

**CARDON SUBDIVISION  
PART OF THE SOUTHWEST QUARTER OF SECTION 8,  
TOWNSHIP TOWNSHIP 6 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH, FEBRUARY 2014**

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY DO HEREBY 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 THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF CARDON SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER 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 \_\_\_\_\_, 2014

SIGNATURE

**NARRATIVE**

THIS SUBDIVISION PLAT WAS REQUESTED BY DOUGLAS J. & JANINE G. CARDON FOR THE PURPOSE OF CREATING A ONE LOT SUBDIVISION MAKING TAX PARCEL 210100028 A LEGAL BUILDING LOT, LOCATED IN UN-INCORPORATED WEBER COUNTY, UTAH. THE BASIS OF BEARING IS A LINE BETWEEN THE WITNESS MONUMENT TO THE WEST QUARTER CORNER OF SECTION 17, T6N, R2W AND THE WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SECTION 8, T6N, R2W AS SHOWN AND NOTED HEREON WHICH BEARS NORTH 00°30'41" EAST WEBER COUNTY, UTAH NORTH NAD 83, GRID BEARING.

**LOT 1 BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER BEING LOCATED NORTH 00°27'07" EAST 635.58 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID WEST LINE NORTH 00°27'07" EAST 1263.90 FEET TO THE SOUTH LINE OF TAX PARCELS 210060036; THENCE ALONG SAID SOUTH LINE SOUTH 89°32'53" EAST 1166.88 FEET TO THE WEST LINE OF TAX PARCELS 210100029 AND 210100025; THENCE ALONG SAID WEST LINE SOUTH 01°01'14" EAST 1316.76 FEET TO THE NORTH LINE OF TAX PARCELS 210100025 AND 210070001; THENCE ALONG SAID NORTH LINE NORTH 87°02'53" WEST 1201.86 FEET TO THE POINT OF BEGINNING, CONTAINING 35.05 ACRES.

**PUBLIC UTILITY AND ACCESS EASEMENT DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED NORTH 00°27'07" EAST 635.58 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND SOUTH 87°02'53" EAST 517.44 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG THE ARC OF A NON TANGENT 40.00 FOOT RADIUS CURVE 235.17 FEET, HAVING A CENTRAL ANGLE OF 330°51'40"; CHORD BEARS SOUTH 87°02'53" EAST 16.03 FEET; THENCE SOUTH 01°19'43" EAST 1350.03 FEET TO THE GRANTORS SOUTH PROPERTY LINE; THENCE ALONG SAID SOUTH PROPERTY LINE NORTH 88°36'13" WEST 16.02 FEET; THENCE NORTH 01°19'43" WEST 71.07 FEET; THENCE SOUTH 88°40'17" WEST 8.00 FEET; THENCE NORTH 01°19'43" WEST 30.00 FEET; THENCE NORTH 88°40'17" EAST 8.00 FEET; THENCE NORTH 01°19'43" WEST 427.77 FEET; THENCE SOUTH 88°40'17" WEST 10.00 FEET; THENCE NORTH 01°19'43" WEST 40.00 FEET; THENCE NORTH 88°40'17" EAST 10.00 FEET; THENCE NORTH 01°19'43" WEST 560.00 FEET; THENCE SOUTH 88°40'17" WEST 10.00 FEET; THENCE NORTH 01°19'43" WEST 40.00 FEET; THENCE NORTH 88°40'17" EAST 10.00 FEET; THENCE NORTH 01°19'43" WEST 181.63 FEET TO THE POINT OF BEGINNING.

**OWNER'S DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACK OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOT, AS SHOWN HEREON AND NAME SAID TRACK, CARDON SUBDIVISION. WE FURTHER GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR 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.

