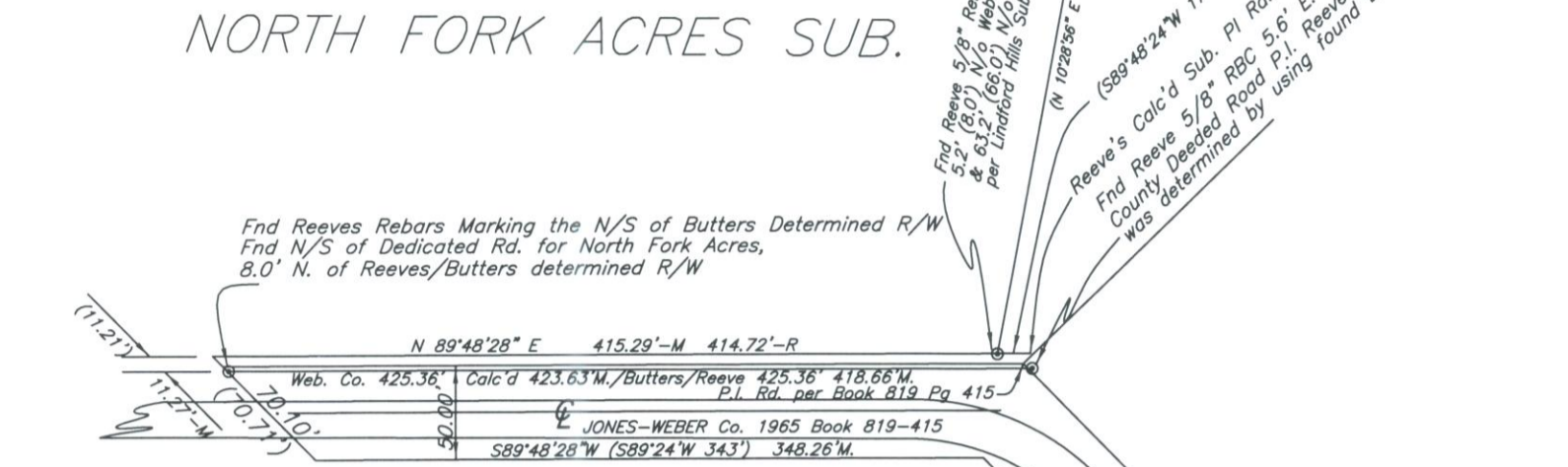


Dreamers Estates
A PART OF THE S.E. 1/4 OF SECTION 1,
T. 7 N., R. 1 W., S.L.B.&M.
WEBER COUNTY, UTAH
17 Aug, 2012

NORTH FORK ACRES SUB.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT N.0°24'28"E. 1462.88 FEET (NORTH 1463.50 FEET), AND N.89°35'32"W. (WEST 1050.45 FEET) 1048.82 FEET, MORE OR LESS, TO THE EASTERN LINE OF A COUNTY ROAD AND S.44°21'32"E. 2.12 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE N.44°30'52"E. 108.02 FEET, THENCE N.45°38'28"E. 567.32 FEET (N.45°14'E.), MORE OR LESS TO THE CENTERLINE OF THE NORTH FORK OF OGDEN RIVER, THENCE FIVE COURSES ALONG SAID RIVER, AS FOLLOWS: S.15°49'44"E. (63.00 FEET) 60.00 FEET TO A POINT OF CURVE (NON TANGENT), THENCE 211.83 FEET ALONG A 184.38 FOOT RADIUS CURVE TO THE LEFT, (L.C. BEARS S.32°40'30"E. 200.37 FEET) TO A POINT OF A REVERSE CURVE, THENCE 82.47 FEET ALONG THE ARC OF A 90.30 FOOT RADIUS CURVE TO THE RIGHT, (L.C. BEARS S.48°24'52"E. 79.63 FEET), S.21°49'02"E. 100.15 FEET AND S.36°59'42"E. 52.37 FEET, MORE OR LESS, TO THE NORTHERN BOUNDARY OF SHADY OAKS SUBDIVISION, THENCE S.45°38'28"W. 566.59 FEET (S.45°14'W. 663.62 FEET), MORE OR LESS, ALONG SAID SUBDIVISION BOUNDARY TO A COUNTY ROAD, THENCE N.44°21'32"W. 470.87 FEET (N.44°46'W.) ALONG SAID COUNTY ROAD TO THE POINT OF BEGINNING, CONTAINING 6.59 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF 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 LICENSING ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-21-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF Dreamers Estates, 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 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 WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____
CYNTHIA L. SEGRUFF P.L.S. 7511(170143)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE A PARCEL OF LAND FOR BEVERLY SEEGER. THE BASIS OF BEARINGS IS STATE PLANE GRID AS PROVIDED BY WEBER COUNTY SURVEYORS OFFICE, (N.0°24'22"E.), AS LOCATED N.0°24'28"E. WAS USED BETWEEN THE SOUTHEAST CORNER (WEBER COUNTY MONUMENT) AND THE 3/4" REBAR, MARKING THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

WEBER COUNTY SURVEYORS OFFICE HAS PROVIDED THE LOCATION FOR THE AVERAGED CENTERLINE OF 5950 NORTH ST., AS SHOWN ON THIS PLAT. THE SEEGER PROPERTY HAS A SENIOR DEED TO ITS INTEREST IN A RECORDED DEED, (N.0°24'22"E.), AS LOCATED N.0°24'28"E. WAS USED BETWEEN THE SOUTHEAST CORNER (WEBER COUNTY MONUMENT) AND THE 3/4" REBAR, MARKING THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

THE REAR OF THE PROPERTY IS CALLED ALONG THE CENTERLINE OF THE NORTH FORK OF OGDEN RIVER, CONSIDERING THIS AND IS IN COMMON WITH THE ADJACENT LAND OWNERS 1957 DEED, LAKEVIEW STAKE, "CHURCH OF JESUS CHRIST" PLAT TO BEVERLY SEEGER THAT HE WOULD BE GLAD TO REMOVE THESE ITEMS IN THE SPRING OF 2012.

