

hb-16

SURVEYOR'S CERTIFICATE


I, MICHAEL L. WANGENHEIM, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN AND THAT THE RESULTS OF THE SURVEY ARE SHOWN ON THE PLAN AND THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE HERIN DESCRIBED LANDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT, AND THAT THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT HAVE BEEN FULLY COMPLIED WITH.

MEADOW HAVEN SUBDIVISION

DATE OF PLAN OR MAP: November 16, 2022

PLSF# 6431155-2201

Michael L. Wangenheim, PLS



OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND DEDICATE TO THE PUBLIC THE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC HIGHWAYS, AND THE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENT CORRIDORS AND ACCESS TO ALL THESE AREAS, AND THE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, THE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STORM WATER DETENTION PONDS, DRAINAGE FACILITIES, IRRIGATION DITCHES 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 16 DAY OF December 2022

ALEXANDER CHEUNG

NICOLE CHEUNG

ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Salt Lake)

ON THE 16 DAY OF December 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ALEXANDER CHEUNG AND NICOLE CHEUNG, SIGNERS OF THE ABOVE OWNERS' DEDICATION, WHO HAD BEEN DULY IDENTIFIED TO ME, AND WHO SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

9-13-2025 12:04:33

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, SIGNERS OF THE ABOVE OWNERS' DEDICATION, WHO HAD BEEN DULY IDENTIFIED TO ME, AND WHO SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

WEBER COUNTY RECORDER

ENTRY NO. 32145-2022. FEE PAID \$5.00. FILED FOR RECORD AND RECORDING, 17-Dec-2022. AT 2:35 PM IN BOOK 34 OF OFFICIAL RECORDS PAGE 34

SIGNED THIS 16th DAY OF December 2022.

RECORDED FOR: CHEUNG, ALEXANDER & NICOLE

WEBER COUNTY RECORDER

94-94

MEADOW HAVEN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

NOVEMBER 2022

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, VALLEY ENTRY NO. 179707 IN BOOKS 51 AT PAGE 81 WEBER COUNTY RECORDS, 17-NOV-2022, CONTAINING 1.00 ACRES, 58.80 FEET (SECTION 60.00 FEET) FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, 01°12'57" WEST ALONG THE WEST LINE OF SAID VALLEY ESTATES WEST 468.37 FEET, THENCE NORTH 07°12'27" EAST 188.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET, THENCE 490.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 436,690.00 SQ FT OR 10.00 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED USING THE WEBER COUNTY SURVEYOR BRASS CAP MONUMENT AT THE NORTH CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAN.

AGRICULTURAL STATEMENT

NO PORTION OF THE LAND IS BEING USED IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCES FOR A PARTICULAR ZONE ARE PERMITTED AT THIS LOCATION. THE LAND IS NOT BEING USED FOR AGRICULTURE AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO THE ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. (LAND ORD. 43-02, JANUARY 26, 1982, ORD. 40002-3, MARCH 05, 2020)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY BETWEEN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE MONUMENTS AND CORNERS FOR ALL LOTS AND SUBDIVISIONS WERE ALSO ESTABLISHED. THE LOCATION OF THE PUBLIC ROAD AND THE BOUNDARY THEREOF OF THE SUBJECT PROPERTY.

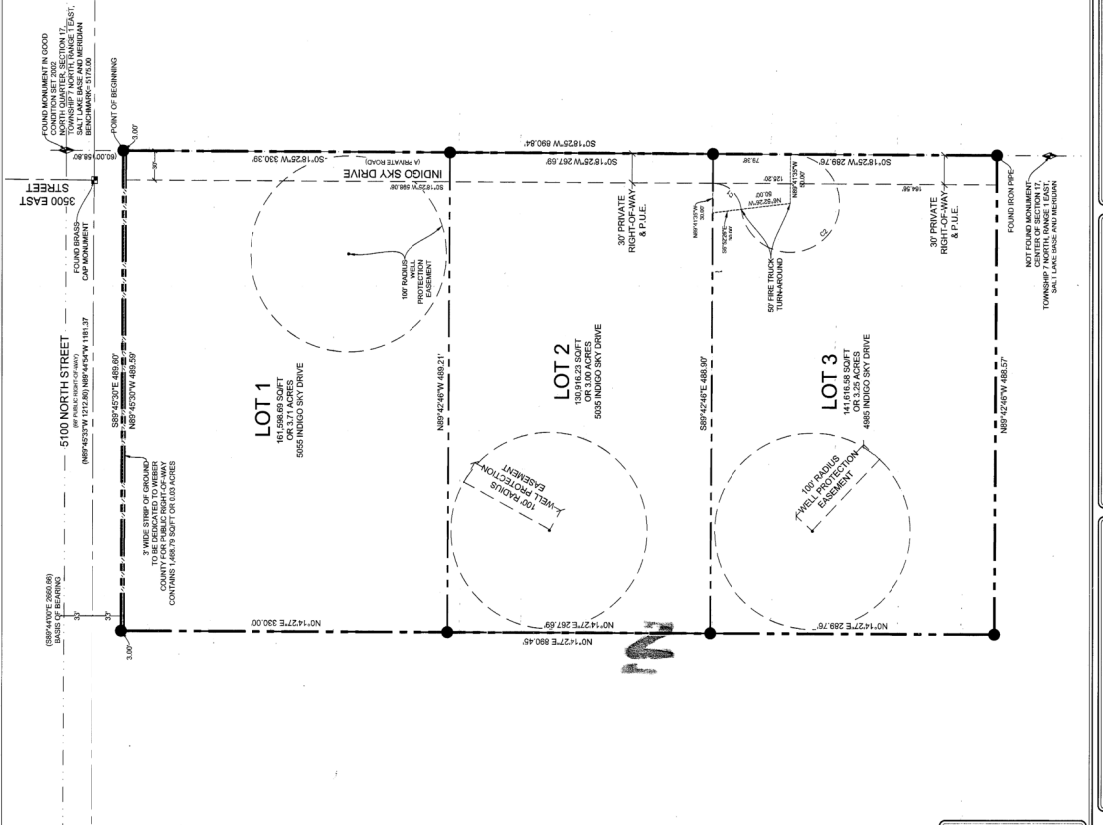
NOTES

1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT, UTAH CODE ANNOTATED, TITLE 73B, CHAPTER 2, PART 2.

2. REVISIONS TO THIS PLAN SHALL BE MADE BY THE SURVEYOR AND SHALL BE FILED WITH THE COUNTY CLERK'S OFFICE AND THE COUNTY RECORDER'S OFFICE.

3. REVISIONS TO THIS PLAN SHALL BE MADE BY THE SURVEYOR AND SHALL BE FILED WITH THE COUNTY CLERK'S OFFICE AND THE COUNTY RECORDER'S OFFICE.

4. REVISIONS TO THIS PLAN SHALL BE MADE BY THE SURVEYOR AND SHALL BE FILED WITH THE COUNTY CLERK'S OFFICE AND THE COUNTY RECORDER'S OFFICE.



FOUND MONUMENT IN GOOD CONDITION SET 2002 BY TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BENCHMARK: 5174.00

Curve #	Length	Radius	Delta	Chord
C1	43.36	30.00	82°49'09"	N41°33'06" W 38.89
C2	229.35	90.00	282°49'09"	S46°17'00" E 25.00

BOUNDARY DESCRIPTION

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THE COUNTY RECORDER'S OFFICE IS REQUESTED TO RECORDE THIS SURVEY PLAN.

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UTAH LAND SURVEYING, LLC

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
mls@utahlandsurveying.com
www.utahlandsurveying.com



WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE SURVEY, QUARTERS AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE TO THIS SURVEY AND TO THE PUBLIC AND AFFECT. SIGNED THIS 5th DAY OF December 2022.

Christina M. Erickson
WEBER COUNTY ATTORNEY

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS OF APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN IS SUBJECT TO THE APPROVAL OF THE PUBLIC AND AFFECT. SIGNED THIS 28th DAY OF November 2022.

CHARRMAY WEBER COUNTY COMMISSION

ATTEST:

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS PREVIOUSLY ESTABLISHED AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE THESE IMPROVEMENTS IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS 28th DAY OF November 2022.

CHARRMAY WEBER COUNTY COMMISSION

ATTEST:

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS PREVIOUSLY ESTABLISHED AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE THESE IMPROVEMENTS IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS 28th DAY OF November 2022.

CHARRMAY WEBER COUNTY COMMISSION

ATTEST:

WEBER COUNTY APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 28th DAY OF November 2022.

CHARRMAY WEBER COUNTY PLANNING COMMISSION

ATTEST: