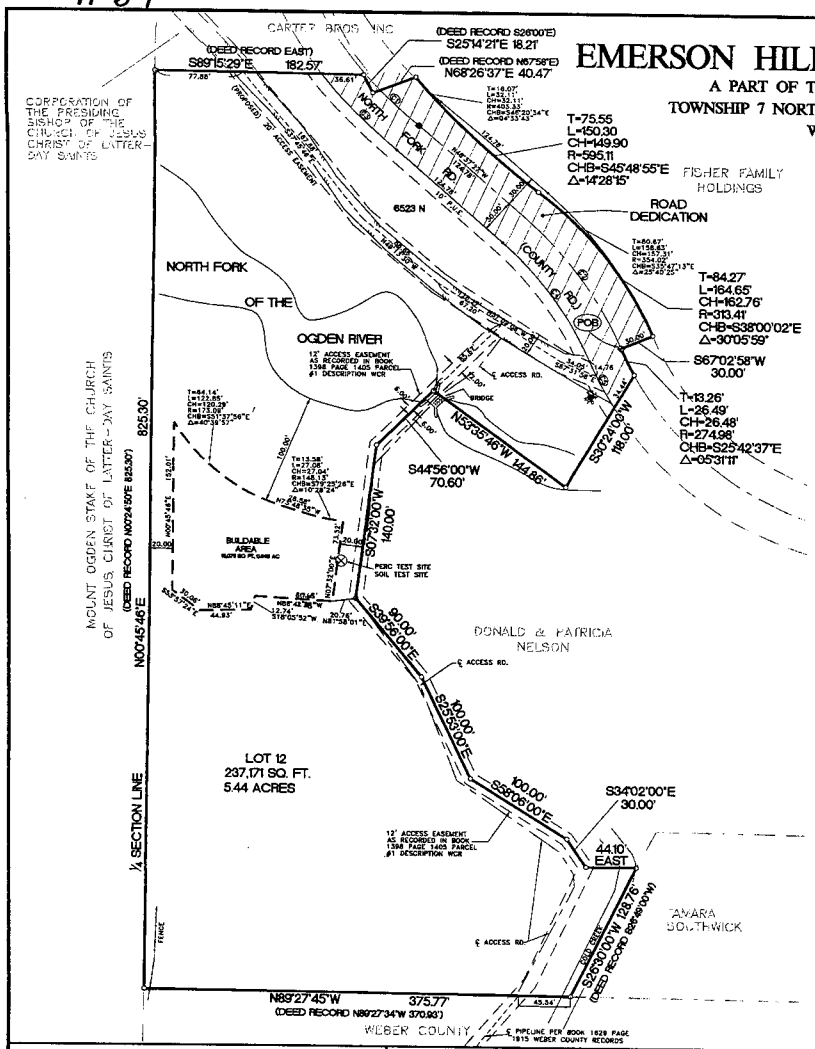
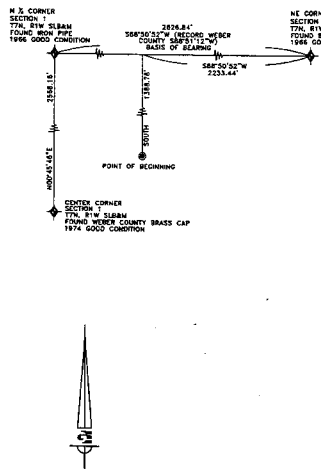
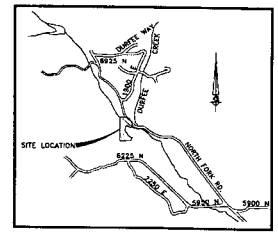
11-69

EMERSON HILLS SUBDIVISION PHASE 3

A PART OF THE NORTHEAST 1/4 OF SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER 2008







VICINITY MAP

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	46.86	433.33	23.45	06°11'46"	S45°31'33"E	46.84
C2	145.19	324.02	73.83	25°40'25"	S35°47'14"E	143.88
C3	95.10	463.33	47.72	11°42'35"	S42°44'29"E	94.93
C4	131.75	294.02	67.00	25°40'25"	S35°47'14"E	130.65
C5	47.19	304.95	23.64	8°51'39"	S27°25'01"E	47.15

NARRATIVE:

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF RADFORD HILLS CORP. FOR THE PURPOSE OF CREATING A SUBDIVISION AND A 20' ACCESS EASEMENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS. BOUNDARIES FOR THE PLAT WERE ESTABLISHED FROM PLATS IN THIS QUARTER SECTION. (BASIS OF BEARING FROM NORTH ¼ CORNER SECTION 1, T7N, R1W, SLB&M 2626.84' N88°50'32"E TO NE CORNER OF SAID SECTION 1.) THE EAST PROPERTY LINE FROM CALL 4 THROUGH CALL 8 WAS HELD FROM WARRANTY DEED AS RECORDED IN BOOK 1398 PAGE 1405 IN PARCEL #1 DESCRIPTION WCR CALLING TO CENTERLINE OF 12' ACCESS EASEMENT WHICH MATCHES CALLS FROM NELSON'S DESCRIPTION ON PARCEL TO EAST WHICH DESCRIBES THE CENTERLINE AND THE 12' ACCESS EASEMENT. THE SOUTHEASTERLY LINE BETWEEN THIS LOT AND THE SOUTHWICK PARCEL IS ALONG THE CENTERLINE OF COLD CREEK. THE NORTHEASTERLY LINE IS ALONG THE NORTHEASTERLY R.O.W. LINE OF NORTH FORK ROAD AS REESTABLISHED BY WEBER COUNTY SURVEYOR.

NOTES:

1. LOCATION OF CENTERLINE STREET MONUMENT TO BE SET UPON COMPLETION OF ROAD IMPROVEMENTS. DESIGNATED BY: ⊕
2. 2" ø5 REBAR AND CAP TO BE SET AT EXTERIOR BOUNDARY CORNERS (NOT AT INTERIOR PHASE LINES)
3. A NEW BRIDGE WILL BE CONSTRUCTED PER WEBER COUNTY SPECIFICATIONS AT THE TIME OF BUILDING CONSTRUCTION.

SEE RECORD OF SURVEY # 004129

DEVELOPER:
RADFORD HILLS CORP.
EDWARD E. RADFORD
1568 CONNECTICUT DR.
SALT LAKE CITY, UT 84103
(801) 201-6347

SURVEYOR'S CERTIFICATE

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING OF THE STATE OF UTAH ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. MONUMENTS WILL BE PLACED AS REPRESENTED ON THE PLAT. EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

PROFESSIONAL LAND SURVEYOR No. 154270 KEN E. GARDNER STATE OF UTAH

9/10/08
DATE

SIGNATURE OF U.L.S.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 1, T7N, R1W, S.L.B.&M., U.S. SURVEY.		
BEGINNING AT A POINT ON THE CENTERLINE OF NORTH FORK ROAD THAT IS S 88°50'52" W 2233.44 FEET ALONG THE NORTH LINE OF SAID SECTION 1, AND SOUTH 1398.78 FEET TO A POINT ON THE CENTERLINE OF NORTH FORK ROAD AND THE POINT OF BEGINNING; THENCE		
SOUTHEASTERLY	26.49 FEET	ALONG A CURVE TO THE LEFT TO A NON-TANGENT LINE,
		T=13.26, CH=26.48, R=274.98, CHB=S25°42'37"E,
		Δ=05°31'11", THENCE
S 30°24'00" W	118.00 FEET	THENCE
N 53°35'46" W	144.86 FEET	TO THE NORTHWESTERLY CORNER OF NELSON PROPERTY; THENCE
		ALONG THE CENTERLINE OF A 12' R.O.W. AND THE NELSON
		PROPERTY FOR THE NEXT 8 COURSES.
S 44°56'00" W	70.60 FEET	THENCE
S 07°32'00" W	140.00 FEET	THENCE
S 39°55'00" E	90.00 FEET	THENCE
S 25°55'00" E	100.00 FEET	THENCE
S 58°06'00" E	100.00 FEET	THENCE
S 34°02'00" E	30.00 FEET	THENCE
EAST	44.10 FEET	TO THE WESTERLY LINE OF THE TAMARA SOUTHWICK PROPERTY;
		THENCE
S 26°30'00" W	128.76 FEET	ALONG SAID WESTERLY PROPERTY LINE AND THE CENTER OF COLD
		CREEK; THENCE
N 89°27'45" W	375.77 FEET	TO THE 1/4 SECTION LINE OF SECTION 1; THENCE
N 00°45'46" E	825.30 FEET	ALONG SAID 1/4 SECTION LINE; THENCE
S 89°15'29" E	182.57 FEET	ALONG THE SOUTH LINES OF CARTER BROS. SUBDIVISION AND
		CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS
		CHRIST OF LATTER-DAY SAINTS PROPERTIES; THENCE
S 25°14'21" E	18.21 FEET	THENCE
N 68°26'37" E	40.47 FEET	TO A POINT ON THE WESTERLY LINE OF FISHER FAMILY HOLDINGS
		PROPERTY, SAID POINT BEING ON A NON-TANGENT CURVE TO THE
		LEFT; THENCE ALONG FISHER FAMILY HOLDINGS PROPERTY
SOUTHEASTERLY	150.30 FEET	ALONG SAID CURVE TO A REVERSE CURVE TO THE RIGHT,
		T=75.55, CH=149.90, R=595.11, CHB=S45°48'55"E, Δ=14°28'15";
		THENCE
SOUTHEASTERLY	164.65 FEET	ALONG SAID CURVE TO A NON-TANGENT LINE,
		T=84.27, CH=162.76, R=313.41, CHB=S38°00'02"E,
		Δ=30°05'59"; THENCE
S 67°02'58" W	30.00 FEET	TO THE POINT OF BEGINNING.
		CONTAINS: 257,041 SQ. FT. 5.90 ACRES

OWNER'S SUBDIVISION DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN HEREON AND NAME SAID TRACT

EMERSON HILLS SUBDIVISION PHASE 3

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED THEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY 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 GOVERNING AUTHORITY WITH NO BUILDING OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

AND DO HEREBY GRANT TO PRIVATE USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED THEREON AS 20' ACCESS EASEMENT TO BE USED FOR ACCESS TO THE PROPERTY OWNED BY THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS.

SIGNED THIS 19th DAY OF September 2008.

Edward E. Radford

RADFORD HILLS CORP.
EDWARD E. RADFORD, PRESIDENT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 14 DAY OF October 2008

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 SIMILAR PLATS IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT OF THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 25th DAY OF September 2008

SIGNATURE

WEBER-MORGAN HEALTH DEPT.

I HEREBY 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 10 DAY OF October 2008

Michele Gladwell

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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 14 DAY OF October 2008

Jan M. Commissioner

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: Clerk/Auditor

ATTEST: [signature]

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) SS

ON THIS 19th DAY OF Sept 2008, PERSONALLY APPEARED BEFORE ME EDWARD E. RADFORD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF RADFORD HILLS CORP., AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

JUDY SHUPE
NOTARY PUBLIC • STATE of UTAH
5875 So. Adams Ave. Pkw 200
Ogden, Utah 84405
COMM. EXP. 06-13-2011

Judy Shupe

NOTARY PUBLIC

STAMP

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 _____ 2008

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 10th DAY OF October 2008

Curtis Christensen

SIGNATURE

Prepared By:

Gardner Engineering
5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405
(801)476-0202

COUNTY RECORDER

ENTRY NO. 2365604 FEE PAID $30.00 FILED FOR RECORD AND RECORDED 14-OCT-08 AT 1:20 PM IN 60 BOOK OF OFFICIAL RECORDS, PAGE 11 RECORDED FOR RADFORD HILLS CORP

ERNEST D. ROWLEY
COUNTY RECORDER
BY: KARLA LITTLE
DEPUTY

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