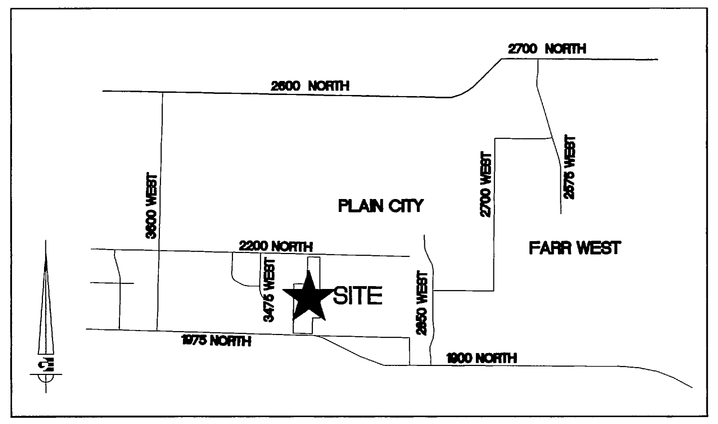
73-37



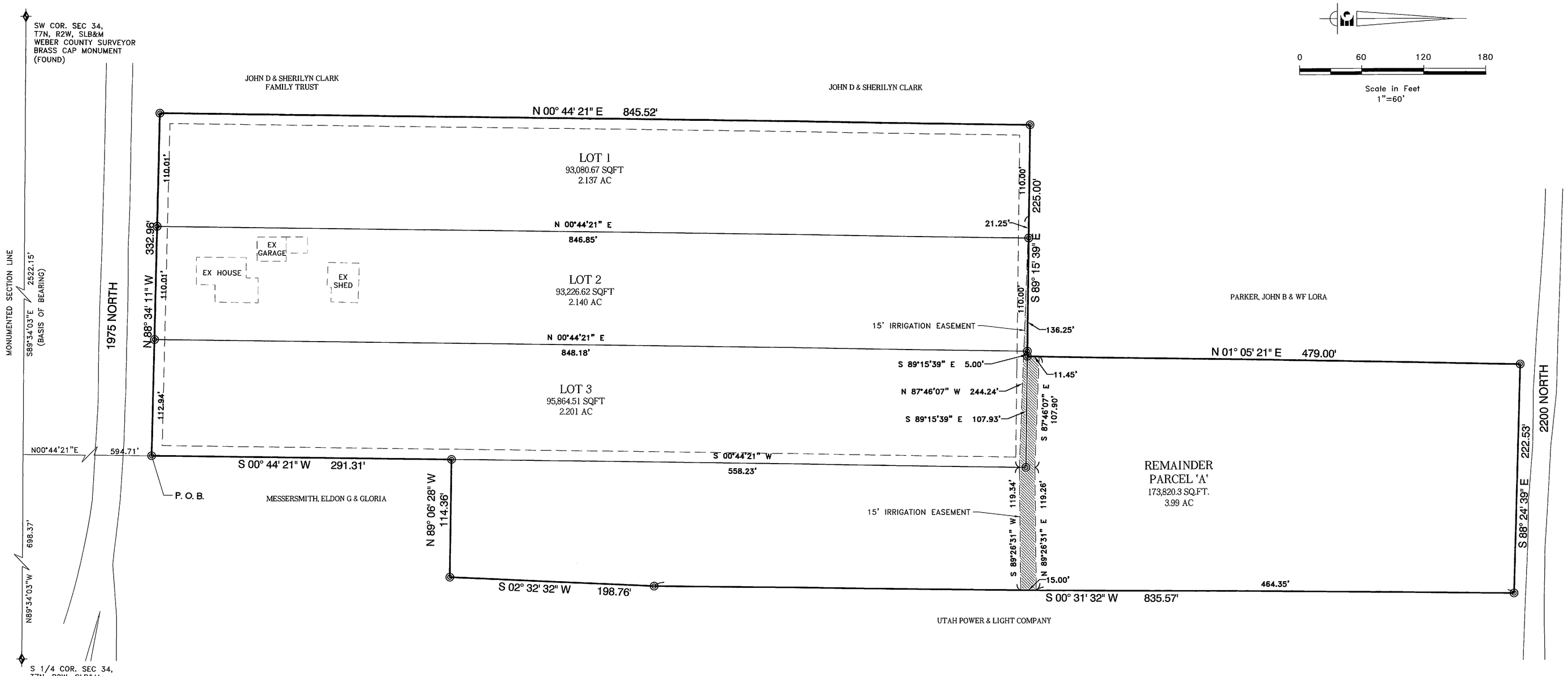
VICINITY MAP

FINAL PLAT

PAINTER ACRES

PART OF THE SOUTHWEST QUARTER OF SECTION 34, T7N, R2W, SLB&M, U.S. SURVEY PLAIN CITY, WEBER COUNTY, UTAH

JANUARY 2012



0 60 120 180

Scale in Feet
1"=60'

BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHWESTQUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PLAIN CITY, WEBER COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 89°34'03" WEST 698.37 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 34; THENCE NORTH 00°44'21" EAST 594.71 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1975 NORTH STREET ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 88°34'11" WEST 332.96 FEET ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE 1975 NORTH STREET;

THENCE NORTH 00°44'21" EAST 845.52 FEET;

THENCE SOUTH 89°15'39" EAST 225.00 FEET;

THENCE NORTH 01°05'21" EAST 479.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 2200 NORTH STREET;

THENCE SOUTH 88°24'39" EAST 222.53 FEET ALONG SAID RIGHT OF OF WAY LINE;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 00°31'32" WEST 835.57 FEET;

THENCE SOUTH 02°32'32" WEST 198.763 FEET;

THENCE NORTH 89°06'28" WEST 114.36 FEET;

THENCE SOUTH 00°44'21" WEST 291.31 FEET TO THE POINT OF BEGINNING.

CONTAINING: 455,992.09 SF OR 10.468 ACRES, MORE OR LESS.

SUBJECT TO: ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEY NARRATIVE

THIS SURVEY WAS REQUESTED BY JEFF HALES TO FACILITATE THE SUBDIVISION OF THE SUBJECT PARCEL AS SHOWN.

MONUMENTS WERE FOUND IN THEIR RECORD LOCATION AS SHOWN ON THIS PLAT. THE BASIS OF BEARING IS AS SHOWN HEREON.

ALL EXTERIOR BOUNDARY LINES WERE ESTABLISHED BY RETRACING THE RECORD OF SURVEY PREPARED BY HANSEN & ASSOCIATES INC. DATED JANUARY 15TH, 2008. SURVEY NUMBER 4027.

THE LINES THAT WERE ESTABLISHED BY SAID SURVEY HAVE BEEN AGREED UPON BY ALL LAND OWNERS AS PER FACE TO FACE CONVERSATION BETWEEN GARDNER ENGINEERING, AND THE ADJOINING LAND OWNERS.

SURVEYOR'S CERTIFICATE

I, TRAVIS J. DALEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 6387184 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RE-ESTABLISH THE BOUNDARIES OF THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

PAINTER ACRES

IN PLAIN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 16TH DAY OF APRIL, 2012.

PROFESSIONAL LAND SURVEYOR No. 6387184 TRAVIS JEAN DALEY STATE OF UTAH

TRAVIS J. DALEY, PLS #6387184

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

PAINTER ACRES

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, 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 EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE 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 PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE 26 DAY OF September, 2012

Thomas M. Ramsey Trustee — Vida Mae Ramsey Trustee

THOMAS M. RAMSEY TRUSTEE THOMAS M. RAMSEY LIVING TRUST

VIDA MAE RAMSEY TRUSTEE THOMAS M. RAMSEY LIVING TRUST

ADDRESS TABLE

LOT 1	3256 WEST
LOT 2	3242 WEST
LOT 3	3230 WEST

NOTES

10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.

#5 REBAR WITH CAP SET AT BACK LOT CORNERS. COPPER RIVET TO BE SET IN CURB AT LOT LINE EXTENSION.

THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO THE FRONTING ROADS OR SWALES THAT CARRY WATER TO INTERSECTING ROADS. GRADING SHALL ENSURE THAT THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.

REMAINDER PARCEL 'A' IS NOT APPROVED FOR RESIDENTIAL CONSTRUCTION. APPROVAL MUST BE OBTAINED FROM PLAIN CITY PRIOR TO ANY RESIDENTIAL DEVELOPMENT ON SAID PARCEL 'A'.

REMAINDER PARCEL 'A'

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°34'03" WEST 698.37 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 34; THENCE NORTH 00°44'21" EAST 886.02 FEET THE POINT OF BEGINNING;

THENCE NORTH 89°06'28" WEST 114.36 FEET;

THENCE NORTH 00°44'21" EAST 558.23 FEET;

THENCE NORTH 89°15'39" WEST 107.93 FEET;

THENCE NORTH 01°05'21" EAST 479.00 FEET THE SOUTHERLY RIGHT OF WAY LINE OF 2200 NORTH STREET;

THENCE SOUTH 88°24'39" EAST 222.53 FEET ALONG SAID RIGHT OF OF WAY LINE;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 00°31'32" WEST 835.57 FEET;

THENCE SOUTH 02°32'32" WEST 198.763 FEET TO THE POINT OF BEGINNING.

CONTAINING: 173,820.30 SF OR 3.990 ACRES, MORE OR LESS.

LEGEND

- 10' PUBLIC UTILITY EASEMENT
- WEBER COUNTY SURVEY MONUMENT (AS NOTED)
- 5/8" X 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- 15' IRRIGATION EASEMENT

DEVELOPERS

THOMAS M. RAMSEY
3242 W. 1975 N.
PLAIN CITY, UTAH 84404

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF PAINTER ACRES SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

4/16/12 DATE — CITY ATTORNEY

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION ON

THIS 26th DAY OF April, 2012.

CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH SIGNED

THIS 19th DAY OF April, 2012

BY: CITY ENGINEER

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH

THIS 17 DAY OF April, 2012

MAYOR — ATTEST: CITY RECORDER

ACKNOWLEDGMENT

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THOMAS M. RAMSEY AND VIDA MAE RAMSEY, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE "TRUSTEES" OF THE THOMAS M. RAMSEY LIVING TRUST AND THAT THE "OWNER'S DEDICATION" WAS SIGNED IN BEHALF OF SAID TRUST, AND THEY ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

STATE OF UTAH } SS
COUNTY OF WEBER }

ON THIS 26 DAY OF September, 2012,

DIANE W HIRSCHI Notary Public ▸ State of Utah Commission # 577190 My Commission Expires January 24, 2013

NOTARY PUBLIC

Prepared By:

Gardner Engineering
▸ PLANNING ▸ CIVIL ENGINEERING ▸ LAND SURVEYING ▸ ALTERNATIVE ENERGY

5875 South Adams Ave. Parkway, Suite 200 * Ogden, UT 84405 * Phone (801) 476-0202 * Fax (801) 476-0096

www.gardnerengineering.net

COUNTY RECORDER

ENTRY NO. 2597681
FEE PAID $34.00 FILED FOR RECORD
AND RECORDED 26-SEP-2012
AT 4:29PM IN BOOK 73
OF OFFICIAL RECORDS, PAGE 37
RECORDED FOR MAINVIEW TITLE CO
ERNEST D. ROWLEY
COUNTY RECORDER
BY: KARLA LITTLE DEPUTY.

73-37

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