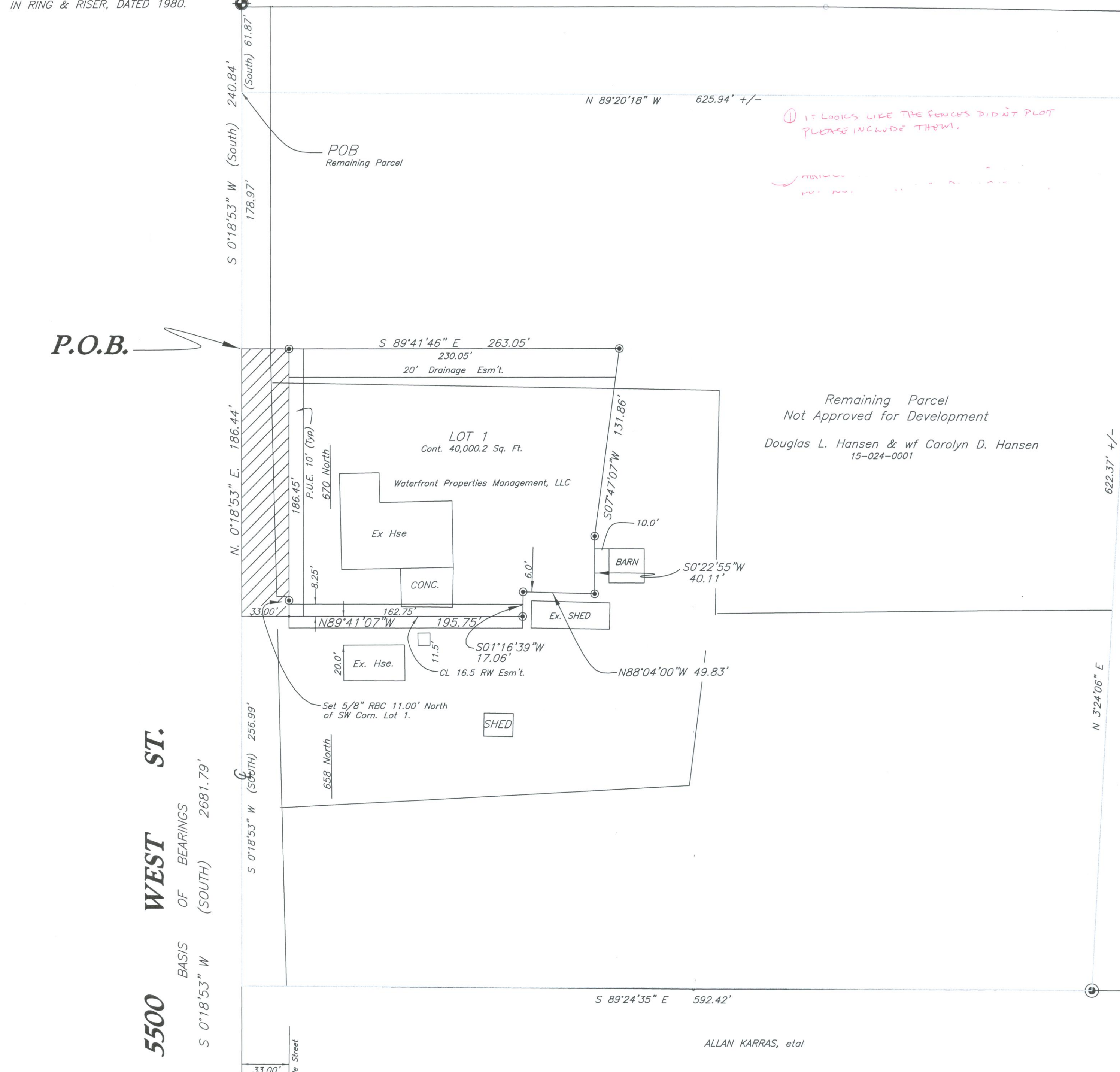


**Waterfront Property Management**  
 PART OF SE QUARTER OF SECTION 7,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.  
 WEBER COUNTY, UTAH  
 24 Sep, 2013

NORTHWEST CORNER OF SOUTHEAST QUARTER, SECTION 7, T. 6 N., R. 2 W., WEB. CO. SURVEYORS BRASS CAP. IN RING & RISER, DATED 1980.



**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.
- SET 5/8" REBAR (24x5/8") & C.&L.S. CAP.
- EXISTING POWER POLE
- EDGE OF EXISTING PAVEMENT
- EXISTING FIRE HYDRANT
- STREET DEDICATION - 6,152.5 Sq. Ft.

**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 SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

SOUTHWEST CORNER OF SOUTHEAST QUARTER SECTION 7, T. 6 N., R. 2 W., WEB. CO. SURVEYORS BRASS CAP. BURIED 4" GRAVEL-FAIR CONDITION.

PREPARED BY:  
**C. L. S., Inc.**  
 810 CANYON ROAD  
 OGDEN, UTAH 84404  
 Ph. (801) 399-4935 E-mail CLSCLN@AOL.COM

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN:  
 BEGINNING AT A POINT WHICH BEARS S.0°18'53"W. (SOUTH) 240.84 FEET ALONG QUARTER SECTION LINE, FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED, AND RUNNING THENCE S.89°41'46"E. 263.05 FEET, THENCE S.70°47'07"W. 131.86 FEET, THENCE S.0°22'55"W. 40.11 FEET, THENCE N.88°04'00"W. 49.83 FEET, THENCE S.01°16'39"W. 17.06 FEET, THENCE N.89°41'07"W. 195.75 FEET, MORE OR LESS TO SAID QUARTER SECTION LINE, AS MONUMENTED, THENCE N.0°18'53"E. (NORTH) 186.44 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.  
 CONTAINING 1.059 ACRES, MORE OR LESS.  
 SUBJECT TO AND TOGETHER WITH A 16.5 FOOT WIDE RIGHT OF WAY, FOR THE PURPOSE OF INGRESS AND EGRESS. THE RIGHT OF WAY BEING 8.25 FEET WIDE ON EITHER SIDE ITS CENTERLINE, DESCRIBED AS FOLLOWS:  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN:  
 BEGINNING AT A POINT WHICH BEARS S.0°18'53"W. (SOUTH) 427.28 FEET, AND S.89°41'07"E. 33.00 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED, AND RUNNING THENCE S.89°41'07"E. 162.75 FEET.

**Remaining Parcel-Not Approved for Development**

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN:  
 BEGINNING AT A POINT WHICH BEARS S.0°18'53"W. (SOUTH) 240.84 FEET ALONG QUARTER SECTION LINE, FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED, AND RUNNING THENCE S.89°41'46"E. 263.05 FEET, THENCE S.70°47'07"W. 131.86 FEET, THENCE S.0°22'55"W. 40.11 FEET, THENCE N.88°04'00"W. 49.83 FEET, THENCE S.01°16'39"W. 17.06 FEET, THENCE N.89°41'07"W. 195.75 FEET, MORE OR LESS TO THE PROJECTION OF AN EXISTING FENCE LINE FROM THE EAST, THENCE S89°24'35"E. 592.42 FEET TO AND ALONG SAID FENCE TO A FENCE INTERSECTION, THENCE N03°24'06"E 622.37 FEET ALONG SAID FENCE, THENCE N.89°20'18"W. 625.93 FEET MORE OR LESS, TO SAID QUARTER SECTION LINE, SAID POINT BEING S0°18'53"W (SOUTH) 61.87 FEET FROM SAID NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE S0°53"W (SOUTH) 178.97 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 7.63 ACREAGES, MORE OR LESS.  
 SUBJECT TO AND TOGETHER WITH A 16.5 FOOT WIDE RIGHT OF WAY, FOR THE PURPOSE OF INGRESS AND EGRESS. THE RIGHT OF WAY BEING 8.25 FEET WIDE ON EITHER SIDE ITS CENTERLINE, DESCRIBED AS FOLLOWS:  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN:  
 BEGINNING AT A POINT WHICH BEARS S.0°18'53"W. (SOUTH) 427.28 FEET, AND S.89°41'07"E. 33.00 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED, AND RUNNING THENCE S.89°41'07"E. 162.75 FEET.

**SURVEYOR'S CERTIFICATE**

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511(170143) 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 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND FURTHER CERTIFY THAT ALL LOTS IN Waterfront Property Management HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEGRUFF P.L.S. 7511(170143)

**NARRATIVE**

THE REQUEST OF THIS SURVEY WAS MADE BY DOUGLAS HANSEN (& wf. Carolyn Hansen), OWNER OF WATERFRONT PROPERTIES MANAGEMENT, LLC  
 THE BASIS OF BEARINGS IS STATE PLANE GRID, WHICH LIES BETWEEN THE CENTER OF SECTION 7 (AS MONUMENTED) AND THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M., WHICH BEARS S.0°18'53"W. PER THE WEBER COUNTY SURVEYOR'S RECORDS AND AS MONUMENTED BY WEBER COUNTY BRASS CAP MONUMENTS.  
 THE AS MONUMENTED SECTION LINE WAS USED AS THE CENTERLINE OF 5500 WEST ST.  
 QUIT CLAIM DEEDS HAVE BEEN PREPARED FOR WATERFRONT PROPERTIES MANAGEMENT, LLC, TO ADJUST THE OLD BOUNDARY OF THE DAVID L. HANSEN ESTATES, AND FOR THE REMAINING PARCEL OF DOUGLAS AND CAROLYN HANSEN, AS SHOWN.

**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\_\_\_\_

COUNTY SURVEYOR

**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

**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 Waterfront Property Management 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\_\_\_\_

Waterfront Properties Management  
 Douglas L. Hansen  
 Waterfront Properties Management  
 & wf Carolyn D. Hansen  
 Douglas L. Hansen  
 & wf Carolyn D. Hansen

**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 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  
 TITLE  
 ATTEST

**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: \_\_\_\_\_  
 DEVELOPER: DOUGLAS HANSEN  
 164 South 3600 West  
 Ogden, Utah 84404  
 By: \_\_\_\_\_

2nd Review