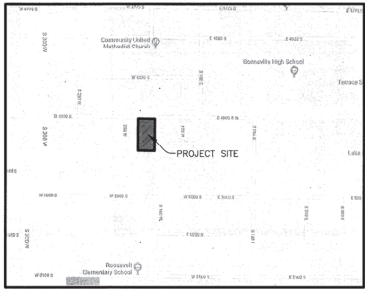


77-22

Terrace Park

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH
SEPTEMBER, 2019



VICINITY MAP

NOT TO SCALE

NORTHEAST CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1960

FOUND BRASS CAP CENTERLINE MONUMENT

BASES OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°08'11" E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A P.R.U.D. SUBDIVISION AS SHOWN, THE NORTH LINE WAS DETERMINED BY FOUND CENTERLINE MONUMENTS AND OFFSET AS SHOWN, THE EAST LINE IS ALONG THE WEST LINE OF TERRACE MEADOWS P.R.U.D., THE WEST LINE IS ALONG THE EAST LINE OF HAVEN COVE AS SURVEYED AND MONUMENTED BY A FENCE LINE, AND THE SOUTH LINE IS BY DEED. ALL LINES MATCH OCCUPATION VERY WELL. THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN THE NORTHWEST AND THE NORTHEAST CORNERS OF SECTION 17 AND IS ON THE WEBER COUNTY SURVEYOR'S PUBLISHED BEARINGS. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE NORTH LINE WAS DETERMINED BY FOUND CENTERLINE MONUMENTS AND OFFSET AS SHOWN, THE EAST LINE IS ALONG THE WEST LINE OF TERRACE MEADOWS P.R.U.D., THE WEST LINE IS ALONG THE EAST LINE OF HAVEN COVE, AND THE SOUTH LINE IS BY DEED. ALL LINES MATCH OCCUPATION VERY WELL.

NOTES

1. ALL AREA NOT LABELED PRIVATE UNIT OR LIMITED COMMON AREA IS CONSIDERED COMMON AREA
2. ALL COMMON AREA IS TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 4900 SOUTH STREET, SAID POINT BEING S89°08'11" E 2187.98 FEET AND S00°51'49" W 694.61 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17; THENCE S00°47'56" W ALONG THE EXTENSION OF THE WESTERLY LINE OF TERRACE MEADOWS P.R.U.D., 297.02 FEET; THENCE N89°10'22" W 151.60 FEET TO THE EAST LINE OF HAVEN COVE AND AN EXISTING FENCE; THENCE N02°22'43" E ALONG THE EAST LINE OF HAVEN COVE AND ITS EXTENSION AND MORE OR LESS ALONG AN EXISTING FENCE; 297.04 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 4900 SOUTH STREET; THENCE S89°10'10" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 153.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,353 SQUARE FEET OR 1.041 ACRES MORE OR LESS

LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND BRASS CAP CENTERLINE MONUMENT
- BOUNDARY LINE
- SECTION TIE LINE
- ROAD CENTER LINE
- EASEMENT
- EXISTING FENCE
- ADJOINING PROPERTY
- LIMITED COMMON AREA
- PRIVATE UNIT



Scale: 1" = 20'

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 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 CORNER MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **TERRACE PARK** IN **WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH** HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HERIN 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 **WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 12th DAY OF February, 2020

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **TERRACE PARK**, AND DO HEREBY DEDICATE TO WASHINGTON TERRACE CITY ALL THOSE PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND PUBLIC SEWER EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, SEWER DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 20th DAY OF March, 2020

Michael A. Melloff Sec.
Althea Melloff Secretary



ACKNOWLEDGMENT

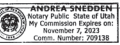
ON THE 20th DAY OF March, 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **Michael A. Melloff** AND SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME **Michael A. Melloff** SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

1/12/22
COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

ON THE 1st DAY OF April, 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **Michael A. Melloff** AND SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME **Michael A. Melloff** SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

11-02-2023
COMMISSION EXPIRES NOTARY PUBLIC



PROJECT INFO.

Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **4-23-19**
Name: **Terrace Park**
Number: **6871-02**
Revision: _____
Scale: **1"=20'**
Checked: _____

Reeve & Associates, Inc.
3180 SOUTH 1500 WEST, FERRISVILLE, UTAH 84405
TEL: (801) 951-3300 FAX: (801) 951-3880 WWW.REEVE-ASSOCIATES.COM
LAND SURVEYING • CAD SERVICES • LAND SUBDIVISIONS
TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTS

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.

WASHINGTON TERRACE CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WASHINGTON TERRACE CITY PLANNING COMMISSION
THIS 25 DAY OF Mar, 2020

Scott Larson
CHAIRMAN, WASHINGTON TERRACE CITY PLANNING COMMISSION

WASHINGTON TERRACE CITY 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 CITY COUNCIL OF WASHINGTON TERRACE.
THIS 23 DAY OF March, 2020

Mark Cotton
MAYOR, WASHINGTON TERRACE CITY COUNCIL
ATTEST *[Signature]* TITLE *City Auditor*

WASHINGTON TERRACE CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH CITY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
THIS 25 DAY OF March, 2020

[Signature]
CITY ENGINEER

WASHINGTON TERRACE CITY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
THIS 20 DAY OF Feb, 2020

[Signature]
CITY ATTORNEY
DATE 2-20-2020

WEBER COUNTY RECORDER
I HAVE RECEIVED AND FILED FOR RECORD THE ABOVE PLAT AND RECORD IN BOOK 87 AT THE OFFICE OF THE RECORDER OF DEEDS AND RECORDS.
THIS 20 DAY OF Feb, 2020

[Signature]
Webster County Recorder
Deputy