

LAKESIDE VIEW SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 HUNTSVILLE CITY, WEBER COUNTY, UTAH
 OCTOBER, 2014

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°19'03"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION. ALL BOUNDARY CORNERS THAT WERE NOT FOUND WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE RIGHT OF WAY FOR 7100 EAST STREET WAS BASED ON FOUND U.D.O.I. R.O.W. MONUMENTS ALONG THE EAST LINE OF SAID STREET

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE EAST RIGHT OF WAY LINE OF 7100 EAST STREET AS DETERMINED BY FOUND MONUMENTS, SAID POINT BEING 500°39'37"W, 2656.37 FEET TO THE NW CORNER OF SECTION 7 AND 54°18'51"E, 131.67 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING 5 COURSES: (1)N82°33'32"E, 69.10 FEET; (2)N75°30'21"E, 244.01 FEET; (3)N83°43'03"E, 181.37 FEET TO ANOTHER EXISTING FENCE; THENCE ALONG SAID FENCE LINE S00°15'31"E, 809.24 FEET TO THE NORTHEAST CORNER OF CASEY ACRES SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION S88°59'15"W, 1232.83 FEET TO THE EAST RIGHT OF WAY LINE OF 7100 EAST STREET; THENCE ALONG SAID MONUMENT ON THE EAST LINE OF 7100 EAST STREET, THENCE N00°24'26"E ALONG SAID MONUMENT IN GOOD CONDITION MARKED 1967 CONTAINING 742078 SQUARE FEET, 17.04 ACRES

DEVELOPER:

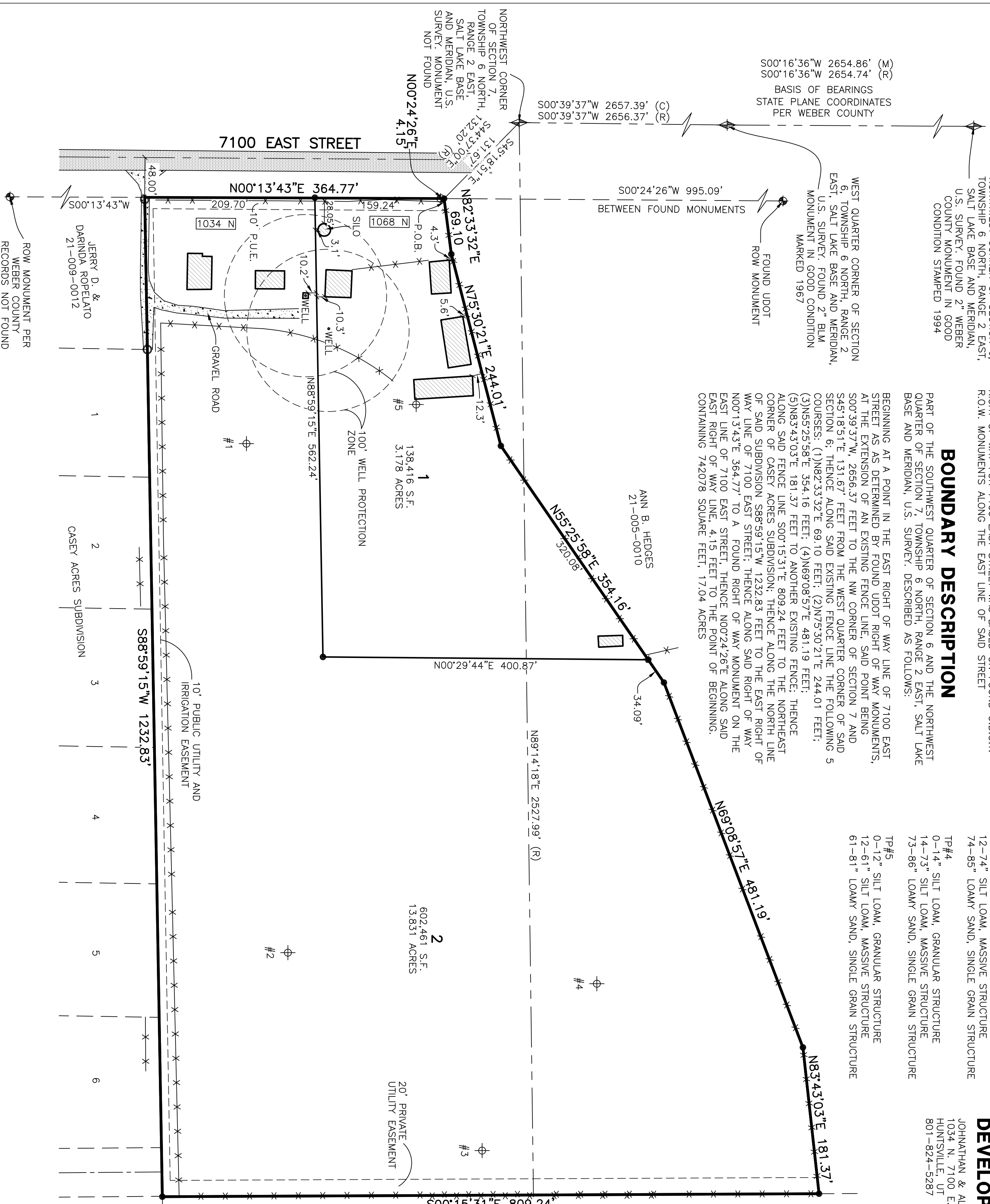
JOHANATHAN & ALISA DUNN
 1034 N. 2100 E.
 HUNTSVILLE, UT 84317
 801-824-5287



VICINITY MAP
 NOT TO SCALE

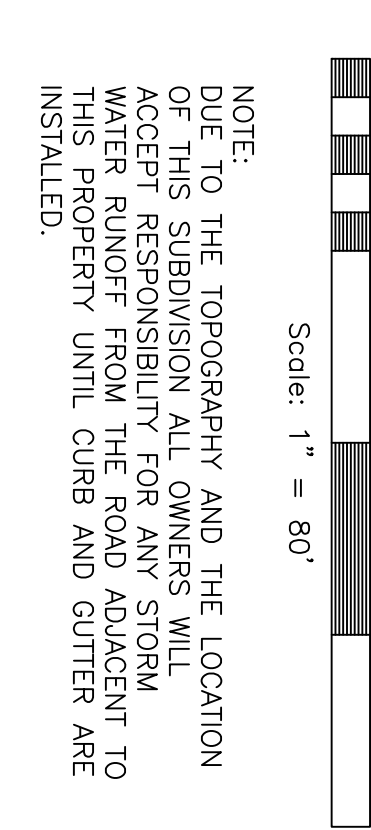
AGRICULTURAL NOTICE

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE USE OF PESTICIDES, FERTILIZERS AND OTHER AGRICULTURAL UTENSILS. THE SITE SHALL BE SUBJECT TO RESTRICTIONS AND THE BASIS FOR FUTURE REBARS WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)



LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ⊕ = TEST PIT
- ⊕ = FOUND REBAR STAMPED HANSEN
- ⊕ = FOUND UDOT ROW MONUMENT
- = BOUNDARY LINE
- = ROAD CENTERLINE
- - - = ADJOINING PROPERTY
- - - = SECTION TIE LINE
- - - = EXISTING FENCELINE
- ▨ = EXISTING PAVEMENT
- ▨ = EXISTING GRAVEL ROAD
- ▨ = EXISTING STRUCTURE

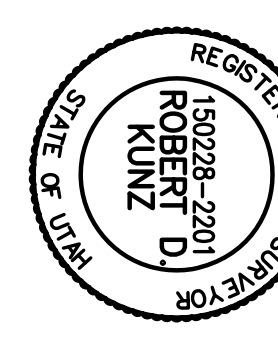


NOTE: REFER TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION. ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER ARE INSTALLED.

SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **LAKESIDE VIEW SUBDIVISION** IN **HUNTSVILLE CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **HUNTSVILLE CITY, WEBER COUNTY, UTAH** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT **LAKESIDE VIEW SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS **7100 EAST STREET**. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH-EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)
) ss. PERSONALLY APPEARED
 ON THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY ARE THE OWNERS OF SAID CORPORATION AND THAT THEY ARE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)
) ss. PERSONALLY APPEARED
 ON THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY ARE THE OWNERS OF SAID CORPORATION AND THAT THEY ARE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

Project Info.
 Surveyor: R. KUNZ
 Designer: N. ANDERSON
 Begin Date: 10-15-14
 Name: **DUNN ESTATES SUBDIVISION**
 Number: 6379-01
 Revision: 1-80
 Scale: 1"=80'
 Checked: C.C.

WEBER-MORGAN HEALTH DEPARTMENT

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

SIGNED THIS _____ DAY OF _____, 20____.

Webster County Recorder

Entry No. _____ Fee Paid _____
 And Recorded, Book _____
 Of the Official Records, Page _____
 Recorded For: _____
 Webster County Recorder
 Deputy:

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 RECORDS AND ARE APPROVED FOR THE PURPOSES THEREIN MENTIONED AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

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 RECORDS AND ACCORDING TO THE RECORDS OF THE WEBER COUNTY SURVEYOR DOES NOT PRESENT ANY UNLAWFUL AND RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

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 APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH, DAY OF _____, 20____.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION, SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

ATTTEST
 CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

Webster County Recorder
 Deputy: