

# HEWARD SUBDIVISION

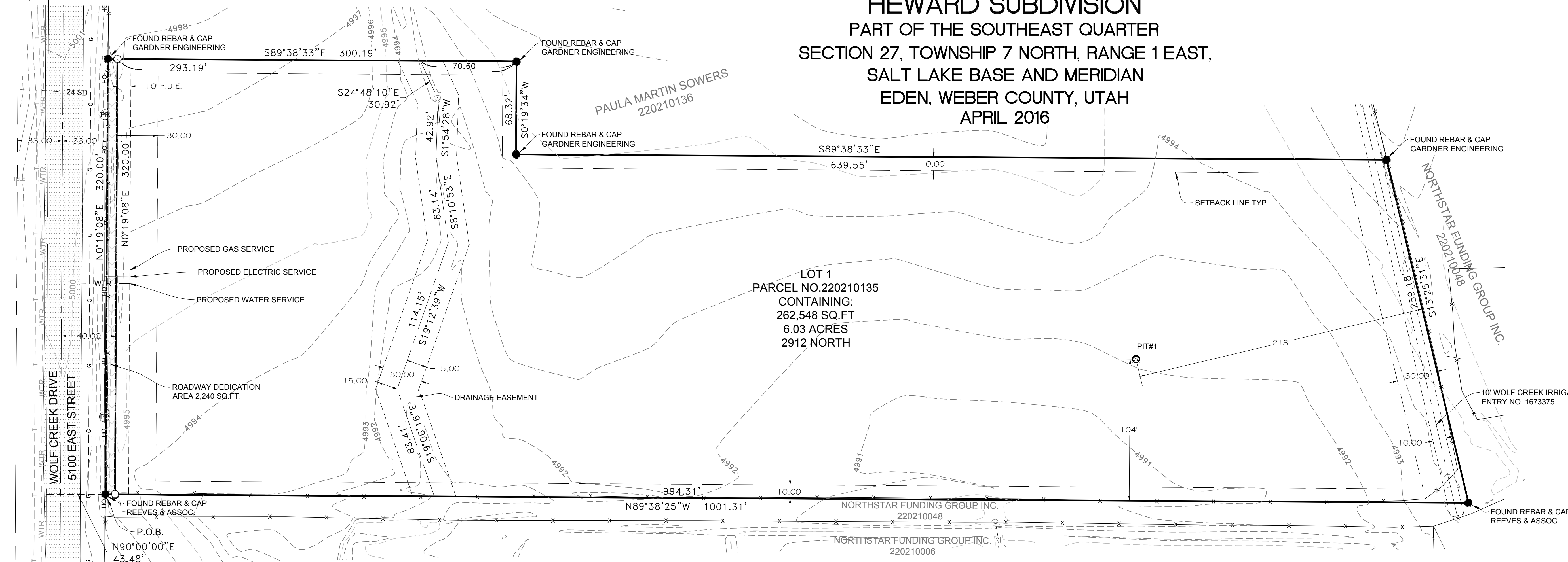
## PART OF THE SOUTHEAST QUARTER

### SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST,

### SALT LAKE BASE AND MERIDIAN

### EDEN, WEBER COUNTY, UTAH

### APRIL 2016



**LOT 1**  
**PARCEL NO. 220210135**  
**CONTAINING:**  
**262,548 SQ. FT.**  
**6.03 ACRES**  
**2912 NORTH**

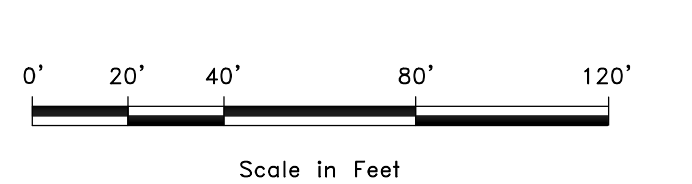
**NORTHSTAR FUNDING GROUP INC.**  
 220210048  
 220210006  
 10' WOLF CREEK IRRIGATION COMPANY EASEMENT  
 ENTRY NO. 1673375

CENTER  
 SECTION 27, T7N, R1E, SLB&M  
 (CALCULATED CORNER)

