

⊙ = 5/8"Ø x 24" REBAR WITH  
CAP STAMPED 172757

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE ATTACHED RECORDATION CARD WITH SECTION 17-23-11 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF  
VADER FILLER SUBDIVISION  
IN WARDEN 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:  
BEING THAT PORTION OF THE WARDEN COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE, AND DEEDS FILE, MADE ON THE 6TH, AND 1 FURTHER CERTIFY THAT THE MEASUREMENTS, LOT WIDTH AND AREA, AND REQUIRED RECORDATION COUNTY ZONING.

SIGNATURE

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 HEREON AND NAME SAID TRACT  
WIDE PITCHER SUBDIVISION  
 AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND AND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC THOROUGHFARES TO THE CITY OF WASHINGTON DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE. HOWEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

STATE OF UTAH } ss  
COUNTY OF WEBER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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.

PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING SOUTH 0°31'28" WEST 1779.84 FEET ALONG THE QUARTER SECTION LINE AND NORTH 88°37'46" WEST 330.76 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29, AND REMAINING THENCE SOUTH 4°48'00" EAST 162.95 FEET, THENCE SOUTH 11°41'57" WEST 47.96 FEET, THENCE SOUTH 46°15'52" WEST 9.83 FEET, THENCE SOUTH 0°31'28" WEST 651.82 FEET, THENCE SOUTH 0°21'20" WEST 235.54 FEET, THENCE SOUTH 18°37'22" WEST 281.2 FEET, THENCE NORTH 88°21'02" WEST 410.76 FEET, THENCE NORTH 18°16'36" EAST 255.51 FEET TO THE SOUTH LINE OF PINECREEK SUBDIVISION, THENCE ALONG THE SOUTH AND EASTERLY LINE OF SAID PINECREEK SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 67°08'18" EAST 6214 FEET, (2) NORTH 7°47'22" EAST 912.27 FEET, THENCE SOUTH 88°37'46" EAST 169.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.276 ACRES

THIS SURVEY WAS PERFORMED TO CREATE A 2 LOT SUBDIVISION. THE SOUTH BOUNDARY WAS DETERMINED USING THE ABSENCE OF STATES SUBDIVISION NO. 2 1924-1944 BOUNDARY WHICH MATCHES THE EXISTING OLD FENCE LINES. THE DEED CALL OF 1928-37 FEET ALONG THE SECTION LINE TO AN EXISTING FENCE FALLS SHORT OF THE FENCE BY ABOUT 11 FEET. AN OLD FENCE LINE WAS HELD FOR THE WEST BOUNDARY OF THIS SURVEY. THIS LINE WAS EXTENDED TO THE PINECREEK SUBDIVISION AND THIS SUBDIVISION BOUNDARY WAS MATCHED AND EXTENDED NORTH TO THE SOUTH SIDE OF 3300 NORTH STREET AND GOING EAST USING EXISTING ASPHALT AND FENCE TIES FOR THE SOUTH LINE OF STREET. THE EAST BOUNDARY LINE WAS HELD TO DEED DISTANCE'S (22-023-0064) BECAUSE IT CALLED FOR AND FIT AN EXISTING FENCE ON THE SOUTH AND USING A ROTATED BEARING TO NORTH 18°37'22" WEST AND THE DEED DISTANCE OF 760.97 FEET FALLS WITHIN A FOOT OF A FENCE POST KNOWN BY THE LAND OWNER TO BE THE CORNER FROM 1970'S SURVEY. THIS LEADS A DISTANCE OF 406.10 FEET TO BE THE SOUTH BOUNDARY OF THIS PLEIN FIELD SURVEY. THE DEED CALLS FOR 405 FEET. THEN THE EAST LINE WAS CONTINUED NORTH PARALLEL TO THE EAST QUARTER SECTION LINE. BASIS OF BEARING IS THE INFORMATION FROM WEBER COUNTY SURVEYOR BEING FROM THE SOUTHEAST CORNER AND EAST QUARTER CORNER DE SECTION 29 AS SHOWN.

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.

PERC TEST HOLE DEPTH, IN.		PERC RATE, MPI	SOILS EVALUATION #12239, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	18'	8.54	

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.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

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

SIGNATURE

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.

----- SIGNATURE -----

~~I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED~~

\_\_\_\_\_  
SIGNATURE

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  
THE STATE OF CALIFORNIA, THIS DAY OF 20

ATTEST:  
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

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 EFFECT.

SIGNATURE

ENTRY # \_\_\_\_\_ FEE \_\_\_\_\_

FILED FOR RECORD &amp; RECORDED

IS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

IN BOOK OF

PAGE


PAGE \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ PAGE \_\_\_\_\_

WEBER COUNTY RECORDER

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BY \_\_\_\_\_  
DEPUTY

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A COMPLETE LAND SURVEYING SERVICE  
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PHONE 801-731-4075 FAX 801-731-8506

developer

CLIENT: WADE PILCHER  
3825 E. 3300 N Liberty, Ut. 84310

LOCATION: PART OF NE 1/4 & SE 1/4 SEC 29,

T.7N., R.1E., S.1E.

SURVEYED: OCTOBER 2009

REVISIONS:

04-22-10		
06-28-10		

07-16-10	
08-09-10	

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