

**SURVEYORS CERTIFICATE**

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements and have placed monuments as shown hereon. I further certify that all lots meet frontage, width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

A parcel of land lying and situate in the Southwest Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Reese Township, Weber County, Utah, comprising 1.006 acres of that particular 10.59 acre remainder parcel of land described in that certain Quit Claim Deed recorded August 17, 2004 as Entry 2050747 of the Weber County Records. Basis of bearing for subject parcel being North 00°47'25" East 2656.94 feet (measured) between the found brass cap monuments, monumentalizing the West line of the Southwest Quarter of said Section 14. Subject parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 14, thence North 00°47'25" East 731.00 feet coincident with the west line of said Section 14; Thence South 89°13'19" East 12.38 feet to the TRUE POINT OF BEGINNING; Thence North 00°47'25" East 150.00; Thence South 89°13'19" East 292.29 feet coincident with the south boundary of the John Paul Cardon Subdivision No. 4 recorded May 26, 1997 as Entry 1472037, in Book 44, at Page 61 of the Weber County Records; Thence South 00°47'25" West 150.00 feet; Thence North 89°13'19" West 292.29 feet to the Point of Beginning.

Containing 1.006 acres more or less and 1 lot.



**OWNERS DEDICATION**

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot and street, as shown on this plat and name said tract JOHN PAUL CARDON SUBDIVISION NO. 5, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. 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 in witness we have hereunto set our signature.

*THE GOVERNING AUTHORITY*

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

John Paul Cardon and Matilda Darlene Cardon Family Living Trust  
John Paul Cardon, Trustee

John Paul Cardon and Matilda Darlene Cardon Family Living Trust  
Matilda Darlene Cardon, Trustee

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF WEBER }

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**WEBER-MORGAN HEALTH DEPARTMENT APPROVAL**

hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and approved for on-site waste water disposal systems.

the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Director, Weber-Morgan Health Department

**WEBER COUNTY RECORDER**

ENTRY NUMBER \_\_\_\_\_

FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS

DAY OF \_\_\_\_\_, 2013, IN BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER \_\_\_\_\_

**JOHN PAUL CARDON SUBDIVISION NO. 5  
REESE TOWNSHIP, WEBER COUNTY, UTAH  
A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP  
6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN**

West Quarter Corner Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Fnd. 3" Weber County brass cap monument. ±1' below surface of ground appropriately marked for corners in good condition. 1976?

**REMAINDER PARCEL DESCRIPTION**

A parcel of land lying and situate in the Southwest Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Reese Township, Weber County, Utah. Comprising the remaining 9.56 acres of that particular 10.59 acre parcel of land described in that certain Quit Claim Deed recorded as Entry 2050747 of the Weber County Records which is the remainder parcel to that particular parcel of land described in that certain Warranty Deed to John Paul Cardon and wife Matilda Darlene Cardon dated March 11, 1969 and recorded as Entry 517576, in Book 912, at Page 56 of said records this parcel being created by Warranty Deed to J.G. Benlap from John Davis and wife Martha J. Davis dated December 20, 1910, recorded in Book 64, at Page 21 of said Records. Basis of Bearing for subject parcel being North 89°13'19" West coincident with the South line of the Southwest Quarter of said Section 14. Subject parcel being more particularly described as follows:

Beginning at a point 0.75 rods [12.38 feet measured] East [South 89°13'19" East measured] of the Southwest Corner of said Section 14 and running thence EAST [South 89°13'19" East measured] 32 rods [521.73 feet measured]; Thence NORTH [North 00°39'11" East measured] 80 rods [1345.19 feet measured]; Thence WEST [North 89°13'19" West measured] 32 rods [530.89 feet measured]; Thence SOUTH [South 00°47'25" West measured] 80 rods [1345.19 feet measured] to the Point of Beginning.

Less and Excepting Therefrom the following Six (6) Parcels:

- 1. That particular parcel of land transferred to Weber County by that certain Warranty Deed recorded in Book 524, at Page 570 of the Weber County Records.
- 2. John Paul Subdivision, Entry 1014239, Book 29, Page 038 of the Weber County Records.
- 3. John Paul Subdivision No. 2, Entry 1049494, Book 30, Page 058 of the Weber County Records.
- 4. John Paul Subdivision No. 3-A, Entry 1586279, Book 48, Page 055 of the Weber County Records.
- 5. John Paul Subdivision No. 4, Entry 1472037, Book 44, Page 061 of the Weber County Records.
- 6. The proposed John Paul Subdivision No. 5.

