# U

9F HH NORTHWEST QUARTER 우 SECTION 21 **TOWNSHIP** WEBER DECEMBER 2014 COUNTY, NORTH, RAIL RANGE 2 WEST, SALT BASE AND MERIDIAN, ∪.S. SURVEY

ART



363.00' S89'49'37"E 50.00'

P.O.B. LOT 1

S00.50'5

N00°50°50″E

S89°49'37"E ... S00°44'52"W

10.27

1 FEET BETWEEN SHED

**LOT 1**54,362 S.F.
1.248 ACRES

N89°49'37"W 250.02

 $\bowtie$ 

S89°49'37"E v 176,58'\_\_\_

20' IRRIGATION EASEMENT

S60°27'51"W<sub>.</sub> 54.44'

10' P.U.E. (TYP.)

S89'43'31"E 300.01'

·-250.01'

GRICULTURA

NOTICE

N89'43'31"W 300.01

N00°50'50"E

# RADIUS ARC LENGTH CHD LENGTH TANGENT CHD BEARING DELTA
C1 53.25' 28.24' 27.91' 14.46' S75°39'21"W 30°22'59"

EGEND

5/8" X 24" REBAR AND PLASTIC STAMPED "REEVE & ASSOCIATES"

SIGNED

품

10' P.U.I (TYP.)

,42<sup>2</sup>

AND PE

ROPERTY LINE

N89.09,10,0,0 50.00,

(BASIS OF BEARINGS)
S00'50'50'W 5323.36' (MEASURED) 5323.28'
497.80'

P.O.E LOT (RECORD)

WEST STREET

# VICINIT TO

### **BASIS** 9 **BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER UTAH STATE PLANE COORDINATES, NORTH GRID WEBER COUNTY SURVEY. SHOWN HEREON AS: S00°50°50″W

## BOUNDARY **DESCRIPTION**

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AS SHOWN ON THIS PLAT. ALL LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE CENTERLINE OF 3900 SOUTH WAS DETERMINED TO BE ALONG THE SECION LINE, WITH 100 FOOT RIGHT OF WAY, 50 FEET EACH SIDE OF SAID CENTER LINE. THE BOUNDARY OF THE LOTS WERE DETERMINED BY THE OWNERS TO CREATE TWO BUILDING LOTS

REMAINDER PARCEL (NOT APPROVED FOR DEVELOPMENT)

NARRATIVE

Reeve & Associates, Inc. - Solutions You Can Build On

BEGINNING AT A POINT ON THE CENTERLINE OF 3900 WEST STREET, SAID POINT BEING S00°50′50″W 363.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG SAID CENTERLINE S00°50′50″W 221.05 FEET; THENCE N89°09′10″W 50.00 FEET; THENCE N89°49′37″W 250.02 FEET; THENCE N00°50′50″E 220.46 FEET; THENCE S89°49′37″E 176.58 FEET; THENCE S00°44′52″W 10.27 FEET; THENCE S89°49′37″E 73.42 FEET TO THE WEST RIGHT OF WAY LINE OF 3900 WEST STREET; THENCE N00°50′50″E ALONG SAID WEST RIGHT OF WAY LINE, 10.27 FEET; THENCE S89°49′37″E 50.00 FEET TO THE POINT OF BEGINNING. PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS F 7 NORTH, WEST,

65,400 SQUARE FEET OR 1.501 ACRES

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS; TOGETHER GINNING AT A POINT ON THE CENTERLINE OF 3900 WEST STREET, SAID POINT BEING 20°50'50"W 1081.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; HENCE ALONG SAID CENTERLINE S00°50'50"W 248.39 FEET; THENCE N89°43'31"W 300.01 EET; THENCE N00°50'50"E 248.39 FEET; THENCE S89°43'31"E 300.01 FEET TO THE POINT BEGINNING. WITH:

74,518 SQUARE FEET OR 1.711 ACRES

### SITE SOIL INFORMATION

EXPLORATION 0-7" TION PIT #1 (UTM ZONE 12 NAD 83 (12T) 410120E FINE SANDY LOAM, GRANULAR STRUCTURE FINE SANDY LOAM, MASSIVE STRUCTURE SANDY LOAM, MASSIVE STRUCTURE WATER WAS OBSERVED AT 90 INCHES THE DAY OF O **EVALUATION** 

# WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

WEBER

COUNTY

PLANNING

COMMISSION

COUNTY

ENGINEER

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

CHAIRMAN, WEBER

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.

SIGNED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, WEBER COUNTY COMMISSION ACCEPTANCE COUNTY COMMISSION

WEBER COUNTY SURVEYOR

ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

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 RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_\_.

WEBER COUNTY SURVEYOR

WEBER COUNTY

I HAVE EXAMINED THE FINANCIAL GIDOCUMENTS ASSOCIATED WITH THIS IN MY OPINION THEY CONFORM WIT ORDINANCE APPLICABLE THERETO A AFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_ GUARANTEE AND OTHER
HIS SUBDIVISION PLAT, AND
WITH THE COUNTY
AND NOW IN FORCE AND AND ALLIA ATTORNEY 20.

> I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND 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 MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF HIPWELL ESTATES SUBDIVISION IN 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 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 WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH. SURVEYOR'S CERTIFICATE

<sub>D</sub>

NUMBER

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT HIPWELL ESTATES SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL 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 ERECTED WITHIN SUCH EASEMENTS.

HELSI IGT   ISMAIN BINIVOI	HIPWELL TRUST	THIS DA
		DAY OF,
SUSAN H HANCOCK TRUSTEF		20

NOTARY PUBLIC	COMMISSION EXPIRES
ES THEREIN MENTIONED.	FREELY, VOLUNTARILY, AND FOR THE PURPOSI
WLEDGE TO ME SIGNED IT	WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME SIGNED SIGNED
, 20, FERSONALLI ATTEARED	BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
	STATE OF UTAH )ss.
ACKNOWLEDGMENT	ACKNOWI
SUSAN H HANCOCK, TRUSTEE	JOANNE HIPWELL, TRUSTEE

Reeve & Associates, Inc. - Solutions You Can Build Or

**EXIST** 

NG ASPHALT

UTILITY EASEMENT

<u>3</u>00

ROAD

DEDICATION

EXISTING BUILDING

EASEMENTS

ADJOINING PROPERTY

DARY LINE PIT LOCATION

SECTION TIE LINE

NG FENCELINE

ACKNOWLEDGMENT	

STATE OF UTAH COUNTY OF \_\_\_\_

ON THE \_\_\_\_\_\_BEFORE ME, THE ON THE \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOANNE HIPWELL & SUSAN H HANCOCK \_\_\_\_\_\_ (AND) \_\_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE JOINT TRUSTEES OF OF SAID TRUST AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION

**EXPIRES** 

**PUBLIC** 

<b>?</b> .		
2000		
and clutes		
	V C	

\ \ Project Info.
Surveyor:

**DEVELOPER** 

Chris DeHerrera 660 West 900 North Suite B North Salt Lake, UT 84054 801-891-2533

920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.co Number: 6320-01
Revision: 11-11-14 E.R.
Scale: 1"=60'
Checked: Name: HIPWELL SUBDIVISION Begin Date: 03-26-14 Designer: N. ANDERSON 70 KUNZ

WEBER-MORGAN HEALTH DEPARTMENT 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 \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_.

Weber County Recorder

Entry No.\_\_\_\_\_ Fee Paid
Filed For Record
And Recorded, \_\_\_\_\_
At \_\_\_\_ In Book \_\_\_\_\_
Of The Official Records, Page

Recorded

County