

WIDDISON SUBDIVISION


A PART OF THE SE 1/4 OF SECTION 6, T.5N., R.2W., S.L.B. and M.

WEBER COUNTY, UTAH.

JUNE, 1999

SURVEYORS CERTIFICATE

I, DOUG L. GRAHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF WIDDISON 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 RECORDS AND WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE PREMISES AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND DEPTH REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 17th DAY OF SEPTEMBER 1999
 P.L.S. # 172757



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 WIDDISON SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LOTS BEING OFFERED 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 CHANNELS IN THEIR NATURAL STATE, WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING DEDICATED TO ANY SUCH EASEMENTS.

SIGNED THIS 17th DAY OF SEPTEMBER 1999
 Chad Widdison, Michael Cox, Tara Widdison, Tara Widdison

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF WEBER
 ON THIS 17th DAY OF SEPTEMBER 1999, I, DOUG L. GRAHAM, A PROFESSIONAL LAND SURVEYOR, 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.

2-216-2001
 commission expires


BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT NORTH 89°38'14" WEST 2039.42 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6, AND RUNNING THENCE NORTH 89°38'14" WEST 151.94 FEET; THENCE NORTH 01°47'04" EAST 306.40 FEET; THENCE SOUTH 89°38'14" EAST 144.27 FEET; THENCE SOUTH 02°16'48" WEST 306.40 FEET TO THE POINT OF BEGINNING.
 CONTAINS 1.05 ACRES.

REMAINDER PARCEL #1

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT NORTH 89°38'14" WEST 1388.42 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6, AND RUNNING THENCE NORTH 89°38'14" WEST 85.0 FEET; THENCE NORTH 02°16'48" EAST 306.40 FEET; THENCE NORTH 89°38'14" WEST 144.27 FEET; THENCE NORTH 01°47'04" EAST 1010.83 FEET; THENCE SOUTH 89°38'14" EAST 783.44 FEET; THENCE SOUTH 00°56'16" WEST 1330.44 FEET TO THE POINT OF BEGINNING.
 CONTAINS 22.98 ACRES.

PARCEL #2


A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT NORTH 89°38'14" WEST 1388.42 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6, AND RUNNING THENCE NORTH 00°56'16" EAST 1320.44 FEET; THENCE SOUTH 89°38'14" EAST 657.12 FEET; THENCE SOUTH 02°16'48" WEST 11.23 FEET; THENCE SOUTH 24°59'31" WEST 111.23 FEET; THENCE SOUTH 26°16'13" WEST 313.97 FEET; THENCE SOUTH 28°50'02" WEST 73.13 FEET; THENCE SOUTH 68°52'43" WEST 11.41 FEET; THENCE SOUTH 25°59'31" WEST 118.21 FEET; THENCE SOUTH 31°20'50" WEST 63.23 FEET; THENCE SOUTH 89°44'45" WEST 10.86 FEET; THENCE SOUTH 27°48'26" WEST 34.42 FEET; THENCE SOUTH 42°13'37" WEST 15.23 FEET; THENCE SOUTH 02°16'48" WEST 144.27 FEET; THENCE SOUTH 02°16'48" WEST 306.40 FEET TO THE POINT OF BEGINNING.
 CONTAINS 9.82 ACRES.

WEBER-MORGAN HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE SOIL, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF 19____
 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER
 ENTRY 1162757 FILE #82-80
 FILED FOR RECORD & RECORDED
 THIS 17th DAY OF SEPTEMBER 1999
 AT SALT LAKE CITY, UTAH
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LANDMARK SURVEYING
 A COMPLETE SURVEYING SERVICE
 2485 GRANT AVE. SUITE 318-B OGDEN, UTAH 84201
 PH 467-4014

CLIENT: CHAD WIDDISON
 LOCATION: SE 1/4 SEC. 6, T5N., R2W., S.L.B. & M.
 SURVEYED: NOV. 1988
 DATE: JUNE 11, 1999
 FILE: 2047PW
 SURVEYOR: DOUG L. GRAHAM
 BY: 
 DEPUTY

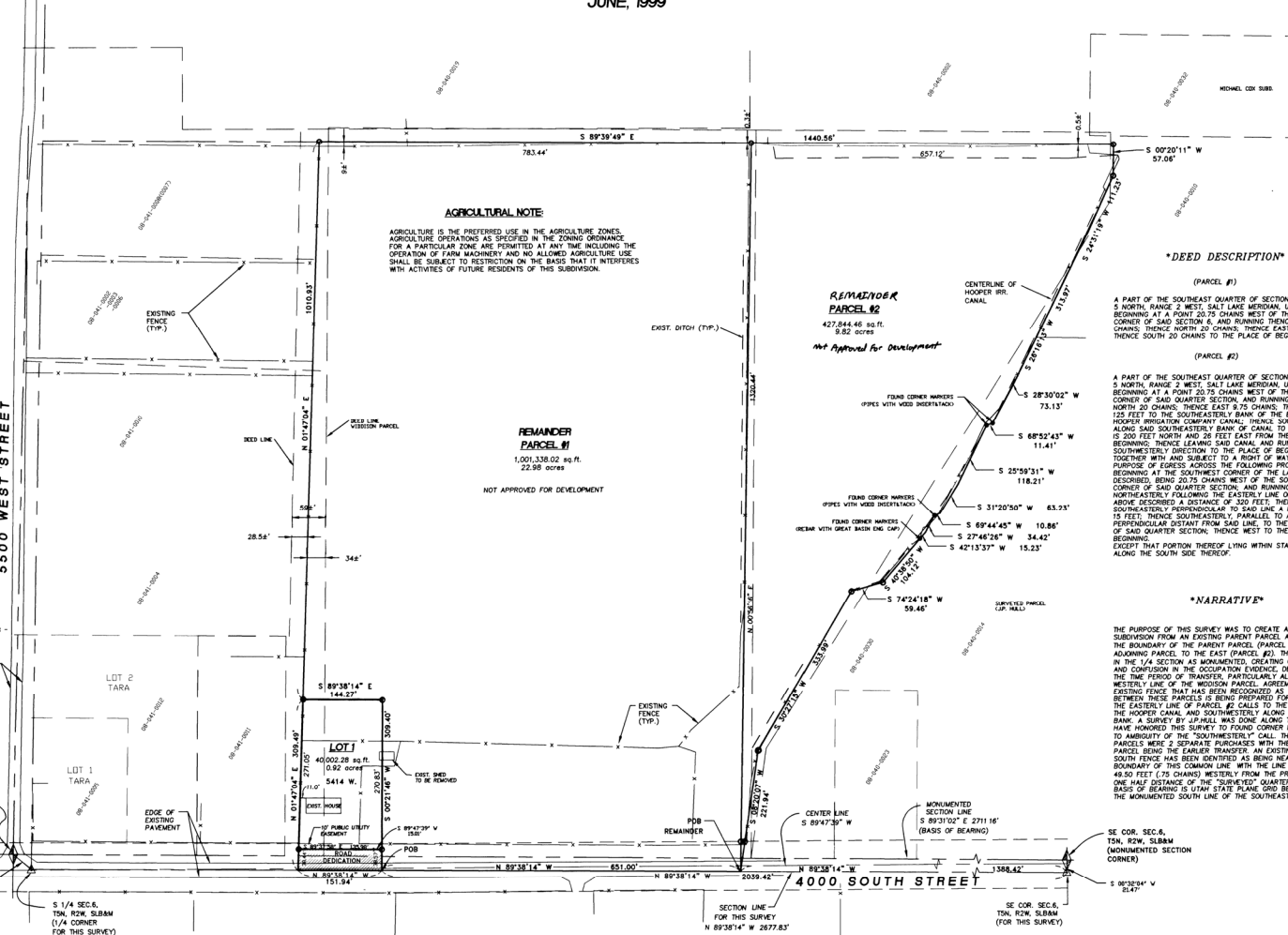
AGRICULTURAL NOTE:
 AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

REMAINDER PARCEL #2
 427,844.46 sq. ft.
 9.82 acres
 Not Approved for Development

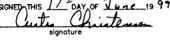
REMAINDER PARCEL #1
 1,001,338.02 sq. ft.
 22.98 acres
 NOT APPROVED FOR DEVELOPMENT

DEED DESCRIPTION
 (PARCEL #1)
 A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, US SURVEY, BEGINNING AT A POINT 20.75 CHAINS WEST OF THE SOUTHWEST CORNER OF SAID SECTION 6, AND RUNNING THENCE NORTH 20 CHAINS, THENCE EAST 9.75 CHAINS, THENCE NORTH 125 FEET TO THE SOUTHWESTERLY BANK OF THE BRANCH OF HOOPER IRRIGATION COMPANY CANAL, THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY BANK OF CANAL TO A POINT WHICH IS 200 FEET NORTH AND 26 FEET EAST FROM THE PLACE OF BEGINNING, THENCE LEAVING SAID CANAL, AND RUNNING IN A SOUTHWESTERLY DIRECTION TO THE PLACE OF BEGINNING TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY FOR PURPOSE OF EGRESS ACROSS THE FOLLOWING PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF THE LAND ABOVE DESCRIBED, BEING 20.75 CHAINS WEST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTHEASTERLY FOLLOWING THE EASTERLY LINE OF SAID LANDS ABOVE DESCRIBED A DISTANCE OF 350 FEET, THENCE SOUTHWESTERLY PERPENDICULAR TO SAID LINE A DISTANCE OF 15 FEET, THENCE SOUTHWESTERLY, PARALLEL TO AND 18 FEET PERPENDICULAR DISTANT FROM SAID LINE, TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST TO THE PLACE OF BEGINNING, EXCEPT THAT PORTION THEREOF LYING WITHIN STATE ROAD ALONG THE SOUTH SIDE THEREOF.

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION FROM AN EXISTING PARCEL AND ESTABLISH THE BOUNDARY OF THE PARENT PARCEL (PARCEL #1) AND OF AN ADJOINING PARCEL, TO THE EAST (PARCEL #2). THERE IS EXCESS IN THE 1/4 SECTION AS MONUMENTED, CREATING GAPS IN DEEDS AND CONVEYANCE IN THE OCCUPATION EVIDENCE, OCCURRING ON THE TIME PERIOD OF TRANSFER, PARTICULARLY ALONG THE WESTERLY LINE OF THE WIDDISON PARCEL. AGREEMENTS TO AN EXISTING FENCE THAT HAS BEEN RECOGNIZED AS THE BOUNDARY BETWEEN THESE PARCELS IS BEING PROVIDED FOR RECORDING. THE EASTERLY LINE OF PARCEL #2 CALLS TO THE EAST BANK OF THE HOOPER CANAL, AND SOUTHWESTERLY ALONG THE EAST BANK. A SURVEY BY J.P. HALL WAS DONE ALONG THE LINE AND I HAVE MONUMENTED THIS POINT FOR CORNER MARKERS DUE TO AMBIGUITY OF THE "SOUTHWESTERLY" CALL THE WIDDISON PARCEL'S WERE 2 SEPARATE PURCHASES WITH THE WESTERLY PARCEL BEING THE EARLIER TRANSFER. AN EXISTING NORTH SOUTH FENCE HAS BEEN IDENTIFIED AS BEING NEAR THE BOUNDARY OF THIS COMMON LINE WITH THE LINE BEING SET 150 FEET (7.5 CHAINS) WESTERLY FROM THE PROPORTIONATE ONE-HALF DISTANCE OF THE "SOUTHWESTERLY" QUARTER SECTION LINE. BEING OF BEARING UTM EAST 16° PLANE 090° BEARING TO THE MONUMENTED SOUTH LINE OF THE SOUTHWEST QUARTER.



SCALE 1" = 100'
 O-SET 5/8" X 1/2" REBAR MARKED 172757


WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.
 SIGNED THIS 17th DAY OF June 19 99


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 THERE TO AND NOW IN FORCE AND EFFECT.
 SIGNED THIS _____ DAY OF _____ 19____

 signature

HOOPER TOWNSHIP WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER-MORGAN HOOPER TOWNSHIP PLANNING COMMISSION ON THE 22nd DAY OF _____ 19____

 Julie C. Barker
 For Chairman

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF THE SUBDIVISION, THIS SUBDIVISION PLAT AND LEGAL DESCRIPTION AND FIND THEM TO BE CORRECT AND AGREE WITH THE LINES AND DISTANCES SHOWN ON THIS SUBDIVISION PLAT.
 SIGNED THIS 17th DAY OF SEPTEMBER 19 99


WEBER COUNTY COMMISSION
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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 _____ 19____

 ATTEST:
 TITLE: CHAIRMAN, WEBER COUNTY COMMISSION