

Satterthwaite Southfork Ranches

A part of Section 20, T6N. R2E, SLB&M, U.S. Survey
 Huntsville City, Weber County, Utah
 November 2014

NARRATIVE

This Subdivision Plat was requested by Mr. Dale Satterthwaite for the purpose of establishing the Satterthwaite Southfork Ranches Subdivision.

A Weber County Brass Cap Monument was found at the West 1/4 corner and a reference monument to the West 1/4 corner of Section 17, A Weber County Brass Cap at the West 1/4 corner of Section 20, A Stone was also found at an occupational position for the West 1/4 corner of Section 20 (See Hansen and Associates Survey #3535 in the Weber County Surveyors Office). Two reference monuments were found Monumenting the North 1/4 corner of Section 20.

Two rebar & Caps marked "Utah Land Surveying" were found to the North along 7900 South Street, and Multiple Tee Posts were found at the Northeast corner of the property the locations of these monuments match a Boundary Survey for Mary Kimball Dated 7-18-07 and filed with the Weber County Surveyors Office as Filing #3953.

A rebar & Cap marked "Hansen & Assoc." was found at the Southwest corner of the property, the location of this rebar matches a Property survey for Blaine Glasmann dated Nov. 8, 2005 and filed with the Weber County Surveyors office as Filing #3535.

A rebar & Cap marked "Landmark 172757" was found near the Northeast corner of the property the location of this rebar matches a Record of Survey for Crockett's Place Subdivision, dated 20th September 2011, and filed with the Weber County Surveyor's Office as filing #4589.

The Centerline of the North Branch of the South fork of the Ogden River was established by best fitting the existing channel.

The South Property line was established along the North right of way line of Cottonwood Lane, a Private Street, which was established with the platting of Cottonwood Rivers Subdivision. The Original Subdivision was rotated to match the basis of bearings. (Weber County Surveyor's Office Filing #0923)

The Centerline of 7900 east Street was established by best fitting the Existing fenced and graveled driving surface, per the County Engineering departments recommendations.

A line bearing South 44°16'22" East between the West 1/4 corner of Section 17 and the West reference Monument to the North 1/4 corner of Section 20, was used as the basis of bearings.

Property corners were monumented as depicted on this drawing.

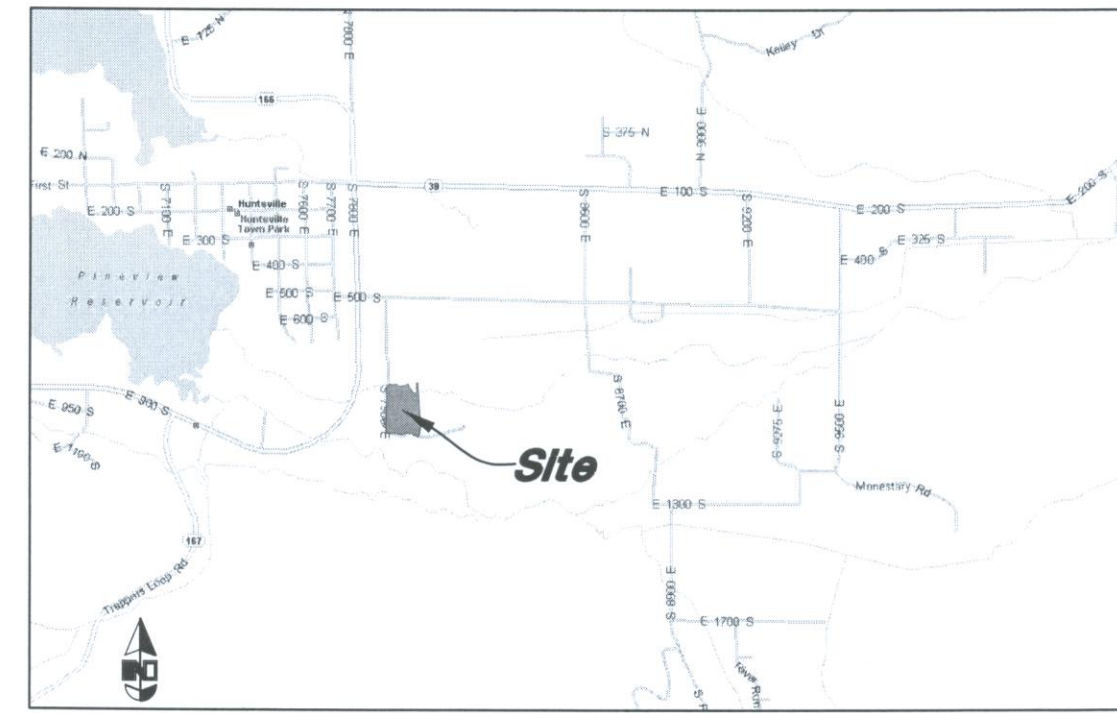
BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey:

Beginning at a point on the on the East Section line said point being 40.00 feet South 00°03'09" West along said Section line from the Northwest Corner of Section 20, thence South 89°32'11" East 33.00 feet; thence North 00°03'09" East 25.67 feet to the centerline of the North Branch of the South Fork of the Ogden River; thence Seventeen (17) courses along said centerline as follows: (1) South 54°47'32" East 28.98 feet; (2) South 82°51'04" East 40.86 feet; (3) North 83°48'25" East 70.80 feet; (4) South 73°45'23" East 18.58 feet; (5) South 59°17'40" East 68.82 feet; (6) South 85°42'00" East 42.01 feet; (7) North 78°18'33" East 47.30 feet; (8) North 74°15'43" East 52.02 feet; (9) North 56°50'36" East 42.24 feet; (10) South 58°35'14" East 15.38 feet; (11) South 24°02'45" East 55.19 feet; (12) South 33°44'03" East 62.60 feet; (13) South 32°42'52" East 54.51 feet; (14) South 36°50'34" East 35.19 feet; (15) South 86°10'44" East 25.76 feet; (16) North 68°37'58" East 41.11 feet; and (17) North 56°16'36" East 6.87 feet; thence North 04°17'25" West 89.91 feet; thence North 00°27'35" East 98.34 feet to the North Section line; thence South 89°32'11" East 33.00 feet along said North Section line; thence South 00°27'35" West 98.34 feet; thence South 04°17'24" East 64.18 feet to said centerline; thence North 37°17'24" East 7.22 feet along said centerline to the extension of a fence line; thence Three (3) courses along said Fence line as follows: (1) South 04°42'00" East 341.67 feet; (2) South 04°19'18" East 364.95 feet; and (3) South 09°24'53" West 254.77 feet to the North right of way line of Cottonwood Lane; thence Eight (8) courses along said North right of way line as follows: (1) North 77°07'50" West 3.93 feet to a point of curvature; (2) Westerly along the arc of a 513.74 foot radius curve to the right a distance of 123.62 feet (Central Angle equals 13°47'15" and Long Chord bears North 70°14'13" West 123.33 feet); (3) North 63°20'35" West 44.54 feet to a point of curvature; (4) Westerly along the arc of a 135.89 foot radius curve to the left a distance of 103.50 feet (Central Angle equals 43°38'23" and Long Chord bears North 85°09'46" West 101.02 feet); (5) South 73°01'02" West 75.62 feet to a point of curvature; (6) Westerly along the arc of a 161.89 foot radius curve to the right a distance of 109.45 feet (Central Angle equals 38°44'09" and Long Chord bears North 87°36'54" West 107.38 feet) to a point of reverse curvature; (7) Westerly along the arc of a 264.27 foot radius curve to the left a distance of 108.88 feet (Central Angle equals 23°36'22", and Long Chord bears North 80°03'00" West 108.11 feet); and (8) South 88°08'49" West 112.74 feet (112.84 feet) to said East Section line; thence North 00°03'09" East 6.01 feet along said Section line; thence North 89°56'58" West 33.00 feet; thence North 00°56'46" East 950.66 feet; thence North 19°09'33" East 55.52 feet to the Point of Beginning.

Containing 15.835 acres. ✓ DOES NOT CLOSE

- ① DOES NOT CLOSE BY 0.12' (P.06)
- ② SHOW 100' SETBACK (AREA OF W&L-DISTURBANCE) FROM HIGH FLOW MARK OF THE RIVER (SENSITIVE LAND DED - TITLE 164 - CHAPTER 2E) (P.06)
- ③ 10' RULE REQUIRED ON FRONTAGES (SEE PLANNING) (IN NOTES BUT NOT SHOWN ON PLAT)
- ④ IS AN EASEMENT REQUIRED FOR THE EXISTING IRRIGATION DITCH (SEE PLANNING)



VICINITY MAP
 Not to Scale

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 _____, 2014.

 Chairman, Weber County Planning Commission

WEBER COUNTY SURVEYOR

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 monument 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 _____, 2014.

 Weber County Surveyor

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.

 Weber County Engineer

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
 Signed this _____ day of _____, 2014.

 Weber County Attorney

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Satterthwaite Southfork Estates Subdivision in Weber County, Utah and that it has been correctly drawn to the designated 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 Recorder's Office. Monuments have been found or placed as represented on this plat. INCLUDE ZONING CERTIFICATE

Signed this _____ day of _____, 2014.

6242920

License No.

 Andy Hubbard

OWNERS DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name this tract The Satterthwaite Southfork 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, perpetual right and easement over, upon and under the lands designated hereof as public utility, easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities as may be authorized by governing authority with no buildings or structures being erected within such easements.
 Signed this _____ day of _____, 2014.

 Dale Satterthwaite

 Dale Satterthwaite

ACKNOWLEDGMENT

State of Utah }
 County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____.

Residing At: _____

Commission Number: _____

Commission Expires: _____

A Notary Public commissioned in Utah

 Print Name

WEBER COUNTY COMMISSION 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 commissioners of Weber County, Utah.
 Signed this _____ day of _____, 2014.

 Chairman, Weber County Commission

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 _____, 2014.

 Weber County Surveyor

AGRICULTURAL STATEMENT

"Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Zoning Ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residence of this subdivision." (Amd. Ord. #3-82, January 26, 1982; Ord. #2002-3, March 5, 2002)