Contains 9.56 acres.

② How was E of 7500 W ESTABLISHED?  
WHAT IS THE ROW WIDTH OF 7500 WEST? SEE PLANNING  
SHOW THE ROW WIDTH ON PLAT  
③ County Ordinance Requires a Narrative,  
Please include: *[Signature]*

**PLAT NOTES:**

- 1. Exploration pit location; 150' west & 75' south from the northeast property marker.
- 2. Percolation test location; 140' west & 75' south from the northeast property marker.
- 3. Soil horizons; 0-10" loam, granular structure. 10-24" silty clay loam, massive structure. 24-51" silt loam, massive structure.
- 4. Percolation rates; 53 MPI @ 24"

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANYTIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. (Amd. Ord. #3-82, January 26, 1962)

**PREPARED BY:**

**Boundary Consultants**  
Professional Land Surveyors

1295 North 1700 West Farr West, Utah  
801-792-1569 801-690-7158 FAX  
dave@boundaryconsultants.biz

FOR:  
ROBERT PILARCZYK  
801-391-2682  
5347 South 5700 West  
Hooper, Utah

Southwest Corner Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Fnd. 3" Weber County brass cap monument. appropriately marked for corners in good condition. 1973?

South Quarter Corner Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Fnd. 3" Weber County brass cap cannot read markings, in fair condition. 1965

BASIS OF BEARING  
N00°47'25"E 2656.94' (Meas.)  
N00°47'25"E 2656.96' (Record-MAD 27)

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JOHN PAUL CARDON SUBDIVISION NO. 3-A  
ENTRY 1586279  
BOOK 48  
PAGE 55

JOHN PAUL CARDON SUBDIVISION NO. 2  
ENTRY 1040404  
BOOK 30  
PAGE 58

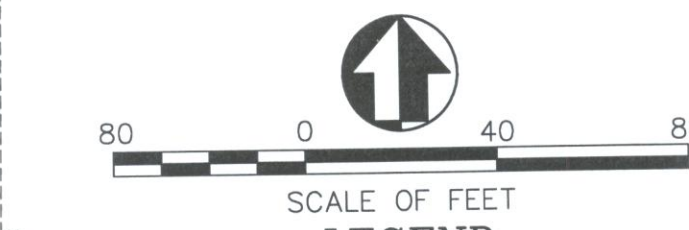
JOHN PAUL CARDON SUBDIVISION NO. 4  
ENTRY 1472037  
BOOK 44  
PAGE 61

JOHN PAUL CARDON  
and  
MATILDA DARLENE CARDON  
FAMILY LIVING TRUST  
ENTRY 2050747

JOHN PAUL CARDON SUBDIVISION NO. 5  
Contains 43,843 sq. ft. - 1.006 acres gross  
3,843 sq. ft. - 0.088 acres in Roadway  
40,000 sq. ft. - 0.918 acres net

SEE ROS #4798 FOR  
REMAINDER PARCEL  
DETAILS.

REMAINDER AGRICULTURE PARCEL  
NOT APPROVED FOR DEVELOPMENT  
416,308 sq. ft.  
9.56 acres



- 18 17= SECTION CORNER & SECTION LINE
- 18 17= SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE AND WELL STANDARDS
- ⊕ = FOUND EVIDENCE AS NOTED - WHAT WAS FOUND?
- - - = ADJOINING PROPERTY LINES
- - - = DIMENSION LINES
- (M) = MEASURED
- (R) = RECORD
- RS = RECORD OF SURVEY
- ▨ = ROAD DEDICATION PARCEL

**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 \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

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 \_\_\_\_\_, 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 the financial guarantee is sufficient for the installation of these improvements.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signature \_\_\_\_\_

**REESE TOWNSHIP PLANNING BOARD APPROVAL**

INSERT THE WEBER COUNTY PLANNING COMMISSION APPROVAL  
This is to certify that this subdivision plat was duly approved by the Reese Township Planning Board on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Chairman, Reese-Township-Planning-Board \_\_\_\_\_

**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 \_\_\_\_\_  
Attest: \_\_\_\_\_ Title: \_\_\_\_\_