THE SOUTH LINE OF THIS PROPERTY CALLS FOR THE NORTH BOUNDARY OF "SHADY OAKS SUBDIVISION". THE PROPERTY OWNER TO THE NORTH, HAS SOME ENCHROACHMENT ONTO THE SEEGER'S PROPERTY, AND SAID TO BEVERLY SEEGER THAT HE WOULD BE GLAD TO REMOVE THESE ITEMS IN THE SPRING OF 2012. ALSO WE FOUND 1/2 INCH BUTTERS REBARS AND CAPS ALONG THE ROADS NORTHEASTERN SIDE, NO PEDIGREE OR SURVEY ON FILE FOR THESE REBARS. THE NEIGHBOR TO THE NORTH, DALTON, SAID IN REFERENCE TO THE FOUND REBARS/CAPS, THAT HE HAS NOT HAD A SURVEY DONE OF HIS PROPERTY AND HAS NO IDEA HOW THESE 1/2" REBARS WERE STAKED. AND THAT HE HAD USED RUTTERS RIDGE SUBDIVISION FOUND BOUNDARY POINTS TO PULL OFF IN ORDER TO RECREATE HIS SOUTH BOUNDARY LINE IN THE FIELD.

REEVE & REVEE USED THESE FOUND REBARS/CAPS IN ORDER TO RECREATE THE WEBER COUNTIES ROAD ALIGNMENT AND HAVE USED A DEED DISTANCE FROM THE NORTH SIDE OF RUTTERS RIDGE, AS STAKED IN THE GROUND, IN ORDER TO RECREATE THE POINT OF INTERSECTION OF SAID ROAD TO THE NORTH. WE HAVE BEEN ASKING WEBER COUNTY SURVEYORS OFFICE TO VERIFY THE LOCATION AND THE WIDTH OF 5950 NORTH ST. FOR SEVERAL MONTHS NOW, BECAUSE OF THE VARIOUS POSSIBILITIES OF THE WIDTH USED FOR 1965 DEED TO WEBER COUNTY AND THE VARIOUS STAKING OF SAID ROAD FOUND IN THE FIELD. BUTTERS STAKED RUTTERS RIDGE BY DEED DISTANCE COMING FROM THE EAST LINE OF SAID QUARTER SECTION, AND IT MAY HAVE BEEN BECAUSE OF NO HELP FROM THE WEBER COUNTY SURVEYORS OFFICE. WEBER COUNTIES ROAD DEED SHOULD OF BEEN 50 FOOT WIDE, WHEN CALCULATING THE BOUNDS OF THAT DEED TO A WIDTH OF 50 FEET, THE ROAD DEED CLOSES VERY CLOSELY TO THE DEED DISTANCES EXPRESSED WITH IN THAT DEED. AND SETS THE POINT OF INTERSECTION IN A LOCATION WHERE ALL THE PROPERTIES HAVE THERE INTENDED FRONTAGES. THIS SUBDIVISION PLAT HAD BEEN SUBMITTED TO WEBER COUNTY SURVEYORS BACK IN SEPT. 2011, THE PRELIMINARY SUBMITTAL WAS PROVIDED IN AN ATTEMPT TO HAVE WEBER COUNTY REVIEW THE ALIGNMENT THAT HAS TAKEN PLACE ALONG 5950 NORTH ST., BUT WITH NO SUPPORT FROM THE SURVEYORS OFFICE OVER THE PAST 9 MONTHS THESE ARE MY FINDINGS.

WHEN CHECKING THE SURVEYS ON FILE AT THE COUNTY SURVEYORS OFFICE, WE FOUND NO RECORD OF SURVEY ON THE FOUND GARDINER ENG. REBARS/CAPS, AS SHOWN, WITHIN SHADY OAKS SUB.

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 20____

LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- FOUND REBARS, AS SHOWN..
- SET CLS REBAR (5/8"x24") & CAPS.
- REBAR & CAP
- EDGE PAVEMENT
- DASHED LINE -----
- Measured Record
- Aprox. Loc. Flood Plane

OWNERS DEDICATION

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 ON THE PLAT AND NAME SAID TRACT. Dreamers Estates AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE 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 GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }
ON THIS ____ DAY OF _____, 20____
PERSONALLY APPEARED _____, AND

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

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 _____, 20____

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF _____, 20____

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 _____, 20____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 20____

CHAIRMAN, WEBER COUNTY COMMISSION

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 ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE ____ DAY OF _____, 20____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

COUNTY RECORDER

ENTRY No. ____ FEE PAID ____
FILED FOR RECORD AND RECORDED:
____ 19____, AT ____
IN BOOK ____ PAGE ____
OF OFFICIAL RECORDS.
RECORDED FOR:

COUNTY RECORDER:

BY: