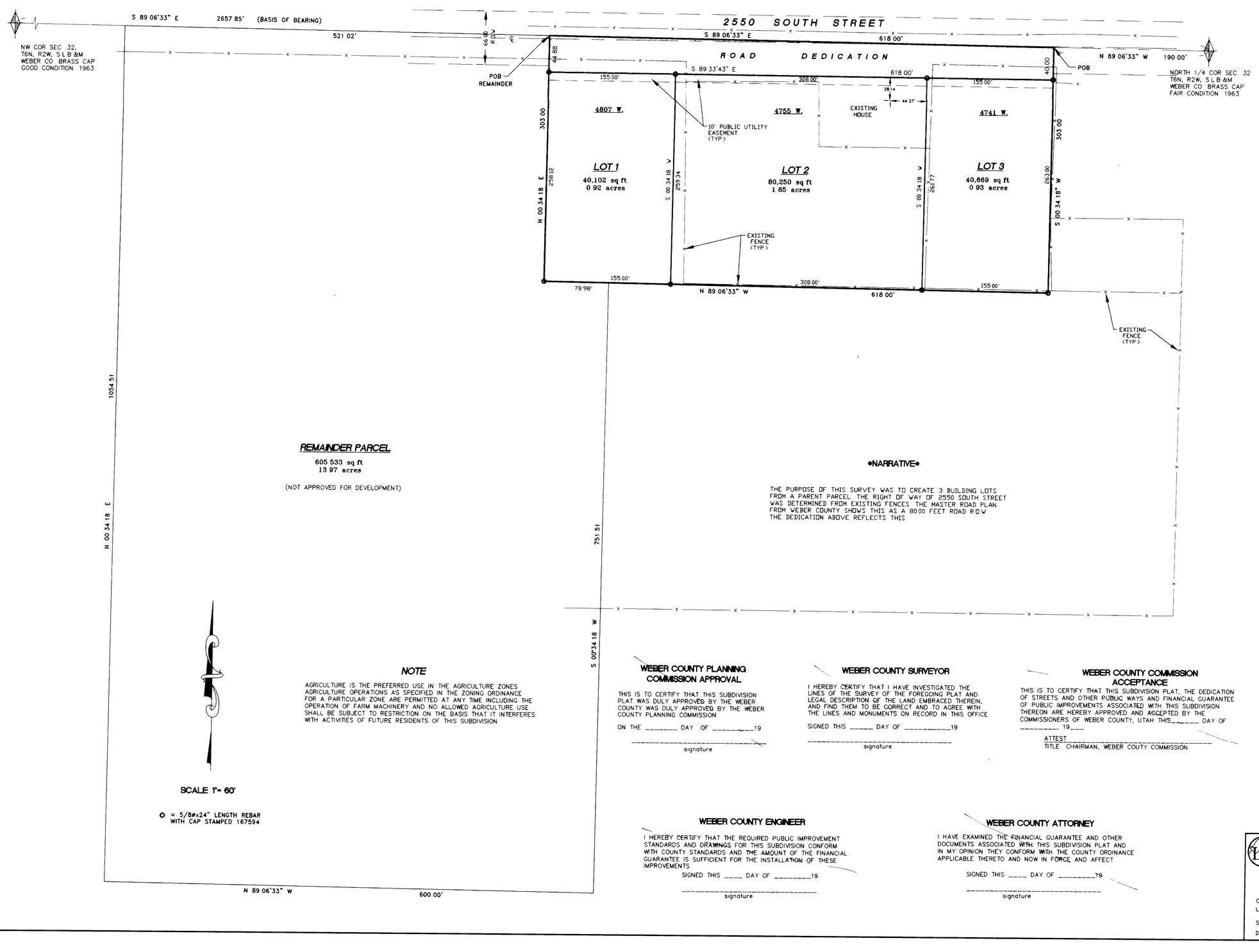
DRAWING NUMBER 002339
PLAN HOLD CORPORATION IRVINE CALIFORNIA
RECORDER'S NUMBER 017349

NIELSEN ACRES SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M WEBER COUNTY, UTAH

MAY 1999



REMAINDER PARCEL

605 533 sq ft
13 97 acres

(NOT APPROVED FOR DEVELOPMENT)

•NARRATIVE•

THE PURPOSE OF THIS SURVEY WAS TO CREATE 3 BUILDING LOTS FROM A PARENT PARCEL. THE RIGHT OF WAY OF 2550 SOUTH STREET WAS DETERMINED FROM EXISTING FENCES. THE MASTER ROAD PLAN FROM WEBER COUNTY SHOWS THIS AS A 80 00 FEET ROAD R O W THE DEDICATION ABOVE REFLECTS THIS

NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

SCALE 1"= 60'

O = 5/8#x24" LENGTH REBAR WITH CAP STAMPED 167594

SURVEYORS CERTIFICATE

I, DALLAS K BUTTARS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF NIELSEN ACRES SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING

SIGNED THIS 17 DAY OF May 1999

PLS # 167594 SIGNATURE

OWNERS 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 NIELSEN ACRES 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 ALSO 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 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 CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

SIGNED THIS _____DAY OF _____19

F Stanley Nielsen Peggy P Nielsen

Nancy L Mercer

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER)ss

ON THIS _____DAY OF _____19 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION_____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED

commission expires notary public

•BOUNDARY DESCRIPTION•

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT BEING ON THE SECTION LINE NORTH 89 06'33" WEST 190 00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32 AND RUNNING THENCE SOUTH 00 34'18" WEST 303 00 FEET; THENCE NORTH 89°06'33" WEST 618 00 FEET, THENCE NORTH 00°34'18" EAST 303 00 FEET TO THE SECTION LINE; THENCE SOUTH 89°06'33" EAST 618 00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING

CONTAINS 4 30 ACRES

•REMAINDER PARCEL•

(PREPARED FROM RECORD)

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING ON THE SECTION LINE NORTH 89°06'33" WEST 808 00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32 AND RUNNING THENCE SOUTH 00°34'18" WEST 303 00 FEET; THENCE SOUTH 89°06'33" EAST 78 98 FEET, THENCE SOUTH 00 34'18" WEST 751 51 FEET, THENCE NORTH 89°06'33" WEST 600 00 FEET; THENCE NORTH 00°34'18" 1054 51 FEET TO THE SECTION LINE, THENCE SOUTH 89°06'33" EAST 521 02 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING

CONTAINS 13 97 ACRES

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION

ON THE _____ DAY OF _____19

signature

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF THE 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

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____

ATTEST_____
TITLE CHAIRMAN, WEBER COUTY COMMISSION

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS

SIGNED THIS_____ DAY OF 19_____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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 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

LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
2485 GRANT AVENUE SUITE 318-B OGDEN UTAH 84401
PHONE 627-4014

CLIENT STANLEY NIELSEN
LOCATION NW 1/4 OF SEC 32, T6N, R2W, SLB&M
SURVEYED FEB, 1998
DATE: APR 1, 1999 FILE: 1957FIN

WEBER COUNTY RECORDER

ENTRY #_____ FEE_____
FILED FOR RECORD & RECORDED
THIS _____DAY OF _____19
AT_____IN BOOK _____OF____
PAGE_____

WEBER COUNTY RECORDER

BY _____
DEPUTY