SOUTHWEST CORNER  
 SECTION 27, T7N, R1E, SLB&M  
 FOUND WEBER CO. BRASS CAP-1988  
 (FAIR CONDITION)

SOUTH QUARTER CORNER  
 SECTION 27, T7N, R1E, SLB&M  
 FOUND WEBER CO. BRASS CAP-1994  
 (GOOD CONDITION)

- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - SET 24' REBAR AND CAP "GARDNER ENGINEERING"
  - PROPERTY LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - PUBLIC UTILITY EASEMENT (P.U.E.)
  - EXISTING FENCE
  - EXISTING OVERHEAD POWER
  - EXISTING GAS LINE
  - EXISTING WATER LINE
  - EXISTING TELEPHONE LINE
  - EXISTING STORM DRAIN
  - EXISTING ASPHALT
  - POWER POLE
  - WATER VALVE



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY NO. 220210135 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PAULA HEWARD. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°35'03" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS ESTABLISHED BY HONORING THE DEED AND THE SOWERS SUBDIVISION TO THE NORTH. THE CENTERLINE OF 5100 EAST STREET WAS ESTABLISHED BY HONORING THE SOWERS SUBDIVISION TO THE NORTH.

**NOTES:**

1. DUE 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 IS INSTALLED.

**SOIL NOTES:**

EXPLORATION PIT#1 (UTM ZONE 12 NAD 83 431157 E 4573642 N)

- 0-13" SANDY LOAM, GRANULAR STRUCTURE, 10% GRAVEL
- 13-46" CLAY LOAM, BLOCKY STRUCTURE
- 46-82" SILTY CLAY LOAM, BLOCKY STRUCTURE, MOTTLING @ 50" REDUCTION ZONES
- 83-118" GRAVELLY SANDY LOAM, GRANULAR STRUCTURE, 50% GRAVEL & COBBLES

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) S.S.  
 COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_\_, A.D. 2016, before me \_\_\_\_\_, a notary public, personally appeared Charles W. Heward and Barbara J. Heward, joint tenants, the signers of the above Owner's Dedication, provided on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same. Witness my hand and official seal.

\_\_\_\_\_  
 NOTARY PUBLIC

**OWNER'S DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACT, HEWARD SUBDIVISION AND HEREBY GRANT, DEDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT DEDICATE AND CONVEY TO WEBER COUNTY THAT CERTAIN STRIP DESIGNATED AS DRAINAGE EASEMENT FOR THE PURPOSE OF PRESERVATION AND MAINTENANCE OF WATER CHANNELS IN THEIR NATURAL STATE.

On this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
 CHARLES W. HEWARD, JOINT TENANT

