

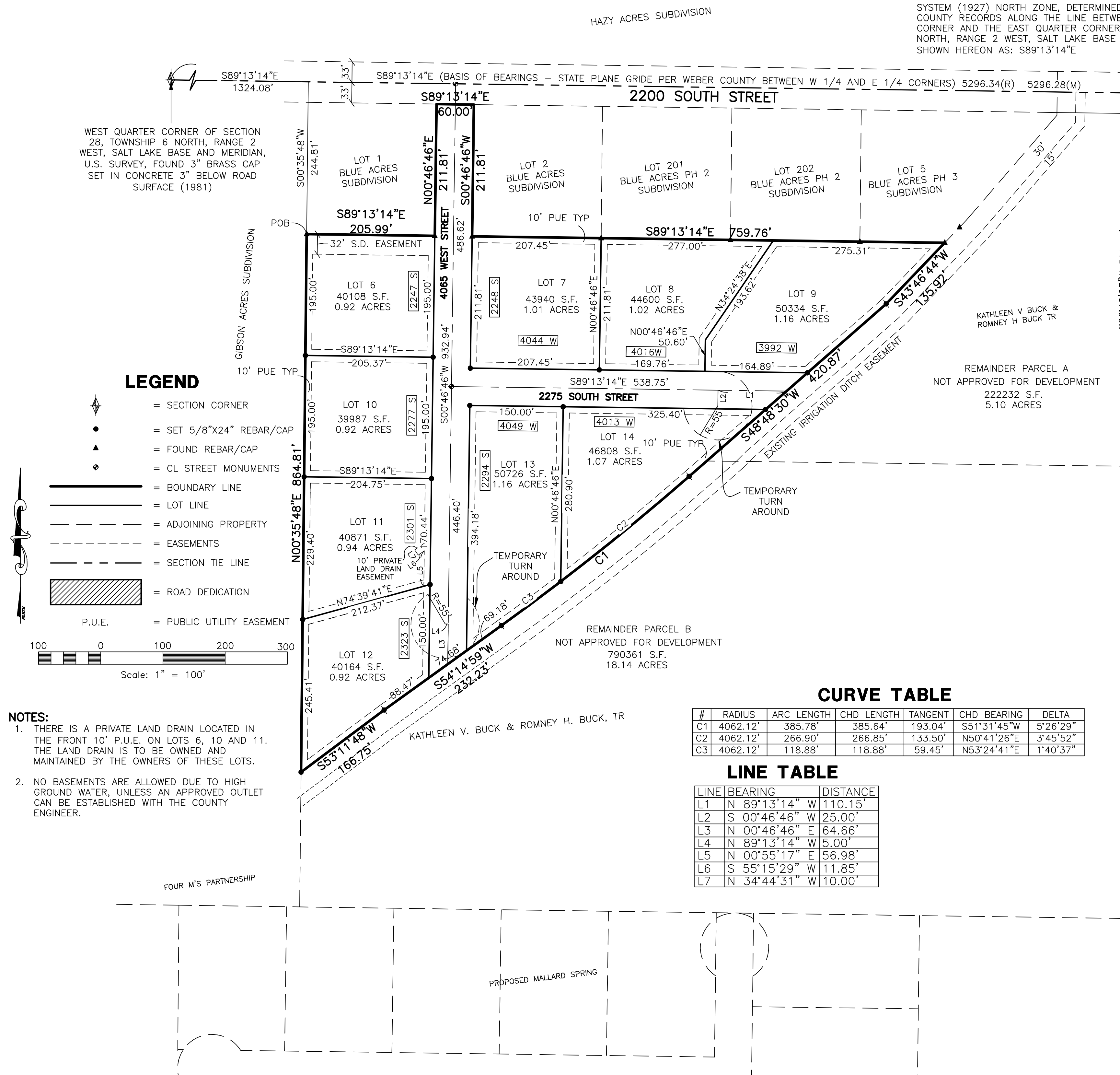
BLUE ACRES SUBDIVISION PHASE 4

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY 2015

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, DETERMINED LOCALLY BY THE WEBER COUNTY RECORDS ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°13'14"E

EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 3" BRASS CAP SET 1" BELOW ROAD SURFACE (1963)



LEGEND

- = SECTION CORNER
- = SET 5/8"x24" REBAR/CAP
- = FOUND REBAR/CAP
- = CL STREET MONUMENTS
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD DEDICATION
- = PUBLIC UTILITY EASEMENT

Scale: 1" = 100'

NOTES:

- THERE IS A PRIVATE LAND DRAIN LOCATED IN THE FRONT 10' P.U.E. ON LOTS 6, 10 AND 11. THE LAND DRAIN IS TO BE OWNED AND MAINTAINED BY THE OWNERS OF THESE LOTS.
- NO BASEMENTS ARE ALLOWED DUE TO HIGH GROUND WATER, UNLESS AN APPROVED OUTLET CAN BE ESTABLISHED WITH THE COUNTY ENGINEER.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	4062.12'	385.78'	385.64'	193.04'	S51°31'45"W	5°26'29"
C2	4062.12'	266.90'	266.85'	133.50'	N50°41'26"E	3°45'52"
C3	4062.12'	118.88'	118.88'	59.45'	N53°24'41"E	1°40'37"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°13'14" W	110.15'
L2	S 00°46'46" W	25.00'
L3	N 00°46'46" E	64.66'
L4	N 89°13'14" W	5.00'
L5	N 00°55'17" E	56.98'
L6	S 55°15'29" W	11.85'
L7	N 34°44'31" W	10.00'

SURVEYOR'S CERTIFICATE

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 **BLUE ACRES SUBDIVISION PHASE 4** 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 DATA 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.

SIGNED THIS _____ DAY OF _____, 20____.

150228
UTAH LICENSE NUMBER

ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT **BLUE ACRES SUBDIVISION PHASE 4**, 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. AND HEREBY GRANT TEMPORARY TURN ROUND EASEMENTS AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

KATHLEEN V. BUCK, TRUSTEE
ROMNEY H. BUCK, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KATHLEEN V. BUCK AND ROMNEY H. BUCK, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE TRUSTEES OF THE KATHLEEN V. BUCK FAMILY PROTECTION TRUST AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES HEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

A-1 ZONE NOTE

"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 RESIDENTS OF THIS SUBDIVISION" (AMD. ORD. #3-82, JANUARY 26, 1982)

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 1, BLUE ACRES SUBDIVISION, A POINT WHICH LIES S89°13'14"E, 1324.08' AND S00°35'48"W, 244.81' FROM THE NW CORNER OF SAID SECTION 28 THENCE S89°13'14"E, 205.99 FEET; THENCE N00°46'46"E, 211.81 FEET TO THE SOUTH LINE OF 2200 SOUTH STREET; THENCE ALONG SAID SOUTH LINE EAST 60.00 FEET; THENCE S00°46'46"W, 211.81 FEET; THENCE S89°13'14"E, 759.76 FEET TO AN EASEMENT LINE ALONG THE WILSON CANAL; THENCE ALONG SAID CANAL THE FOLLOWING FIVE (5) COURSES: (1)S43°46'44"W, 135.92 FEET; (2)S48°48'30"W, 420.87 FEET; (3)WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 385.78', WITH A RADIUS OF 4062.12', WITH A CHORD BEARING OF S51°31'45"W, WITH A CHORD LENGTH OF 385.64'; (4)S54°14'59"W, 232.23 FEET; (5)S53°11'48"W, 166.75 FEET; THENCE N00°35'48"E, 864.81 FEET TO THE POINT OF BEGINNING, CONTAINING 482088.67 SQUARE FEET, 11.067 ACRES

REMAINDER PARCEL A

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH EASEMENT LINE OF AN EXISTING CANAL, SAID POINT LIES S89°13'14"E, 2530.94 FEET FROM THE W ¼ CORNER OF SAID SECTION 28, THENCE S89°13'14"E, 120.00 FEET; THENCE S00°42'23"W, 632.90 FEET; THENCE THENCE N89°17'03"W, 676.09 FEET TO THE NORTHERLY EASEMENT LINE OF AN EXISTING CANAL; THENCE ALONG SAID CANAL EASEMENT THE FOLLOWING THREE (3) COURSES: (1)N48°48'30"E, 383.45 FEET; (2)N43°46'44"E, 185.92 FEET; (3)N40°49'26"E, 223.00 FEET; THENCE N00°42'23"E, 70.51 FEET TO THE POINT OF BEGINNING, CONTAINING 222232.09 SQUARE FEET, 5.102 ACRES

REMAINDER PARCEL B

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH EASEMENT LINE OF AN EXISTING CANAL, SAID POINT LIES S89° 13'14"E, 1324.87 FEET AND S00°35'47"W, 1109.62 FEET FROM THE W ¼ CORNER OF SAID SECTION 28, THENCE ALONG THE NORTHERLY LINE OF AN EXISTING CANAL EASEMENT THE FOLLOWING FOUR (4) COURSES: (1)N53°11'48"E, 166.75 FEET; (2)N54°14'59"E, 232.23 FEET; (3)ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 385.78', WITH A RADIUS OF 4062.12', WITH A CHORD BEARING OF N51°31'45"E, WITH A CHORD LENGTH OF 385.64'; (4)N48°48'30"E, 37.42 FEET; THENCE S89°17'03"E, 676.09 FEET; THENCE S00°42'57"W, 726.80 FEET; THENCE N89°11'45"W, 1321.54 FEET; THENCE N00°35'48"E, 216.52 FEET TO THE POINT OF BEGINNING, CONTAINING 790360.71 SQUARE FEET, 18.144 ACRES

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____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 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 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 AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

DEVELOPER/OWNER

ROMNEY BUCK
4115 WEST 2550 SOUTH
ODGEN, UTAH 84404
801-540-7235

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____ in _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 10-01-13
Name: BLUE ACRES SUBDIVISION PHASE 4
Number: 5036-01
Revision: _____
Scale: 1"=100'
Checked: _____

