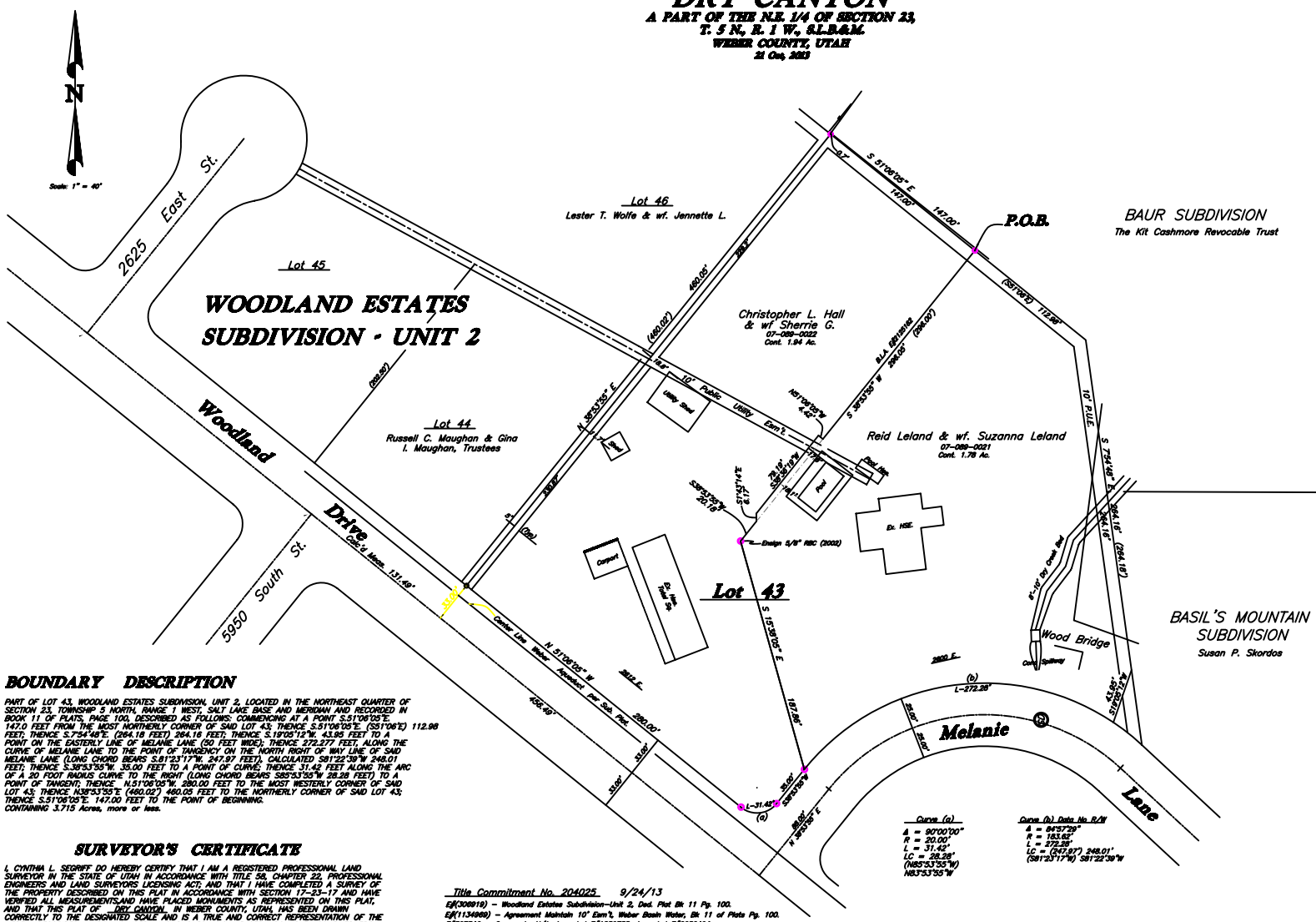
DRY CANYON

A PART OF THE N.E. 1/4 OF SECTION 23,
T. 5 N., R. 1 W., S.L.B.&M.
WEBER COUNTY, UTAH
21 Oct, 2013



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 ON THE PLAT AND NAME SAID TRACT DRY CANYON AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20

_____ _____
Trustee–Christopher L. Hall Trustee–Sherrie G. Hall
Christopher L. and Sherrie G. Hall Family Trust, dated July 21, 2002

_____ _____
Reid Leland Suzanna Leland

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH }
ss
COUNTY OF WEBER }

ON THIS _____ DAY OF _____, 20

PERSONALLY APPEARED _____, AND

_____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

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 _____, 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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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 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

_____ _____
TITLE
_____ _____
CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

BOUNDARY DESCRIPTION

PART OF LOT 43, WOODLAND ESTATES SUBDIVISION, UNIT 2, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RECORDED IN BOOK 11 OF PLATS, PAGE 100, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT S.51°06'05"E. 147.0 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 43; THENCE S.51°06'05"E. (S51°06'E) 112.98 FEET; THENCE S.7°54'48"E. (264.18 FEET) 264.18 FEET; THENCE S.19°05'12"W. 43.95 FEET TO A POINT ON THE EASTERLY LINE OF MELANIE LANE (80 FEET WIDE); THENCE 272.277 FEET, ALONG THE CURVE OF MELANIE LANE TO THE POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF SAID MELANIE LANE (LONG CHORD BEARS S.81°23'17"W. 247.97 FEET), CALCULATED S81°22'39"W 248.01 FEET; THENCE S.38°53'55"W. 35.00 FEET TO A POINT OF CURVE; THENCE 31.42 FEET ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS S85°53'55"W 28.28 FEET) TO A POINT OF TANGENT; THENCE N.51°06'05"W. 280.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 43; THENCE N38°53'55"E (480.02') 480.05 FEET TO THE NORTHERLY CORNER OF SAID LOT 43; THENCE S.51°06'05"E. 147.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.715 Acres, more or less.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFF 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 LICENSING ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS,AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF DRY CANYON 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 RECORDER'S 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 COMPIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)

Title Commitment No. 204025 9/24/13

E#(306919) – Woodland Estates Subdivision–Unit 2, Ded. Plat Bk 11 Pg. 100.
E#(1134969) – Agreement Maintain 10' Eas't, Weber Basin Water, Bk 11 of Plats Pg. 100.
E#307346 – Covenants–N/A, Amended E#1859755, Amended E#2050494
E#(2057087) – Notice of Boundary Line Agreement
E#(2098087) – E#2125182 Boundary Line Agreement
E#(2597605) – E#2354410 Reid & Suzanne Leland
E#2589132 – Hall Family Trust
E#2589132 – Hall Family Trust

NARRATIVE

The Purpose of this Survey was to Combine two separated Parcels, of Lot 43 of Woodland Estates Subdivision–Unit 2, that had been separately described without complying with the Weber County Subdivision Ordinance.

The Leland Parcel 07-089-0021, and the Hall Parcel 07-089-0022, of the Weber County Records, have been asked to Submit a Subdivision Plat in order for both Parcels to become incompliance with the current Weber County Subdivision Ordinance.

Basis of Bearings is per the Recorded Subdivision Plat, of Woodland Estates Subdivision–Unit 2, and is based on found Weber County Surveyors Brass Cap Monuments and as shown per this Plat.

DEVELOPER: Sherrie Hall

LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT.

NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

-x-x- EXISTING FENCES.

⊙ FND. CLS REBAR & CAPS.

○ (2002 Survey) Ensign 5/8" Rebar/Cap

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS_____ DAY OF_____ 20

_____
COUNTY SURVEYOR

COUNTY RECORDER

ENTRY No._____ FEE PAID_____
FILED FOR RECORD AND RECORDED:
_____19____, AT _____
IN BOOK _____PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR:

COUNTY RECORDER:

BY:

PREPARED BY
C.L.S., Inc.
610 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 CLSCLN@AOL.COM