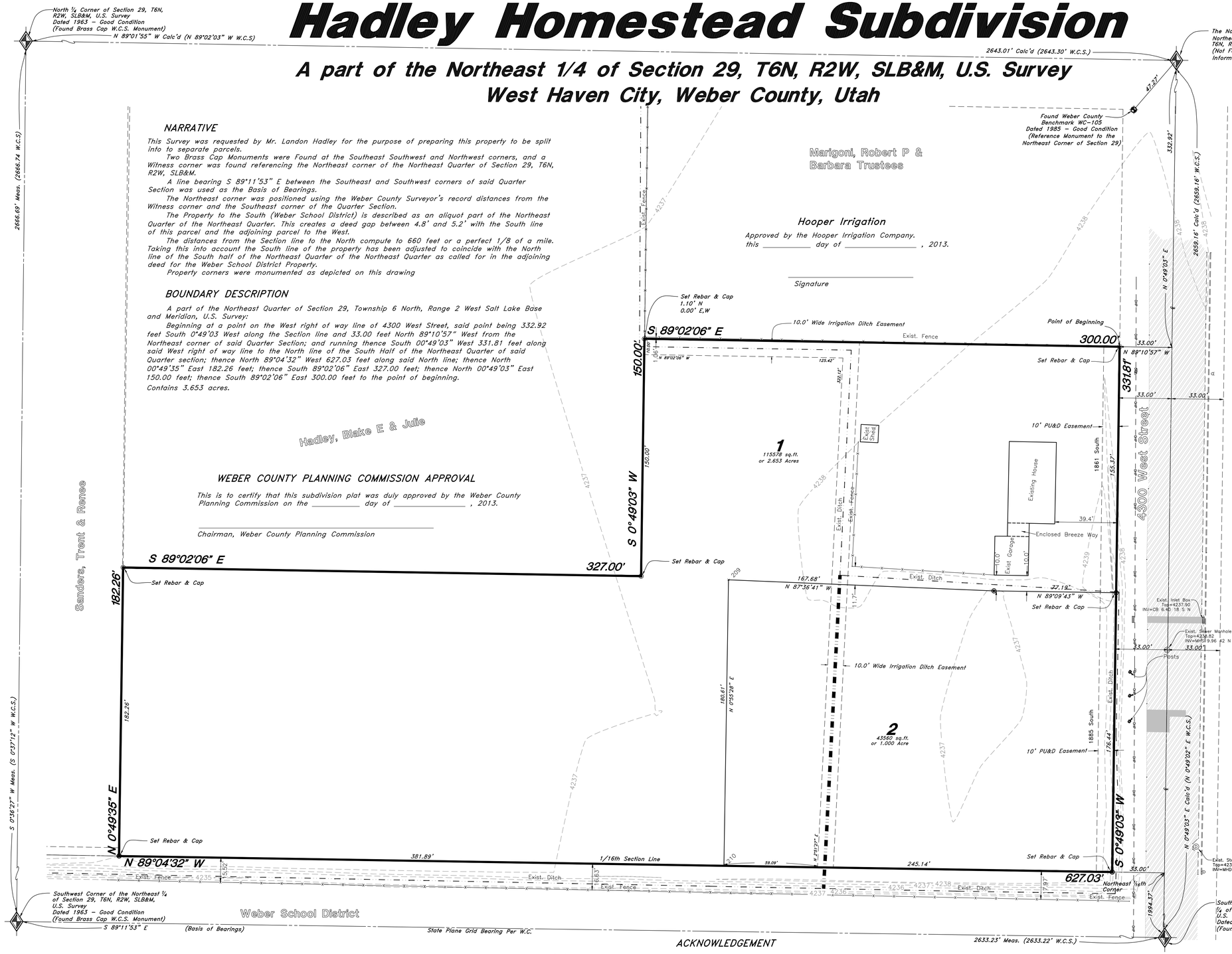
# Hadley Homestead Subdivision

## A part of the Northeast 1/4 of Section 29, T6N, R2W, SLB&M, U.S. Survey
## West Haven City, Weber County, Utah




Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

### NARRATIVE

This Survey was requested by Mr. Landon Hadley for the purpose of preparing this property to be split into to separate parcels.

Two Brass Cap Monuments were Found at the Southeast Southwest and Northwest corners, and a Witness corner was found referencing the Northeast corner of the Northeast Quarter of Section 29, T6N, R2W, SLB&M.

A line bearing S 89°11'53" E between the Southeast and Southwest corners of said Quarter Section was used as the Basis of Bearings.

The Northeast corner was positioned using the Weber County Surveyor's record distances from the Witness corner and the Southeast corner of the Quarter Section.

The Property to the South (Weber School District) is described as an aliquot part of the Northeast Quarter of the Northeast Quarter. This creates a deed gap between 4.8' and 5.2' with the South line of this parcel and the adjoining parcel to the West.

The distances from the Section line to the North compute to 660 feet or a perfect 1/8 of a mile. Taking this into account the South line of the property has been adjusted to coincide with the North line of the South half of the Northeast Quarter of the Northeast Quarter as called for in the adjoining deed for the Weber School District Property.

Properly corners were monumented as depicted on this drawing

### BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 29, Township 6 North, Range 2 West Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West right of way line of 4300 West Street, said point being 332.92 feet South 0°49'03 West along the Section line and 33.00 feet North 89°10'57" West from the Northeast corner of said Quarter Section; and running thence South 00°49'03" West 331.81 feet along said West right of way line to the North line of the South Half of the Northeast Quarter of said Quarter section; thence North 89°04'32" West 627.03 feet along said North line; thence North 00°49'35" East 182.26 feet; thence South 89°02'06" East 327.00 feet; thence North 00°49'03" East 150.00 feet; thence South 89°02'06" East 300.00 feet to the point of beginning.

Contains 3.653 acres.

### 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 _____ , 2013.

Chairman, Weber County Planning Commission

### LEGEND

| | |
|---|---|
| ▲ | Set Nail & Washer |
| ◉ | Set 5\8 x 24" Rebar & GBE Cap w/ Fencepost |
| ■ | Set Hub & Tack |
| ✪ | Monument to be set |
| | Existing Fence Line |
| ● | Found Rebar & Cap |
| (Rad.) | Radial Line |
| (N/R) | Non-Radial Line |
| Meas. | Measured Distances |
| PU&D | Public Utility and Drainage Easement |
| — · — | Ditch |
| W.C.S. | Weber County Surveyor |

Landon Hadley
395 N. 4920 W.
West Point, 84015

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Hadley Homestead Subdivision in Weber County, Utah has been correctly drawn to the designated 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 Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

I also certify that all the lots within Hadley Homestead Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this day of , 2013.

Andy Hubbard

### OWNER'S DEDICATION

The undersigned owner of the hereon described tract of land, hereby sets apart and subdivides the same into lots as shown on this plat and names said tract Hadley Homestead Subdivision, and hereby dedicates, grants, and conveys to Weber County all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicates to Weber County easements for public utilities and drainage purposes over and across the portions of the lots designated as public utility and drainage easements, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Weber County and also hereby dedicates, grants, and conveys to Hooper Irrigation Company all those parts or portions of said tract of land designated as irrigation the same to be used for the installation, maintenance, and operation of irrigation ditches as may be authorized by Hooper Irrigation Company.

Signed this day , 2013.

Dennis B. Hadley & WF Lana E. Hadley

### 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 the lines and monuments on record in the 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 , 2013.

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 affect.

Signed this day of , 2013.

Signature

### ACKNOWLEDGEMENT

State of Utah }ss
County of

On the day of , 2013, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name

### 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 , 2013.

Signature

### 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 , 2013.

Title _____

Attest _____ Chair, Weber County Commission

### WEBER COUNTY RECORDER

_____ , AT ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ . RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY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www.greatbasinengineering.com


Note:
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 operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.