

Robinson, Biehn & Biehn, Inc. Professional Land Surveyors

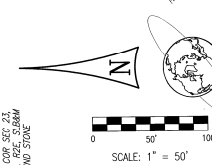
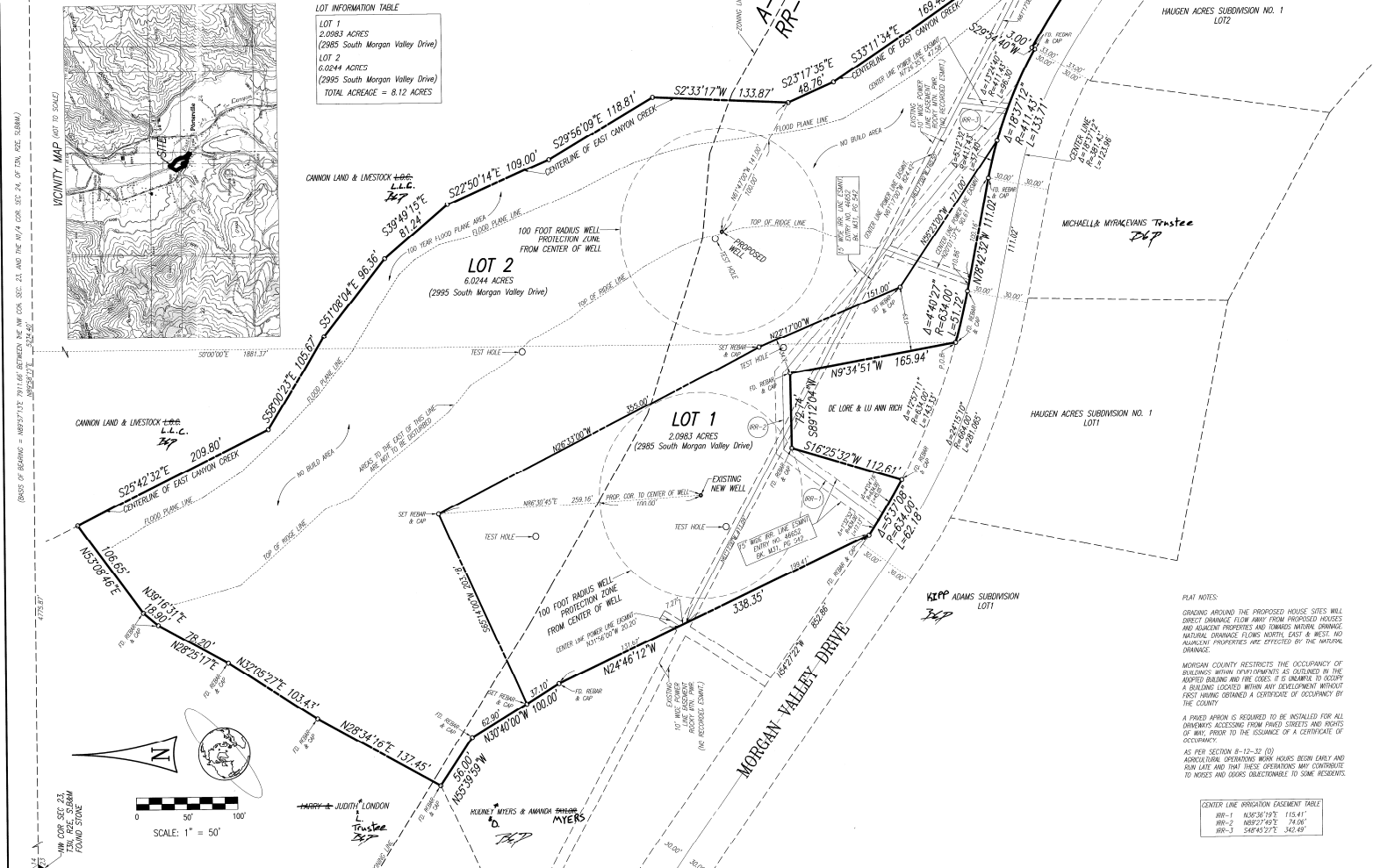
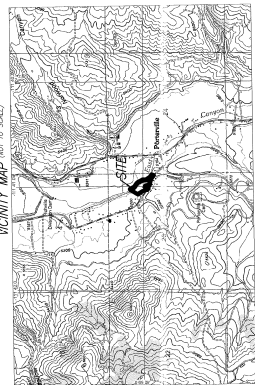
M/4 COR SEC 24, T3N, R2E, S188M FOUND STONE

# REYNOLDS & PETERSON SUBDIVISION

A MINOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN MORGAN COUNTY, UTAH

LOT INFORMATION TABLE

LOT 1	2.0963 ACRES (2985 South Morgan Valley Drive)
LOT 2	6.0244 ACRES (2995 South Morgan Valley Drive)
TOTAL ACRES	= 8.12 ACRES



**SURVEYOR'S CERTIFICATE**

I, Ted M. Biehn, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 163473 as prescribed under the laws of the State of Utah. I further certify that, by the authority of the owner's, I have made a survey of the tract of land shown on this plat as REYNOLDS & PETERSON SUBDIVISION and that the same as been correctly stated on the ground as shown on this plat. I further certify that the information on this plat is accurate.

Signed on this 29<sup>th</sup> day of August, A.D. 2016

*Ted M. Biehn*  
Ted M. Biehn, P.L.S. No. 163473  
Utah Registration No. 163473



**BOUNDARY DESCRIPTION**

BOUNDARY DESCRIPTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORGAN COUNTY, UTAH, AS SHOWN ON THE PLAT OF REYNOLDS & PETERSON SUBDIVISION, AS AMENDED BY AN ORIGINAL STONE MONUMENT BEARING NORTH 88°51'18" EAST 475.87 FEET.

THENCE SOUTH 07°02'57" EAST 189.12 FEET TO A REBAR AND CAP PLACED ON THE NORTHERLY LINE OF MORGAN VALLEY DRIVE, THE TRUE POINT OF BEGINNING; THENCE NORTH 07°54'51" WEST 18.94 FEET ALONG A FENCE LINE TO A REBAR AND CAP PLACED AT A FENCE CORNER; THENCE SOUTH 87°12'04" WEST 72.74 FEET TO A REBAR AND CAP PLACED AT A FENCE CORNER; THENCE SOUTH 16°52'57" WEST 11.68 FEET ALONG A FENCE LINE TO A REBAR AND CAP PLACED ON THE NORTHERLY LINE OF MORGAN VALLEY DRIVE; THENCE NORTH 89°45'15" EAST 16.43 FEET ALONG SAID FENCE LINE TO A 3-INCH FENCE CORNER; THENCE NORTH 37°17'14" EAST 18.90 FEET ALONG SAID FENCE LINE TO A 3-INCH FENCE CORNER; THENCE SOUTH 57°04'17" EAST 106.65 FEET ALONG A FENCE LINE TO THE CENTERLINE OF EAST CANYON CREEK;

THE AREAS DESCRIBED TRACT OF LAND CONTAINS 8.12 ACRES. THE BOUNDS OF BEARING TO THE NORTHERLY LINE OF SECTION 23 CALLED NORTH 89°50'10" EAST.

**Owner's Dedication**

Known all by these presents that we the undersigned owner's of the described tract of land above, having caused said tract to be subdivided into a two lot subdivision as hereinafter be known as REYNOLDS & PETERSON SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land, other utilities, or easements shown on this plat as intended for public use.

In witness whereof, we have hereunto set our hands this 30<sup>th</sup> day of August, A.D. 2016.

*Marvin Reynolds*  
Marvin Reynolds  
*Brett Peterson*  
Brett Peterson

**Acknowledgement**

State of Utah  
County of Wasatch

On this 30<sup>th</sup> day of August, 2016, Marvin Reynolds and Brett Peterson personally appeared before me, the undersigned Notary Public, in and for said County of in said State of Utah, the signers of the above Owner's dedication, two in number, who duly acknowledge to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

**KIM DRAPER**  
COMMISSION NO. 680072  
COMM. EXP. 11/16/2019  
My commission expires 11/16/2019

**KIM DRAPER**  
NOTARIAL PUBLIC  
COMMISSION NO. 680072  
COMM. EXP. 11/16/2019  
NOTARY PUBLIC  
OFFICE: Kaysville

**REYNOLDS & PETERSON SUBDIVISION**

A MINOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN MORGAN COUNTY, UTAH

**Robinson, Biehn & Biehn, Inc.**  
Professional Land Surveyors  
RBB  
3483 South 19th East  
Bountiful, Utah 84019  
(801) 266-1118

**MORGAN COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 15<sup>th</sup> DAY OF September 2016 AD.

*Robinson, Biehn & Biehn, Inc.*  
MORGAN COUNTY SURVEYOR

**MORGAN COUNTY PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN COUNTY PLANNING COMMISSION.

SIGNED THIS 19<sup>th</sup> DAY OF Sept 2016 AD.

*Roland Houlton*  
CHAIR

**MORGAN COUNTY ENGINEER**

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE.

APPROVED THIS 14<sup>th</sup> DAY OF Sept 2016 AD.

*John J. Davis*  
MORGAN COUNTY ENGINEER

**MORGAN COUNTY ATTORNEY**

APPROVED AS TO FORM THIS 20<sup>th</sup> DAY OF Sept 2016 AD.

*John J. Davis*  
MORGAN COUNTY ATTORNEY

**WEBER-MORGAN HEALTH DEPARTMENT**

THE WASTE DISPOSAL SYSTEM AND THE CULINARY SYSTEM ARE HEREBY APPROVED.

THIS 2<sup>nd</sup> DAY OF September 2016 AD.

*Sumner D. ...*  
DEPARTMENT HEALTH OFFICER

ENTRY NO. 13427

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE RECORDS OF

DATE 11/16/2019 TIME 2:30 PM BOOK 330 PAGE 841

FEE \$ 32.00

*Chris Brown*  
DEPUTY COUNTY RECORDER

*Brenda Nelson*  
MORGAN COUNTY RECORDER