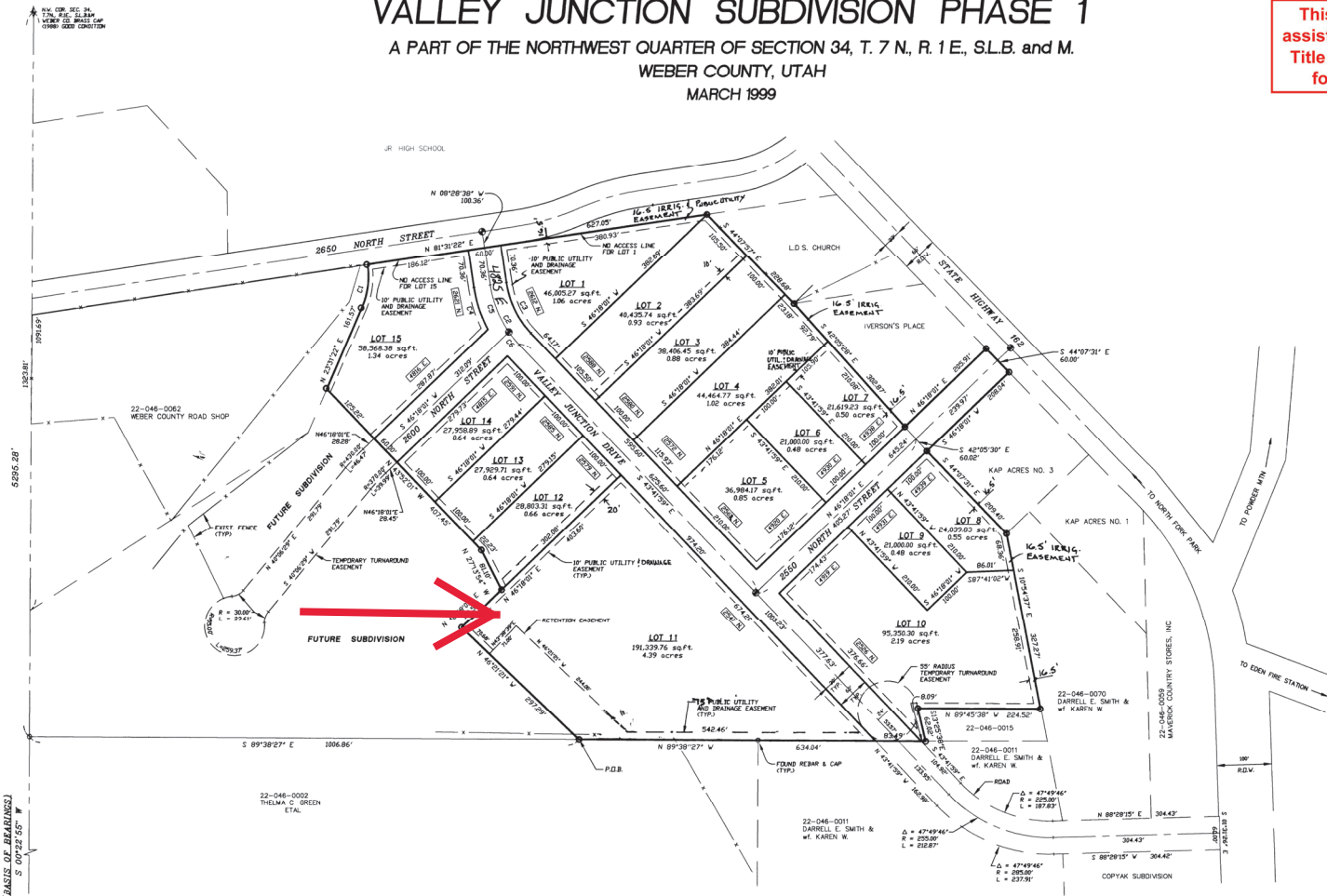


# VALLEY JUNCTION SUBDIVISION PHASE 1

A PART OF THE NORTHWEST QUARTER OF SECTION 34, T. 7 N., R. 1 E., S.L.B. and M.  
WEBER COUNTY, UTAH  
MARCH 1999

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**SURVEYORS CERTIFICATE**

I, DALLAS K. BUTTARS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAN OF VALLEY JUNCTION SUBDIVISION PHASE 1 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 A SURVEY MADE ON THE PRECISE AND BOUNDARIES OF THE SAID LANDS. ALL LOTS MEET CURRENT LOT WIDTH REQUIREMENTS FOR WEBER COUNTY ZONING.  
SIGNED THIS 15th DAY OF August 1999  
R.L.S. # 167994

**OWNERS DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAN AND NAME SAID TRACT VALLEY JUNCTION SUBDIVISION PHASE 1 IN WEBER COUNTY, UTAH. WE HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, TO BE USED AS PUBLIC HIGHWAYS, THEREAFTER TO BE OPEN AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, STORM WATER DRAINAGE DITCHES AND DRAINAGE EASEMENTS, AND FOR THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY ORDINANCES AND FOR THE BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.  
SIGNED THIS 21st DAY OF August 1999  
Dallas Chambers, L.L.C. of Chambers Properties

