

# Shady Acres Subdivision

A part of Northwest Corner of Section 25, T5N, R1W, SLB&M, U.S. Survey

Weber County, Utah

October 2015

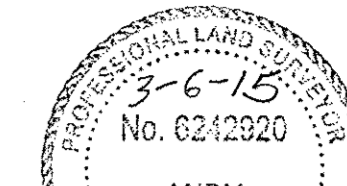
## SURVEYOR'S CERTIFICATE

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 herein in accordance with Section 17-23-17 and that I have verified all measurements shown herein this plat of Shady Acres 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.

I also certify the lots within Shady Acres Subdivision, conform to the frontage and area requirements of the Weber County Zoning Ordinance.

Monuments have been found or placed as represented on this plat.

Signed this 6th day of MARCH, 2015.



ANDY HUBBARD

6242920  
License No.

## 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 Shady Acres 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.

Dedicate, grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Rebecca L. Costello

Rebecca L. Costello  
2906 East Carriage Lane  
Ogden Utah, 84403

## 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

## NARRATIVE

This survey and subdivision plat was requested by Mr. Val Weathers in behalf of Rebecca Costello for the purpose of amending the buildable area of this Lot to better fit the existing topography, and more accurately define the area.

A line between the West Quarter Corner and the Southwest Corners of Section 24 with a Utah State Plane North Bearing per the Weber County Surveyors Office of North 11°2'20" East was used for the Basis of Bearings.

Original plat bearings were rotated 0°36'44" Clockwise to match the Utah State Plane North Bearing, used as the basis of bearings.

Bearings in brackets [ ] are from the original Spring Creek Estates Subdivision No. 2 plat on record with the Weber County Recorder's Office (Bk 30, Pg 089)

Lot corners were established as depicted on this plat.

## BOUNDARY DESCRIPTION

All of Lot 3, Spring Creek Estates Subdivision No 2, Weber County, Utah, according to the Official Plat thereof.

More particularly described as follows:

Beginning at the Northwest corner of said Lot 3, also being on the Southerly right of way line of 6425 South Street, being a point on a curve to the left, of which the radius point lies North 31°25'36" West; thence Northeasterly along the arc of a 670.85 foot radius curve to the left a distance of 215.93 feet; (Central angle equals 18°26'32" [18°26'15"]); Long Chord bears North 49°21'08" East [N 48°44'24" E] 215.00 feet along said Southerly right of way line; thence North 40°08'01" East [N 39°31'17" E] 78.22 feet along said Southerly right of way line to the Westerly right of way line of Bybee Drive; thence South 49°51'59" East [S 50°28'43" E] 117.09 feet along said Westerly right of way line of Bybee Drive to a point of curvature; thence Southeasterly along the arc of a 238.21 foot radius curve to the right a distance of 60.46 feet (Central Angle equals 14°32'33" and Long Chord bears South 42°35'42" East [S 43°12'26" E] 60.30 feet) along Westerly right of way line of Bybee Drive to a point of reverse curvature; thence Southeasterly along the arc of a 340.21 foot radius curve to the left a distance of 85.78 feet (Central Angle Equals 14°26'46", and Long Chord bears South 42°32'48" East [S 43°09'32" E] 85.55 feet) along said Westerly right of way line of Bybee Drive to the Northerly right of way line of Carriage Lane being on a point of curve of a non-tangent curve of which the radius point lies South 57°09'06" East; thence Southerly along the arc of a 422.67 foot radius curve to the left a distance of 223.60 feet (Central Angle Equals 30°18'38" [30°18'40"], and Long Chord bears South 17°41'35" West [S 17°04'51" W] 221.00 feet) along said Northerly right of way line of Carriage Lane to a point of reverse curvature; thence Southerly along the arc of a 147.83 foot radius curve to the right a distance of 74.61 feet (Central Angle Equals 28°55'01", and Long Chord bears South 16°59'45" West [S 16°23'01" W] 73.82 feet) along said Northerly right of way line of Carriage Lane to the Southeast corner of said Lot 3; thence North 49°49'59" West [N 50°26'43" W] 409.57 feet to the Point of Beginning.

Containing 90,428 square feet or 2.076 Acres

## OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Chair, Ogden Valley Township Planning Commission

## WEBER COUNTY SURVEYOR

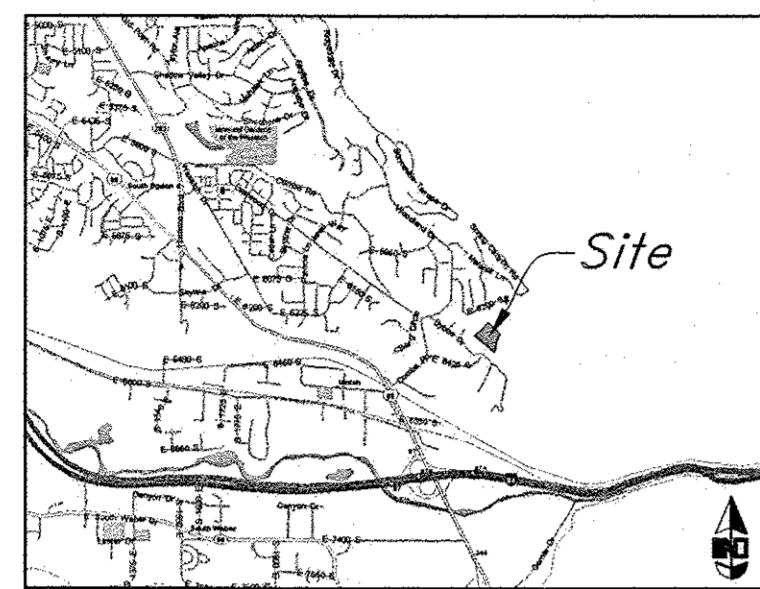
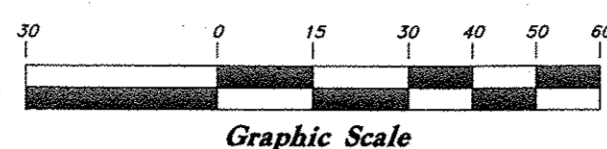
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in the County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Signature



Scale: 1" = 30'



VICINITY MAP  
Not to Scale

Spring Creek Estates  
Subdivision No. 2

Lot 7

Δ = 18°26'32"  
[Δ = 18°26'15"]  
R = 670.85'  
L = 215.93'  
LC = 215.00'  
N 49°21'08" E

Δ = 14°32'33"  
R = 238.21'  
L = 60.46'  
LC = 60.30'  
S 42°35'42" E  
[S 43°12'26" E]

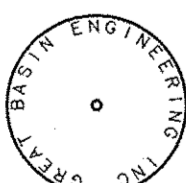
Δ = 14°26'46"  
R = 340.21'  
L = 85.78'  
LC = 85.55'  
S 42°32'48" E  
[S 43°09'32" E]

Δ = 30°18'38"  
[Δ = 30°18'40"]  
R = 422.67'  
L = 223.60'  
LC = 221.00'  
S 17°41'35" W  
[S 17°04'51" W]

Δ = 28°55'01"  
R = 147.83'  
L = 74.61'  
LC = 73.82'  
S 16°59'45" W  
[S 16°23'01" W]

## Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Lathe
- ⊙ Set Hub & Tack
- ⊕ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- - - Fence
- Found Nail
- PU&DE Public Utility & Drainage Easement
- (W.C.S) Weber County Survey
- Property Line
- - - Utility Easement Line
- - - Adjoining Property Line
- - - Buildable Area



CAP DETAIL

A 5/8" rebar 24" long with plastic cap (see detail above) was set at property corners as shown.

NOTE:  
Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Land Use Code. Approval of a restricted lot does not guarantee the lot is buildable. A Hillside Review as outlined in the Hillside Development Review Procedures and Standards chapter of the Land Use Code shall be done to determine if a lot is buildable.

NOTICE TO PURCHASERS:  
Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas.

## 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 \_\_\_\_\_, 2015.

Signature

## 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.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Signature

## 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Title

Attest

Chair, Weber County Commission

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 B.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

|                       |                            |
|-----------------------|----------------------------|
| WEBER COUNTY RECORDER |                            |
| ENTRY NO. _____       | FEE PAID _____             |
| RECORDED _____        | FILED FOR RECORD AND _____ |
| IN BOOK _____         | AT _____                   |
| RECORDS, PAGE _____   | OF OFFICIAL _____          |
| FOR _____             | RECORDED _____             |
| WEBER COUNTY RECORDER |                            |
| BY: _____             | DEPUTY _____               |