DOUGLAS J. & JANINE G. CARDON TRUST Date  
(DOUGLAS J. CARDON AS TRUSTEE)

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) S.S.  
COUNTY OF WEBER )

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014 personally appeared before me, the undersigned notary public, the signer of the above Owner's Dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC

My Commission expires \_\_\_\_\_



**WEBER - MORGAN HEALTH DEPARTMENT**

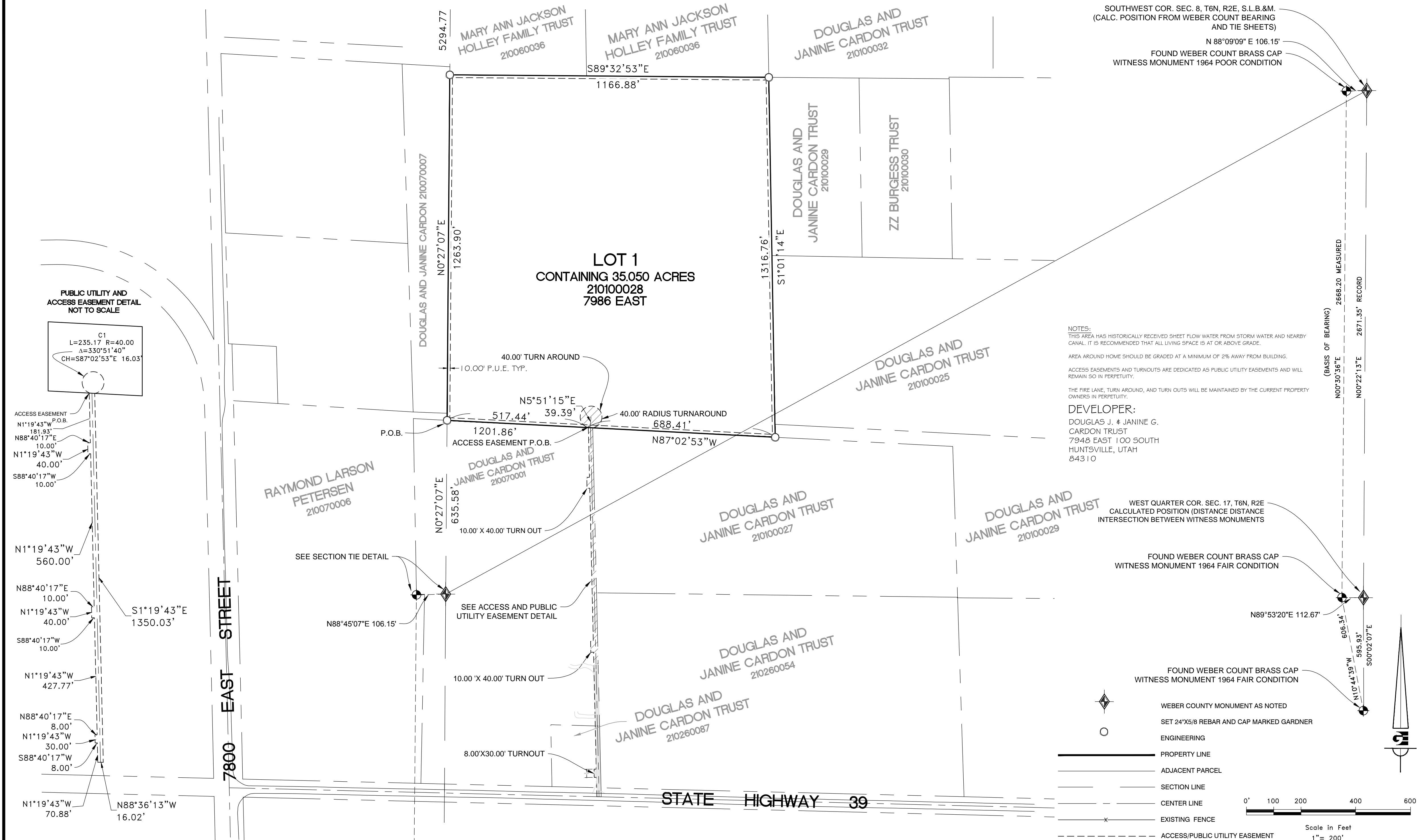
I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This \_\_\_\_\_ day of \_\_\_\_\_, 2014

