

DRAGON ESTATES SUBDIVISION 1ST AMENDMENT

A PART OF THE S. E. 1/4 OF SECTION 6, T. 6 N., R. 2 W., S.L.B. & M.
WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

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 PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF DRAGON ESTATES SUBDIVISION 1ST AMENDMENT IN WEBER 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, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____ 20__.

OWNER'S 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 HEREIN AND NAME SAID TRACT DRAGON ESTATES SUBDIVISION 1ST AMENDMENT, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PORTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, 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 WHICHEVER 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 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.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

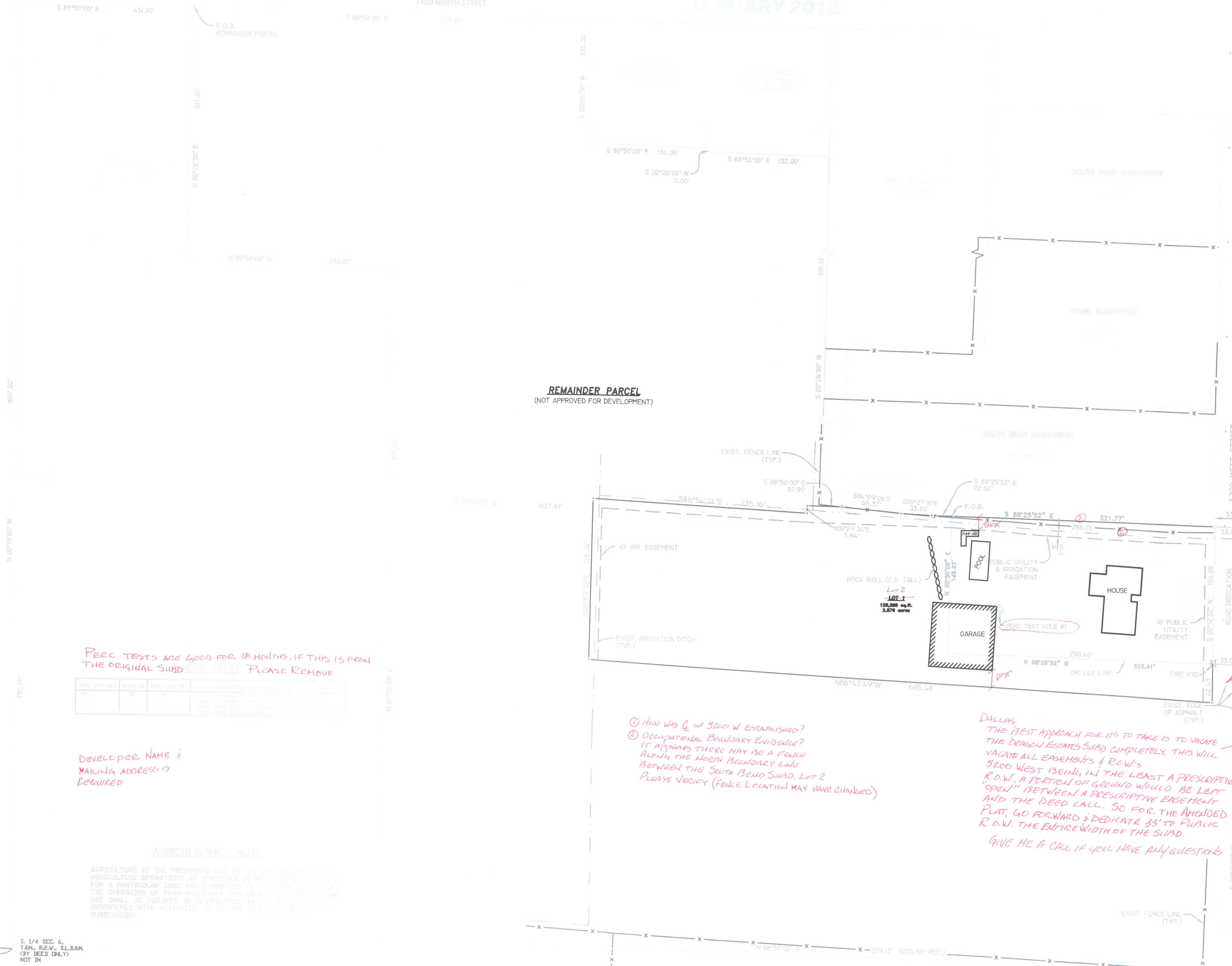
BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 87°58'26" EAST 2662.83 FEET, NORTH 00°19'00" WEST 780.20 FEET AND SOUTH 88°25'52" EAST 1627.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6, BEING MARKED BY A 3" INCH BRASS CAP AND STAMPED "WEBER COUNTY SURVEYOR"; SAID POINT ALSO BEING SOUTH 84°09'06" EAST 65.37 FEET, SOUTH 86°27'10" EAST 33.90 FEET AND SOUTH 88°25'52" EAST 22.02 FEET FROM THE SOUTHWEST CORNER OF LOT 2, SOUTH BEND SUBDIVISION, AND RUNNING THENCE SOUTH 88°25'52" EAST 321.77 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE CENTERLINE OF 5200 WEST STREET; THENCE SOUTH 00°42'32" WEST 150.00 FEET ALONG SAID CENTERLINE; THENCE NORTH 88°25'52" WEST 33.00 FEET, THENCE SOUTH 0°12'52" WEST 42.43 FEET, THENCE NORTH 84°15'00" WEST 885.48 FEET; THENCE NORTH 00°53'52" EAST 176.00 FEET, THENCE SOUTH 86°54'24" EAST 235.16 FEET; THENCE NORTH 88°25'52" WEST 7.94 FEET, THENCE SOUTH 88°50'00" EAST 37.90 FEET, THENCE SOUTH 86°27'10" EAST 66.37 FEET, THENCE SOUTH 86°27'10" EAST 33.90 FEET, THENCE SOUTH 80°25'52" EAST 22.02 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.876 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION AS SHOWN, BASIS OF BEARING IS TRUE AND BEARING AS SHOWN. THIS SURVEY LOT WAS AMENDED TO INCLUDE IMPROVEMENTS THAT HAVE BEEN MADE SINCE THE ORIGINAL DRAGON ESTATES SUBD. WAS CREATED IN 2003. THE LEGAL DESCRIPTION OR WARRANTIES TO THE CRAGLINS EXCLUDED THE PORTION IN 5200 WEST AND THEREFORE COULD NOT BE DEDICATED TO THE COUNTY.

LANDMARK SURVEYING, INC. A COMPLETE LANDSURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ PAGE _____ _____ WEBER COUNTY RECORDER BY _____ DEPUTY	
CLIENT: DANIEL CRAGUN LOCATION: PART OF THE S.E. 1/4 OF SEC. 6, T.6N., R.2W., S.L.B.&M. SURVEYED: JANUARY 2012		REVISIONS: _____ DRAWN BY: D.B. CHECKED BY: D.B. DATE: 5-12-03 FILE: 2466FIN	



PERC TESTS ARE GOOD FOR 18 MONTHS. IF THIS IS FROM THE ORIGINAL SUBDEIC TABLE PLEASE REMOVE

PERC TEST HOLE	DEPTH (ft)	PERC RATE (in/hr)	PERC TEST DATE	TESTER
1	30"	0.05	05/12/03	D.K.
2	30"	0.05	05/12/03	D.K.

DEVELOPER NAME & MAILING ADDRESS IS REQUIRED

SCALE: 1" = 60'

5/8"Ø x 24" REBAR WITH CAP STAMPED 167594

W. COR. SEC. 6, T.6N., R.2W., S.L.B.&M. (BY DEED ONLY) NOT IN

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 THIS _____ DAY OF _____ 20__
 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20__.
 SIGNATURE _____

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE 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 BELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
 SIGNED THIS _____ DAY OF _____ 20__
 SIGNATURE _____

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 EFFECT.
 SIGNED THIS _____ DAY OF _____ 20__
 SIGNATURE _____

WEBER COUNTY COMMISSION ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREIN ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____ 20__.
 TITLE CHAIRMAN, WEBER COUNTY COMMISSION
 ATTEST: _____

1) How was Q of 5200 W established?
 2) Occupational Boundary Evidence? IT APPEARS THERE MAY BE A FENCE ALONG THE NORTH BOUNDARY LINE BETWEEN THE SOUTH BEND SUBD, LOT 2 PLEASE VERIFY (FENCE LOCATION MAY HAVE CHANGED)

DALLAS THE BEST APPROACH FOR US TO TAKE IS TO VACATE THE DRAGON ESTATES SUBD COMPLETELY. THIS WILL VACATE ALL EASEMENTS & ROW'S 5200 WEST BEING IN THE LEAST A PRESUPPTIVE 'R.O.W.' A PORTION OF GROUND WOULD BE LEFT 'OPEN' BETWEEN A PRESUPPTIVE EASEMENT AND THE DEED CALL. SO FOR THE AHEADED PLAT, GO FORWARD & DEDICATE 33' TO PUBLIC R.O.W. THE EXISTENCE WIDTH OF THE SUBD. GIVE ME A CALL IF YOU HAVE ANY QUESTIONS

(see Note)
 THIS SECTION HAS BEEN DEDICATED IN THE INITIAL SUBD DEDICATION DEED
 THIS SECTION WILL NEED TO BE DEDICATED (see Note)