

Wilson and Willson Subdivision
Weber County, Utah
A Part of the Northeast Quarter of Section 7,
Township 7 North, Range 1 East, Salt Lake Base & Meridian
November 2013

Northeast Corner of Sec. 7,
T7N, R1E, SLB&M, Found Weber
Co. Brass Cap Mon. 1993.

WEBER COUNTY SURVEYOR

I Herby 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 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.

Weber County Surveyor

WEBER-MORGAN HEALTH DEPARTMENT

I Herby 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 _____, 2013.

Weber-Morgan Health Department

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.

Weber County Attorney

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 Herby Approved and Accepted by the Commissioners of Weber County Utah.
Signed this _____ Day of _____, 2013.

Chairman, Weber County Commission

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duty Approved by the Weber County Planning Commission.
Signed this _____ Day of _____, 2013.

Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

I Herby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.
Signed this _____ Day of _____, 2013.

Weber County Engineer

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Herby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I Have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-25-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Herby Subdivided said Tract into Two (2) Lots, know Hereafter as Willson and Willson located in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands included in said Subdivision, Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the Ground, I Further Herby Certify that the Requirements of all Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.
Signed this _____ day of _____, 2013.



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHWEST CORNER OF LOT 2, WILLSON ESTATES SUBDIVISION RECORDED AS ENTRY NO. 2390767 IN THE OFFICE OF THE WEBER COUNTY RECORDER, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD LOCATED 1184.76 FEET SOUTH 88°06'30" WEST AND 777.16 FEET NORTH 33°49'24" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG THE BOUNDARY LINE OF THE NOW VACATED LOT 1 OF SAID WILLSON ESTATES SUBDIVISION THE FOLLOWING FOUR (4) COURSES; NORTH 33°49'24" WEST 854.13 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; (2) NORTH 87°19'43" EAST 763.97 FEET; (3) SOUTH 00°27'24" EAST 549.50 FEET TO AN ANGLE POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 2; AND (4) SOUTH 56°10'44" WEST 351.58 FEET TO THE POINT OF BEGINNING, CONTAINING 8.262 ACRES AND TWO LOTS.

OWNER'S DEDICATION AND CERTIFICATION

Know 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 lots and streets, as shown on this plat and name said tract Willson and Willson and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah code, without condition, restriction or reservation 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 the Governing Authority in witness we have here unto set our signature this _____ day of _____, 2013.

Jami Wilson Trustee of the Jami Wilson Living Trust

TRUST ACKNOWLEDGMENT

State of Utah
County of _____
On this _____ day of _____, 2013.
Trustee for the Jami Wilson Living Trust, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached owners dedication, and numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary public

WEBER COUNTY RECORDER

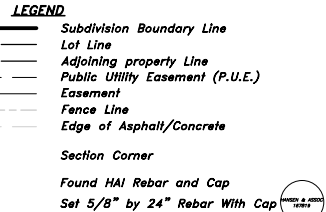
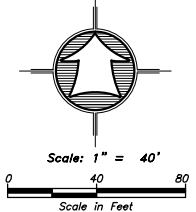
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

As domestic water is available for this location via Liberty Pipeline, a fire hydrant must be provided within 250 feet of the building lot prior to any new construction being done on the newly created lot 2.

APPROVED
WEBER FIRE DISTRICT
12/17/2013 2:35:47 PM

West Quarter Corner of Sec. 7,
T7N, R1E, SLB&M, Calculate
Position)

NARRATIVE
The Purpose of this Survey was to Establish and set the Property Corners of the Two Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Brad Wilson. This subdivision is the re-subdividing of Lot 1, Willson Estates Subdivision. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 7, Township 7 North, Range 1 East, S.L.B.&M. The basis of bearing is the East line of the Northeast Quarter of said Section which bears North 00°15'41" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.



Notes:
All Public Utility Easements (PUE) are 10.00 feet wide unless noted otherwise.

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture 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 agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision

Developer:
Brad Wilson
5626 North Fork Road
Liberty, Utah
(801) 726-0772

13-135 13-135v12 11/14/13
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