF SAID SECTION 28, CALLED NORTH 00°19'34" EAST, BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM.

WEBER–MORGAN HEALTH DISTRICT

THE WASTE DISPOSAL SYSTEM AND THE CULINARY WATER SYSTEM ARE HEREBY APPROVED.

SIGNED THIS ____ DAY OF _____, 19____

DISTRICT HEALTH OFFICER

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 APLICABLE THRERTO AND NOW IN FORCE AND AFFECT.

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 ON THE ____ DAY OF _____, 19____

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 AND THE 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____

WEBER COUNTY SURVEYOR

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 _____ DAY OF _____, 19____

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSIONERS

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

SIGNED THIS _____ DAY OF _____, 19____

CHAIRMAN, WEBER COUNTY COMMISSIONERS

ATTEST _____
TITLE

CERTIFICATE OF SURVEYOR

I, WILLIAM L. HOLYOAK, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF _____ 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 25 DAY OF JUNE, 19__

WILLIAM L. HOLYOAK, PE & RLS
UTAH LAND SURVEYOR REGISTRATION NO. 6957.

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
_____ DEPUTY.

MOUNTAIN ENGINEERING
2300 WEST OLD HIGHWAY ROAD
MORGAN, UTAH 84050
TEL (801) 829–3747 829–3620

REVISIONS			
DATE	BY	COMMENTS	
1-99	JMH	REVISED PER WEBER COUNTY REVIEW	
1-99	JMH	ROTATED TO STATE PLANE COORDINATES	
3-99	JMH	REVISED PER WEBER COUNTY REVIEW	

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

DESIGNED BY: W. HOLYOAK
DRAWN BY: W. HOLYOAK
DATE: MARCH, 1999

SUNSET HILLS SUBDIVISION
A PART OF THE SW1/4 OF SECTION 28, T7N, R1E.
SALT LAKE BASE AND MERIDIAN
U. S. SURVEY, WEBER COUNTY, UTAH

JOB NO:
FOR: BARBARA L. HOWARD, EDEN, UTAH

DRAWING NO. ME 94–116
SHEET 1 OF 1
FILE: "HOWARD1"

002256