Director Weber-Morgan Health Department

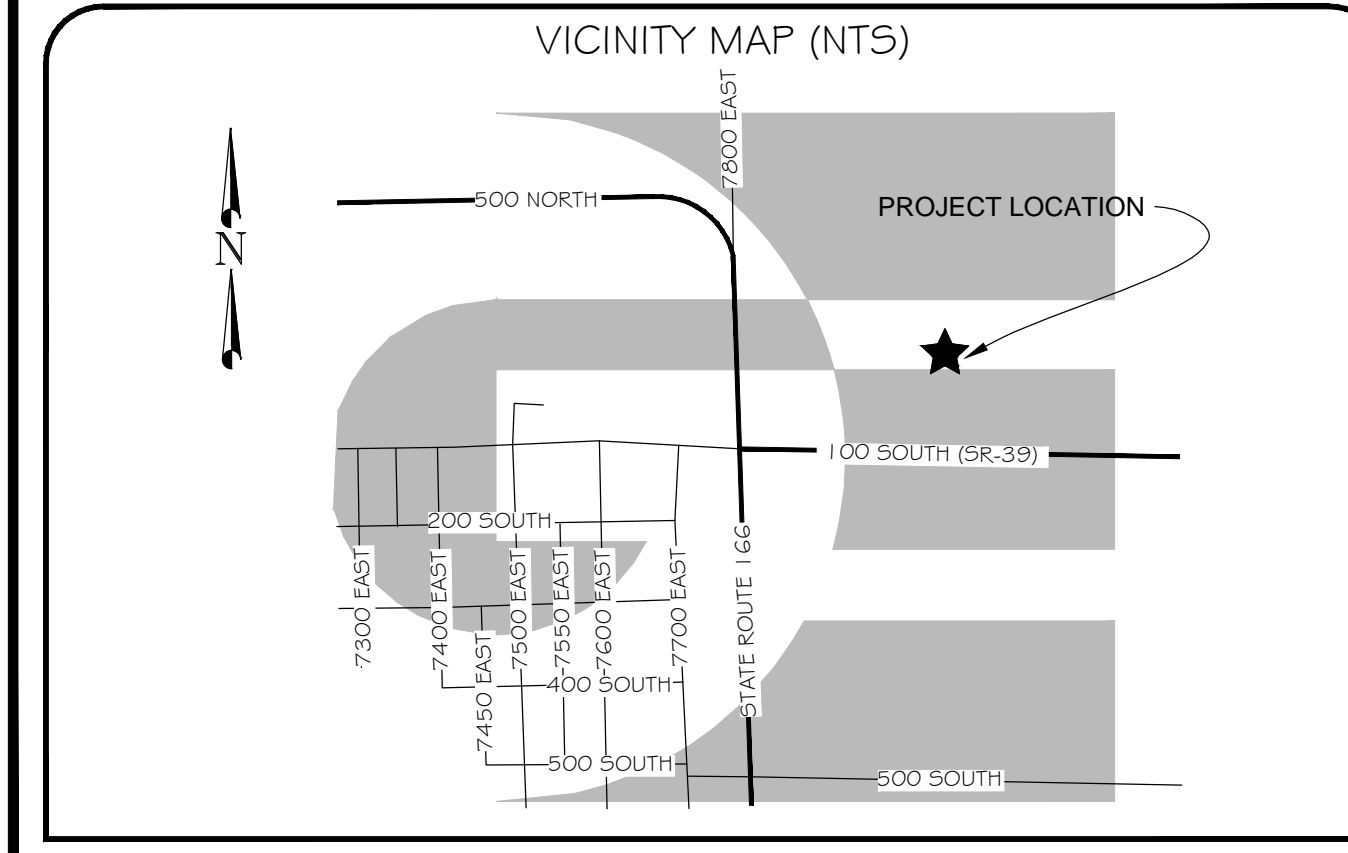
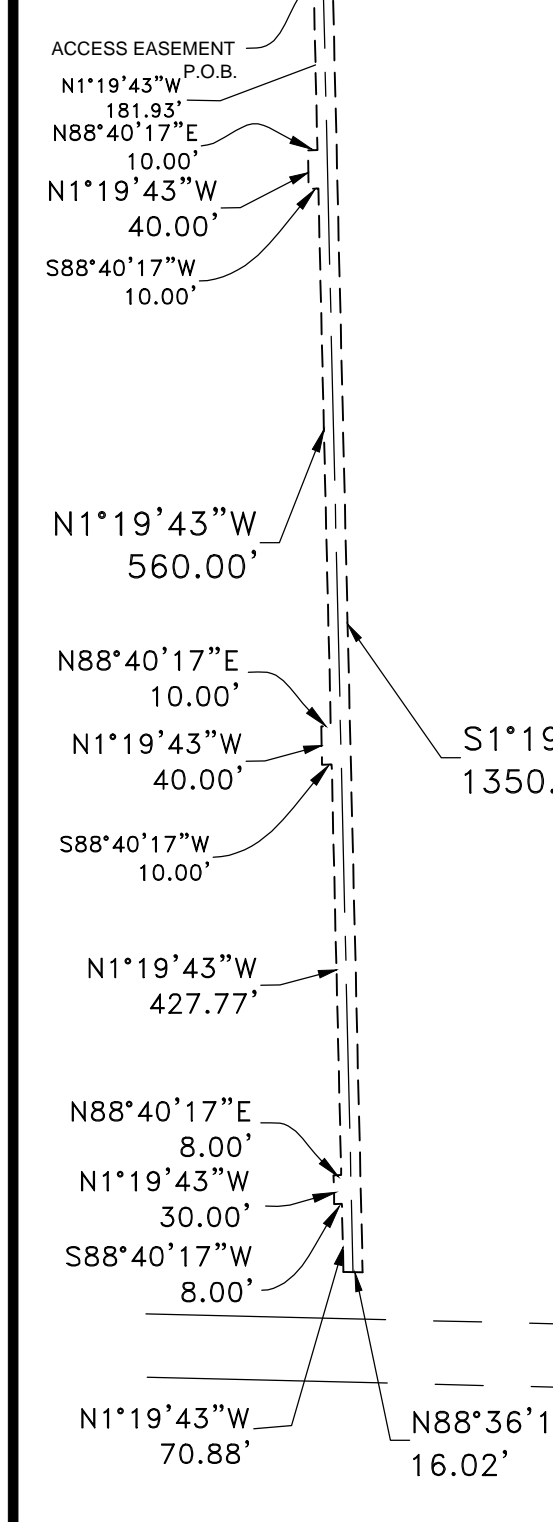
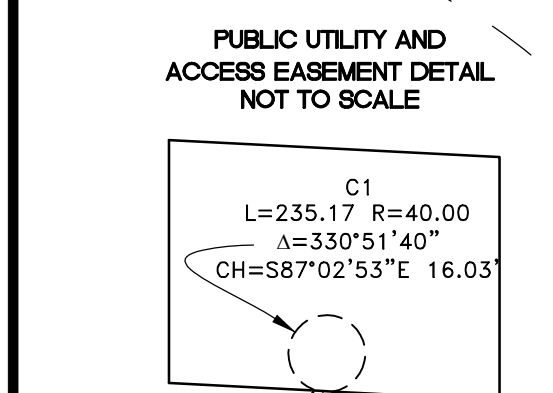
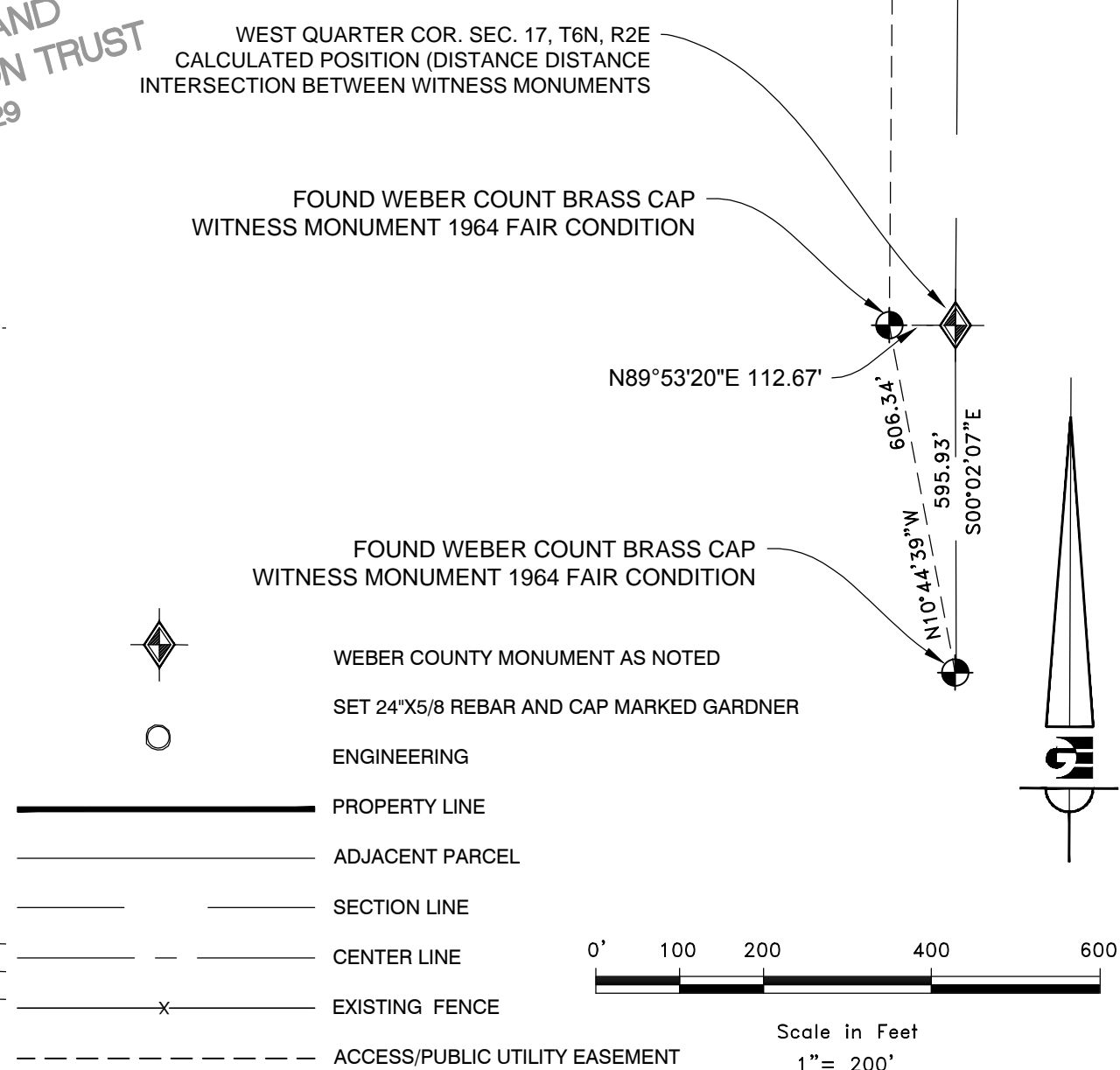
**COUNTY RECORDER**

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



**NOTES:**  
THIS AREA HAS HISTORICALLY RECEIVED SHEET FLOW WATER FROM STORM WATER AND NEARBY CANAL. IT IS RECOMMENDED THAT ALL LIVING SPACE IS AT OR ABOVE GRADE.  
AREA AROUND HOME SHOULD BE GRADED AT A MINIMUM OF 2% AWAY FROM BUILDING.  
ACCESS EASEMENTS AND TURNOUTS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS AND WILL REMAIN SO IN PERPETUITY.  
THE FIRE LANE, TURN AROUND, AND TURN OUTS WILL BE MAINTAINED BY THE CURRENT PROPERTY OWNERS IN PERPETUITY.

**DEVELOPER:**  
DOUGLAS J. & JANINE G. CARDON TRUST  
7948 EAST 100 SOUTH HUNTSVILLE, UTAH 84310



**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: \_\_\_\_\_

**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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

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

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

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