**ACKNOWLEDGMENT**

STATE OF UTAH, COUNTY OF WEBER, I, JANE PERONS, on this 21st day of August 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, PUBLIC NOTARY, 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.  
JANE PERONS  
NOTARY PUBLIC - STATE OF UTAH  
BONAVENTURE COUNTY CLERK, EXP. 8-28-2001

**BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT SOUTH 02°22'55" WEST 1328.01 FEET ALONG THE SECTION LINE (BASED ON REVISION) AND SOUTH 89°32'27" EAST 1006.86 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 45°10'51" WEST 529.29 FEET; THENCE NORTH 45°10'51" EAST 1083.92 FEET; THENCE NORTH 27°14'04" WEST 81.89 FEET; THENCE NORTH 42°05'08" WEST 407.45 FEET; THENCE NORTH 23°31'52" EAST 161.57 FEET; THENCE 86.46 FEET ALONG THE ARC OF A 14.64 FEET RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 31°55'59" (C=C NORTH 07°55'59" EAST 194.62 FEET); TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE NORTH 81°32'25" EAST 627.05 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 44°07'31" EAST 208.66 FEET; THENCE SOUTH 42°05'08" EAST 208.87 FEET; THENCE NORTH 45°10'51" EAST 205.81 FEET TO THE WEST BOUNDARY OF KAP ACRES SURVEY NO. 3; THENCE SOUTH 44°07'31" EAST 630.60 FEET ALONG SAID WESTERLY BOUNDARY TO SOUTH 45°10'51" WEST 529.29 FEET; THENCE THE FOLLOWING TWO (2) CURVES ALONG SAID WESTERLY BOUNDARY TO SOUTH 45°10'51" WEST 529.29 FEET: SOUTH 44°07'31" EAST 209.40 FEET; THENCE NORTH 07°54'37" EAST 382.27 FEET; THENCE NORTH 07°54'37" WEST 254.54 FEET; THENCE SOUTH 37°25'38" EAST 62.82 FEET; THENCE NORTH 89°38'27" WEST 624.64 FEET TO THE POINT OF BEGINNING.  
CONTAINS 19.46 ACRES.

**WEBER-MORGAN HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE SEALS, 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 22nd DAY OF August 1999  
Shelagh M.S.  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

SCALE: 1" = 100'

- = 5/8" x 24" LENGTH REBAR WITH CAP STAMPED 167594
- = STREET CENTERLINE MONUMENT TO BE SET
- = FOUND REBAR & CAP

(BASIS OF BEARINGS)  
S 00°22'55" W

U.V. COR. SEC. 34, T.7N. R.1E. S.L.B. & M. CORNER TO BE SET

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	143.27	86.66	41.30	74.45	S 10°31'51" W	31°03'35"
C2	200.00	122.95	63.49	121.65	N 26°55'18" W	39°13'21"
C3	170.00	104.51	53.96	102.87	N 06°59'15" W	35°13'21"
C4	230.00	146.69	48.76	83.58	S 18°31'45" E	87°06'53"
C5	200.00	122.95	63.49	121.65	S 21°46'38" E	26°29'44"
C6	200.00	122.95	63.49	121.65	N 39°23'11" W	89°37'37"

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION AS SHOWN, THE ROAD DEDICATION ON 2600 NORTH ST. AND WEBER COUNTY PROPERTY (20-246-0005) WERE HELD. THE U.S. IVERSONS PLACE, KAP ACRES NO. 1-3, MAVERICK STORE SUBDIVISION PLATS, AND A SURVEY OF THE PROPERTY TO THE SOUTH WERE HELD. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING ALONG THE SECTION LINE BETWEEN THE N.W. CORNER AND S.W. CORNER OF SECTION 34, T.7N., R.1E.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 22nd DAY OF August 1999.  
Dallas Chambers, L.L.C.

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF THE SURVEY OF THE FOREGOING PLAN AND LEGAL DESCRIPTIONS AND CHECKED THEREIN, AND FIND THEM CORRECT AND TO AGREE WITH THE LINES AND BEARINGS IN THIS OFFICE.  
SIGNED THIS 22nd DAY OF August 1999  
Dallas Chambers, L.L.C.

**WEBER COUNTY COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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, ON THE 22nd DAY OF August 1999.  
ATTEST: Dallas Chambers, L.L.C.  
TITLE CHAIRMAN, WEBER COUNTY COMMISSION

**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 24th DAY OF August 1999  
Dallas Chambers, L.L.C.

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS 24th DAY OF August 1999  
Dallas Chambers, L.L.C.

**LANDMARK SURVEYING**  
A COMPLETE SURVEYING SERVICE  
2405 GRANT AVE. BERTS BLDG. CORNER UTAH 16401  
PH 827-4004

LOCATION PART OF THE N.W. 1/4 OF SECT. 34, T.7N., R.1E., S.L.B. & M.  
SURVEYED SEP. 1998  
REVISIONS: 1-10-98 LA, 2-3-99 LA  
DRAWN BY: D.B./LA  
CHECKED BY: D.B./LA  
DATE: 8-18-98  
FILE: 1984PLT.BVG

WEBER COUNTY RECORDER  
ENTRY # 167594 FILE # 151.00  
FILED FOR RECORD & RECORDED THIS 22nd DAY OF August 1999 AT 2:50 PM BOOK 50 OF PAGE 28  
REC'D DEPT'S  
WEBER COUNTY RECORDER  
BY Dallas Chambers, L.L.C. DEPUTY