

CROSS RANCH SUBDIVISION

A PART OF THE N.W. QUARTER OF SECTION 7, T.6N., R.2E., S.L.B.&M.

WEBER COUNTY, UTAH

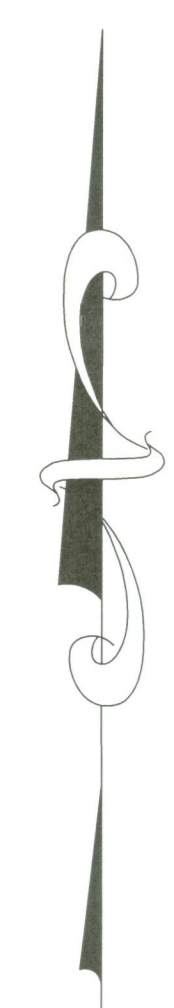
WHICH CORNER IS THIS?
 FND WEBER CO. MONUMENT
 PDDR COND. 1994

2654.74 PFC
 2654.70 meas
 S00°15'57"W
 BASIS OF BEARINGS
 UPON STOKER LANE
 PER WEBER CO.

WHICH CORNER IS THIS?
 FND BLM. BRASS
 CAP GOOD COND
 DATE?

S00°39'37"W
 2656.39

NORTHWEST CORNER
 SEC 7, T6N., R2E
 PER WEBER CO. RECORDS



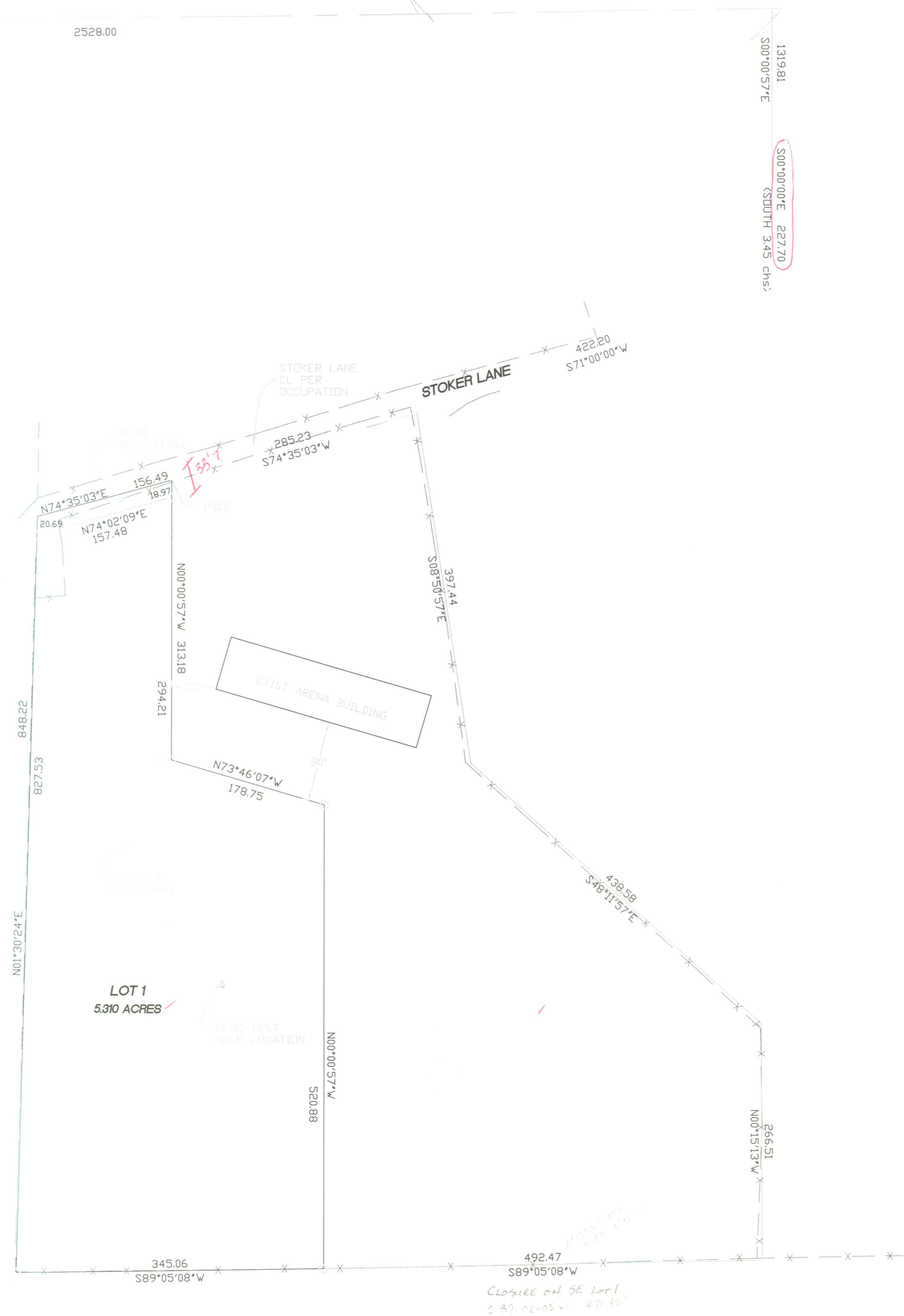
SCALE: 1" = 100'

⊙ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 172757

N89°14'20"E 2528.00

NORTH 1/4 CORNER
 SEC 7, T6N., R2E
 PER WEBER CO. RECORDS

1319.81
 S00°00'57"E



① BOUNDARY DESL (TIE CALLS) AND PLAT CALLS DO NOT MATCH - PLEASE VERIFY

③ REQUIRED P.U.E.'s (FEET) SEE PLANNING

SURVEYORS CERTIFICATE

I, DOUG L. GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 89, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF CROSS RANCH SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____ 20__

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 HEREIN AND NAME SAID TRACT CROSS RANCH SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES PERMANENTLY, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY, STORM WATER DETENTION POND, 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 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 _____ DAY OF _____ 20__

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER)

ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT SOUTH 00°00'57" EAST 1319.81, (SOUTH 00°00'57" EAST 227.70 FEET, SOUTH 71°00'00" WEST 422.20 FEET AND SOUTH 74°35'03" WEST 285.23 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 00°00'57" EAST 313.18 FEET; THENCE SOUTH 73°46'07" EAST 178.75 FEET; THENCE SOUTH 00°00'57" EAST 520.88 FEET; THENCE SOUTH 89°05'08" WEST 345.06 FEET; THENCE NORTH 01°30'24" EAST 848.22 FEET; THENCE NORTH 74°35'03" EAST 156.49 FEET TO THE POINT OF BEGINNING.
 CONTAINS 5.378 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION FOR CONSTRUCTION OF A NEW HOME. THE EXISTING FENCES ARE A REASONABLE FIT TO THE DIMENSIONS OF THE PARCEL AND WERE GENERALLY ACCEPTED ALONG THE EAST LINE OF THE PARENT PARCEL. IN A DISCUSS BY EVIDENCE THE FENCES ARE SHOWN BUT ARE NOT IN AGREEMENT WITH THIS SURVEYS LOCATION. IN SOME AREAS OLD LONG STANDING FENCES ALONG THE SOUTH AND WEST LINES HAVE BEEN ACCEPTED AND ARE IN AGREEMENT WITH ALL OTHER DATA AND OTHER SURVEYS IN THE AREA AS BEING AS CAN BE DETERMINED WITH THE LACK OF MONUMENTATION IN THIS SECTION THE NORTH LINE IS SET BY DEED AND ROAD DEDICATION FOR STOKER LANE DETERMINED BY CURRENT DATA. THE LINE AREA THE FRONTAGE BUT I WOULD ANTICIPATE A 10 FOOT NEAR THE NORTHEAST CORNER OF THE PARENT PARCEL AS THE LINE DEVELOPER'S BASIS OF BEARING IS UTAH STATE PLUMB LINE BEARING AS DETERMINED BY WEBER COUNTY.

DEVELOPER:
 WITT CROSS
 1555 S 8900 E
 HUNTSVILLE, UT 84317

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W., #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506	
CLIENT: WIT CROSS	WEBER COUNTY RECORDER
LOCATION: PART OF NE 1/4 SEC 7, T6N, R2E., S.L.B.M.	ENTRY # _____ FEE _____
SURVEYED: MARCH 2012	FILED FOR RECORD & RECORDED
REVISIONS:	THIS _____ DAY OF _____ 20__
05-29-12	AT _____ IN BOOK _____ OF _____
06-12-12	PAGE _____
DRAWN BY: DLG	WEBER COUNTY RECORDER
CHECKED BY:	BY _____ DEPUTY
DATE: 03-30-12	
FILE: 3271SUB	

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, FENCE WITHIN AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE SUITABLE FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____ 20__

 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, FENCE WITHIN AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE SUITABLE FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____ 20__

 DIRECTOR, WEBER COUNTY HEALTH DEPARTMENT

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S PLAT AND RECORDS THIS PLAT FOR MATHEMATICAL CONFORMANCE AND HARMONY WITH THE RECORDS OF THE SECTION CORNER DATA AND FOR HARMONY WITH THE RECORDS AND MONUMENTS ON RECORD IN COUNTY RECORDS. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY ENGINEER DOES NOT RELIEVE THE LICENSED SURVEYOR AND EXCLUDED THIS PLAT FROM THE LIABILITY OF THE COUNTY ENGINEER'S AND/OR LIABILITY ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____ 20__

 SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S PLAT AND RECORDS THIS PLAT FOR MATHEMATICAL CONFORMANCE AND HARMONY WITH THE RECORDS OF THE SECTION CORNER DATA AND FOR HARMONY WITH THE RECORDS AND MONUMENTS ON RECORD IN COUNTY RECORDS. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED SURVEYOR AND EXCLUDED THIS PLAT FROM THE LIABILITY OF THE COUNTY SURVEYOR'S AND/OR LIABILITY ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____ 20__

 SIGNATURE

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 THEREIN AND NOW IN FORCE AND AFFECT.

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, THEREIN ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____ 20__

 TITLE CHAIRMAN, WEBER COUNTY COMMISSION