000429 000429 000429 000429 VALLEY ROAD REBAR SET S 00"55"58" W.
0.491 FT OF TRUE CORNER
WHICH IS OCCUPIED BY A
FENCE POST N 3°06'44" E 63.310' \(= 34.4.54\)
\(= 173.940\)
\(= 53.314\)
\(= 103.466\) △ = 73.43'39'
R = 173.940'
T = 130.426'
L = 223.823' 2879 NO. 10 CRES $\triangle = 5172'57"$ R = 140.940' T = 67.551' L = 125.984' $\Delta = 54^{\circ}23^{\circ}17$ $R = 30.000^{\circ}$ $T = 15.414^{\circ}$ $L = 28.478^{\circ}$ $\Delta = 26^{\circ}54^{\circ}3$ R = 135.83 $T = 32.486^{\circ}$ $L = 63.773^{\circ}$ $\triangle = 39.2'35$ R = 100.111' T = 35.493' L = 68.219'2871 NO. 165'59' 50.000' 407.02' 144.857 WAS ___ N 02'02'27" E __ . FLOOD PLAIN Γ→**ス**▷ ∥∥∥∥ NORDIC VALLEY ROAD & ABBEYON DRIVE (3750 EAST STREET) 54.23 7 30.000 15.414 28.478 $\neg \neg \neg \neg \triangleright$ ___142.307'____ = 39'2'34" = 125.111' = 44.357' = 85.254' 0'46'44" W A = 26.36.31 R = 110.830 T = 28.259 56.339 N 01'44'10" E RECORD THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS THEREON ARE HEREBY ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. Δ = 55'30'34", R = 110.830' T = 58.322' L = 107.375' 11 11 11 11 36.6'19" 150.111' 48.927' 94.593' 2876 NO. $\triangle = 84.7'5$ " R = 110.830' T = 99.998' L = 162.713'1.5181 ACRES DRAINAGE AND UTILITY EASEMENTS 7 FT EASIDE OF THE PROPERTY LINE AS INDICATED BY DASHED LINES UNLESS OTHERWISE INDICATED 2854 NO. 28576 70.184 ┌ ┤ ス> ▷ ▮ ║ ║ ॥ 2892 NO. 2892 LOT .0885 LOT .0842 ABBEYON LOT 1.0793 6 ACRES 5 ACRES DRIVE Z 0 (2925 Z 9 B NORTH Щ ш S S 01'44'10" W 457.830' MARKED BOUN ESTATES NO. EXTERIOR 5/8"X24" INDICATED m CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF OING PLAT LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN. THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND SON RECORD IN THIS OFFICE. I ALSO APPROVE THE REQUIRED ENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION AND THE FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS. $\triangle = 77.56'26''$ R = 78.430'' T = 63.444'' L = 106.690''ABBEYON ESTATES NO. 1 3 "06'80'+0 S N 11636.371 E 9367.767 MARKED WITH $\triangle = 77.56'26'$ R = 128.430' T = 103.891' L = 174.706'SET ABBEYON DRIVE (3825 EAST STREET) $\triangle = 77.56'26''$ R = 103.430' T = 83.667' L = 140.698'STOREY LOIS C. _____<u>N__05'01'12" E</u>______ BRASS MONUNORTHEAST SECTION 29, $\triangle = 10.24.19$ ° R = 290.080' T = 26.413' L = 52.680' $\triangle = 10.49'26''$ R = 541.540' -T = 51.304' L = 102.303'ALL 1627.500 I. WILLIAM L. HOLYOAK, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF ABBEYON ESTATES NO. 2

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 2ND DAY OF ANNIHARY 19 19 N 00'35'09" W 5318.85' WILLIAM L HOLYOAK. ALS
UTAH LAND SURVEYOR REGISTRATI BASIS OF BEARING RECEIVED