\_\_\_\_\_  
 BARBARA J. HEWARD, JOINT TENANT

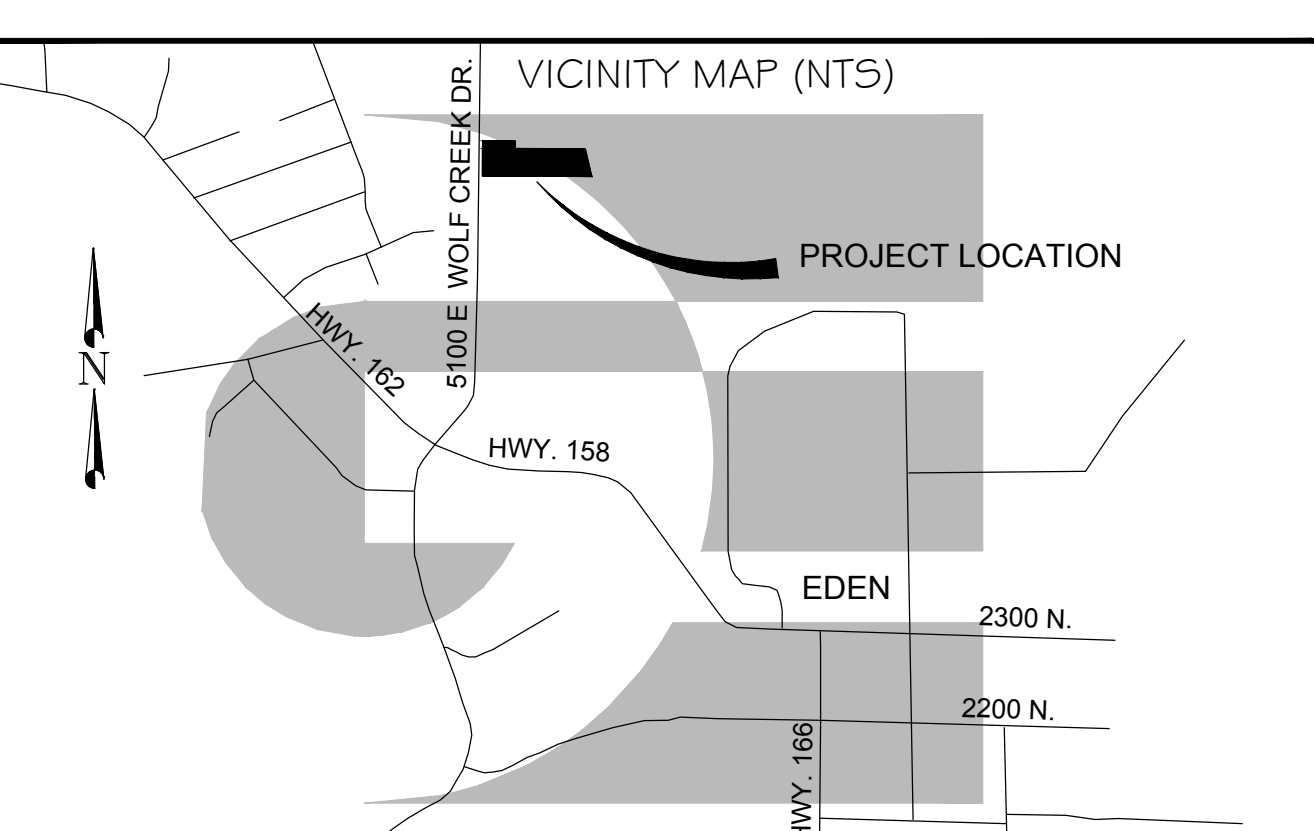
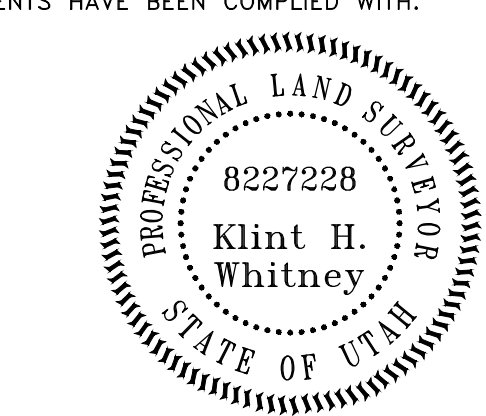
**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 5100 EAST STREET AT AN EXISTING FENCE CORNER BEING LOCATED NORTH 0°16'28"E EAST 1167.32 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, AND NORTH 90°00'00"E EAST 43.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 0°19'08"E EAST 320.00 FEET; THENCE SOUTH 89°38'33"E EAST 300.19 FEET; THENCE SOUTH 0°19'34"W WEST 68.32 FEET; THENCE SOUTH 89°38'33"E EAST 639.55 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 13°25'31"E EAST 259.18 FEET; THENCE NORTH 89°38'25"W WEST 1001.31 FEET TO THE POINT OF BEGINNING, CONTAINING 264,788 SQ. FT. OR 6.079 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF HEWARD SUBDIVISION IN 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 RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016



**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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Chairman, Weber COUNTY Commission

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

**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 offices. The approval of this plat by the Weber COUNTY Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Signature

**Weber COUNTY Planning Commission Approval**

This is to certify that this subdivision plat was duly approved by the Weber COUNTY Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Chairman, Weber COUNTY Planning Commission

**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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Signature

**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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Signature

**DEVELOPER:**  
 PAULA HEWARD  
 3089 N WOLF CREEK DR  
 EDEN, UTAH 84301  
 801.814.7112

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

WEBER - MORGAN HEALTH DEPARTMENT

I do 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.

This \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
 Director Weber-Morgan Health Department

**COUNTY RECORDER**

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

RA 2001 - MISS SURVEY 1543 - PAULA HEWARD SURVEYOR PAULA HEWARD SUBDIVISION