

# Garfield Townhomes

Washington Terrace, Weber County, Utah  
A part of the Northwest Quarter of Section 17,  
Township 5 North, Range 1 West, S.L.B. & M.

## SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of Garfield Townhomes in Washington Terrace, Weber County, Utah has been correctly drawn to the designated 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 Recorder's Office, and of a survey made on the ground.

Signed this 6<sup>th</sup> day of Nov., 2008.

167819  
License No.

K. Greg Hansen



## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 5000 SOUTH, SAID POINT BEING LOCATED SOUTH 00°22'00" WEST 1325.82 FEET AND SOUTH 89°32'07" EAST 725.25 FEET (724.00 FEET BY RECORD), AND NORTH 00°22'00" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 00°22'00" EAST 136.00 FEET (132.0 FEET BY RECORD); THENCE SOUTH 89°32'07" EAST 66.00 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 00°22'00" WEST 136.00 FEET (132.0 FEET BY RECORD) ALONG AN EXISTING FENCE LINE TO THE NORTH RIGHT-OF-WAY LINE OF SAID 5000 SOUTH STREET; THENCE NORTH 89°32'07" WEST 66.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.206 ACRES.

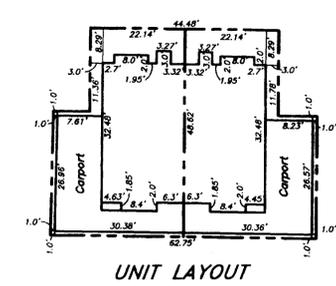
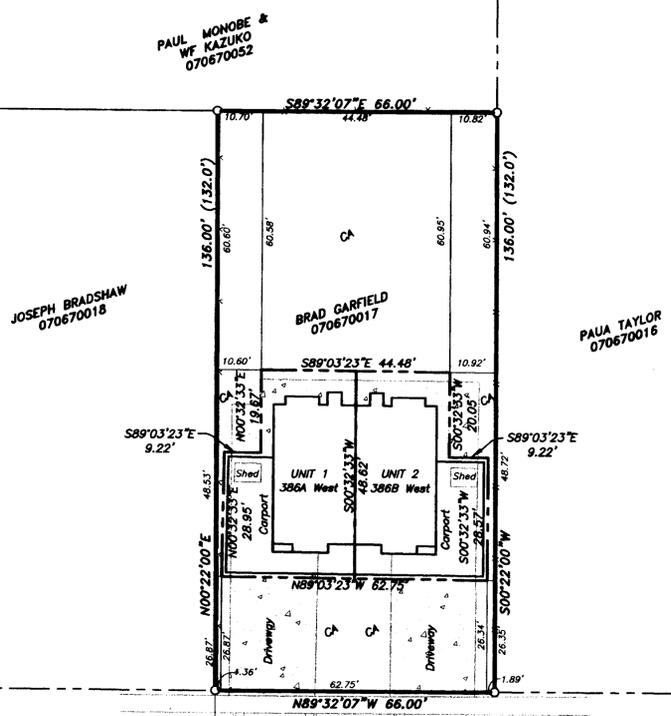
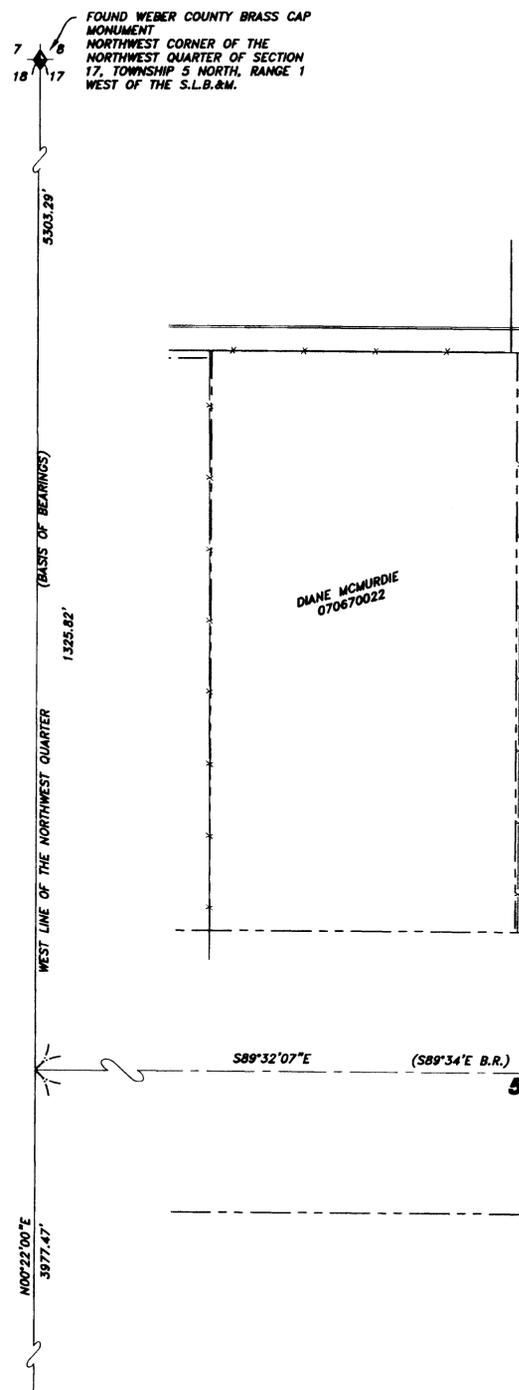
## LEGEND:

- PROPERTY LINE
- CENTERLINE
- EXISTING FENCE
- COMMON AREA

## OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and a private drive as shown and described hereon and name said tract GARFIELD TOWNHOMES, and do hereby grant and convey to the GARFIELD TOWNHOMES Home Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot. Home Owners Association members in common do grant and dedicate to Washington Terrace, Weber County, Utah a perpetual Open Space Right and Public Utility Easement on and over all of the Common Areas to guarantee to Washington Terrace that the Common Areas remain open and undeveloped except as approved by Washington Terrace and are for approved recreational, parking and open space purposes.

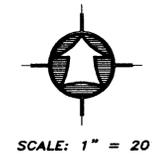
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2008.



- NOTES:
1. ALL COMMON AREA (CA) - FOR COMMON USE OF ALL OWNERS OF RESIDENTIAL UNITS IN GARFIELD ASSOCIATION TOWNHOMES AS SPECIFIED IN THE COMPANION DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS OF THE HOMEOWNERS ASSOCIATION, FURTHERMORE COMMON AREA IS DEDICATED TO REMAIN AS PERPETUAL OPEN AREA AND AS EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES.
  2. DISTANCES SHOWN FROM LINES TO BUILDING CORNERS AND BUILDING FOOTPRINTS ARE PERPENDICULAR AND RADIAL SAID BOUNDARY LINES.

**Narrative**  
The purpose of this survey was to establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by Brad Garfield. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 17, T5N, R1W, SLB&M. The basis of bearing is the bearing is the West line of said Section assumed to bear North 00°22'00" East.

004188  
RECEIVED  
NOV 20 2008  
WEBER CO SURVEYOR



State of Utah  
County of Weber

On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, 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 purpose therein mentioned.

\_\_\_\_\_  
Commission Expires \_\_\_\_\_ Notary Public

## CORPORATE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND OF SAID CORPORATION AND THAT \_\_\_\_\_ SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSE THEREIN MENTIONED.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY, UTAH.

DEVELOPER  
BRAD GARFIELD  
55 SOUTH 950 EAST  
TREMONTON, UTAH 84337  
(435)225-5501

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Brigham City, Utah 84302  
Brigham City Ogden Layton  
(435)782-3481 (801)566-6605 (435)763-8272

**WASHINGTON TERRACE PUBLIC WORKS DIRECTOR**  
I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the Washington Terrace Council of the foregoing plat and dedication have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2008  
\_\_\_\_\_  
Signature

**WASHINGTON TERRACE ENGINEER**  
I hereby certify that I have carefully 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 \_\_\_\_\_, 2008  
\_\_\_\_\_  
Signature

**WASHINGTON TERRACE APPROVAL**  
This is to certify that this plat and dedication of this plat were duly approved and accepted by the Mayor of Washington Terrace, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Attest \_\_\_\_\_  
Title \_\_\_\_\_  
\_\_\_\_\_  
Mayor

**WASHINGTON TERRACE PLANNING COMMISSION**  
Approved by the Washington Terrace Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

\_\_\_\_\_  
Chair

COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_  
BY \_\_\_\_\_ COUNTY RECORDER DEPUTY