JAN 0 3 1998

JAN 0 3 1998 WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

A B B Y O N E S T A T E S N O. 2

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL AND HEREBY DEDICATE, TRACT OF LAND DESIGNATED AS STREETS, THE THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE DEDICATE TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, DEDICATE TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, DEDICATE TO WEBER COUNTY A PERPETUAL RIGHT AND DRAINAGE EASEMENTS, THE UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICES 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. A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 29,
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 SOUTHEAST CORNER OF SAID SECTION 29; THENCE
RORTH 89°10'00" WEST 1627'50 FEET ALONG THE SECTION LINE; THENCE
NORTH 89°10'00" WEST 616.55 FEET TO THE NORTHWEST CORNER OF LOT
2, ABBEYON ESTATES NO. 1, THE TRUE POINT OF BEGINNING:
THENCE SOUTH 07°35'45" WEST 186.410 FEET;
THENCE SOUTH 85°51'10" WEST 457'800 FEET;
THENCE SOUTH 85°51'10" WEST 157'800 FEET TO A POINT ON THE
EASTERLY LINE OF LOT 3, SHANNON BEE ESTATES;
THENCE NORTH 89°54'55" WEST 314'916 FEET ALONG THE NORTHERLY LINE
EASTERLY LINE OF NORDIC VALLEY ROAD;
A CONG THE STERLY 23'383 FEET ALONG THE NORTHERLY LINE
OF NORDIC VALLEY ROAD, A CURVE TO THE LEFT, HAVING A
RADIUS OF 173'.440 FEET, AN DELTA ANGLE OF 73°43'-39", AND
A CONG CHARD BEARING NORTH 54'-39''54" WEST 208.498 FEET;
THENCE NORTH 03°64'44" EAST 108.178 FEET ALONG THE NORTHERLY LINE
OF NORTH 89°21'18" EAST 33.050 FEET;
THENCE NORTH 90°25''58" EAST 133.050 FEET;
THENCE NORTH 90°21'18" EAST 183.470 FEET;
THENCE NORTH 90°21'18" EAST 36.588 FEET;
THENCE SOUTH 89°21'18" EAST 36.588 FEET;
THENCE SOUTH 89°21'18" EAST 36.589 FEET;
THENCE SOUTH 89°21'18" EAST 36.5440 FEET;
THENCE SOUTH 89°21'18" EAST 36.588 FEET;
THENCE SOUTH 89°21'18" EAST 36.589 FEET;
THENCE SOUTH 89°21'18" EAST 36.589 FEET;
THENCE SOUTH 89°21'18" EAST 36.540 FEET;
THENCE SOUTH 80°21'18" EAST 18.218 FEET;
THENCE NORTH SOUTH SOUTH SET 70'18" EAST 18.218 FEET;
THENCE NORTH SOUTH SOUTH SET 70'18" EAST 18.218 FEET;
THENCE NORTH SOUTH SET 70'18" EAST 18.218 FE CATE H ON THIS _____ DAY OF ___ BEFORE ME THE UNDERSIGNED NOWNERS DEDICATION, _____ ITHEY SIGNED IT FREELY ATHEREIN MENTIONED: KEVIN M. GLEEVES GREGG CHAMBERS WILLIAM G. GANSWICH BEYON SHEET A PART OF THE SE1/4 OF SECTION 29 T7N, R1E, SALT LAKE BASE AND MERIDIAN U. S. SURVEY, WEBER COUNTY, UTAH JUNE, 1990 P MOUNTAIN ENGINEERING
2300 WEST OLD HIGHWAY ROAD
MORGAN, UTAH 84050
(801) 829- 829-3747

ABBEYON ESTATES NO. 2, WEBER COUNTY, UTAH
FOR WILLIAM 8 CLEO GANSWICH
REVISION 1: 8-IO-90 REVISED LOTS IO. II. 8 IZ
2: REVISED ACREAGE, LOTS 8 9, 10:31-90 WLH
SCALE: 1"-60"

DATE: AUGUST, 1990 С Z NOTARY PUBLIC, THE SIGNERS OF THE NUMBER, WHO ACKNOWLEDGED TO AND YOLUNTARILY AND FOR THE Σ Γ m NATALIE CHAMBERS CLEO M. GANSWICH a FILED FOR RECORD AND RECORDS

BOOK _____ OF THE OFFICIAL RECORDS m M E Z COMMISSION GLEAVES WEBER N