

# PINEVIEW POINTE SUBDIVISION

PRELIMINARY PLAN  
PART OF ORIGINAL LOTS 1,2,3,4,5,6 AND 7,  
ALSO BEING ALL OF ADJUSTED PARCELS A, B AND C  
WILCOX CAMPING & BOATING RESORT  
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T6N, R1E

**SURVEY NARRATIVE:**

THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF JEFF CALLAHAN, 1031 N. COYOTE RUN, SARATOGA SPRINGS, UTAH 84045

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN THE CALLAHAN AND KEDDINGTON PROPERTIES TO BETTER CONTAIN THE EXISTING HOMES AND IMPROVEMENTS AND TO BETTER CONFORM TO WEBER COUNTY ZONING ORDINANCE AND TO ESTABLISH A 5 LOT SUBDIVISION CONTAINING SEVERAL ORIGINAL LOTS OF THE WILCOX CAMPING AND BOATING RESORT. ALL MONUMENTS FOUND OR SET ARE AS INDICATED HEREON.

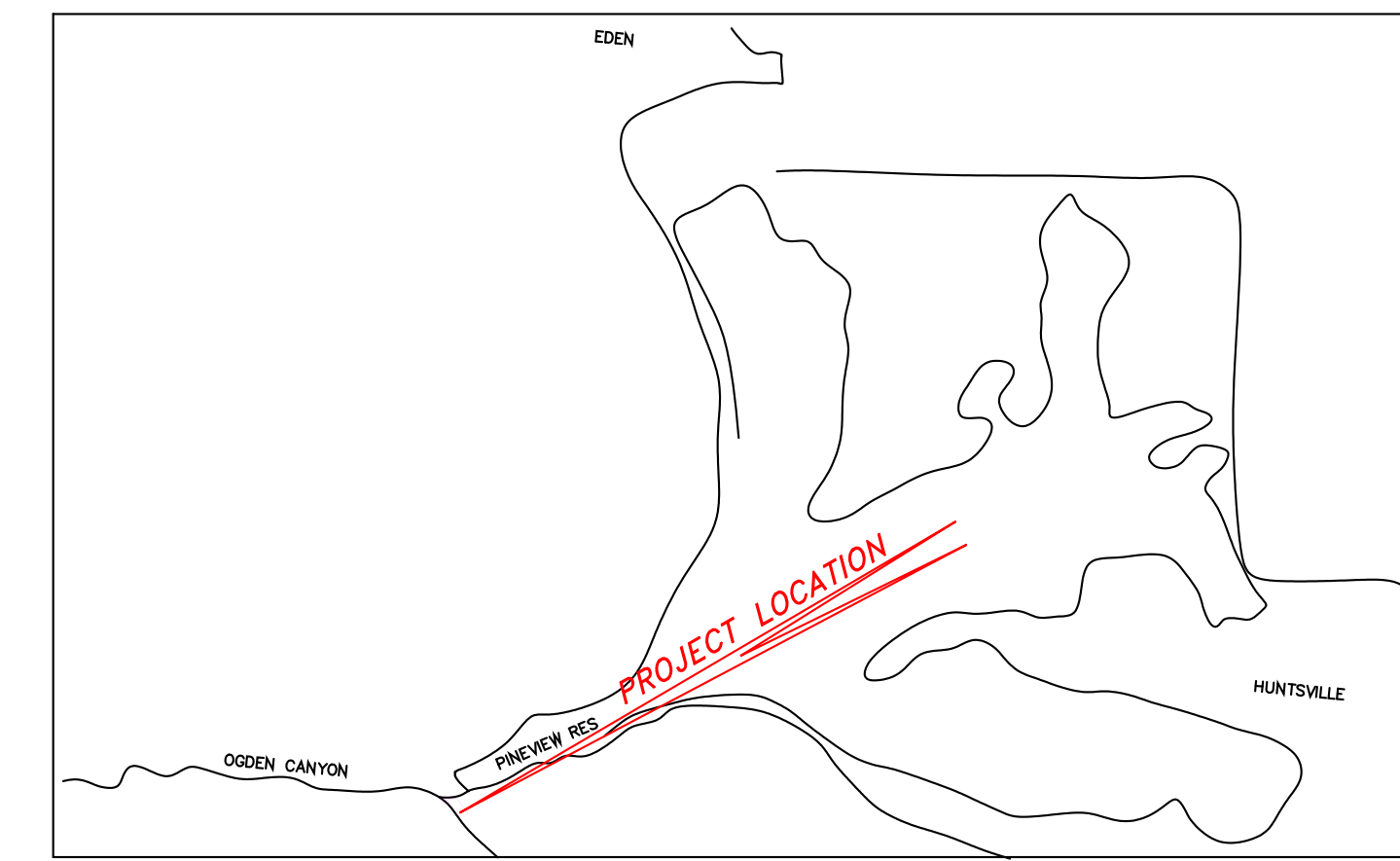
THE CORNER LOCATIONS FOR THIS SURVEY WERE ESTABLISHED AS PER MONUMENTS PLACED BY CHRIS CORP ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTIES.

THE EXTERIOR BOUNDARIES OF THE PROPERTIES SHOWN HEREON WERE SURVEYED BY CHRIS CORP IN 2004, ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE. REFER TO SAID SURVEY REGARDING DETAILS OF THE ESTABLISHMENT OF THE EXTERIOR BOUNDARIES.

ADJOINING PROPERTIES AND RESPECTIVE DIMENSIONS ARE SHOWN FOR INFORMATION PURPOSES ONLY NO CERTIFICATION IS HEREBY MADE AS TO THE ACCURACY OF SAID INFORMATION.

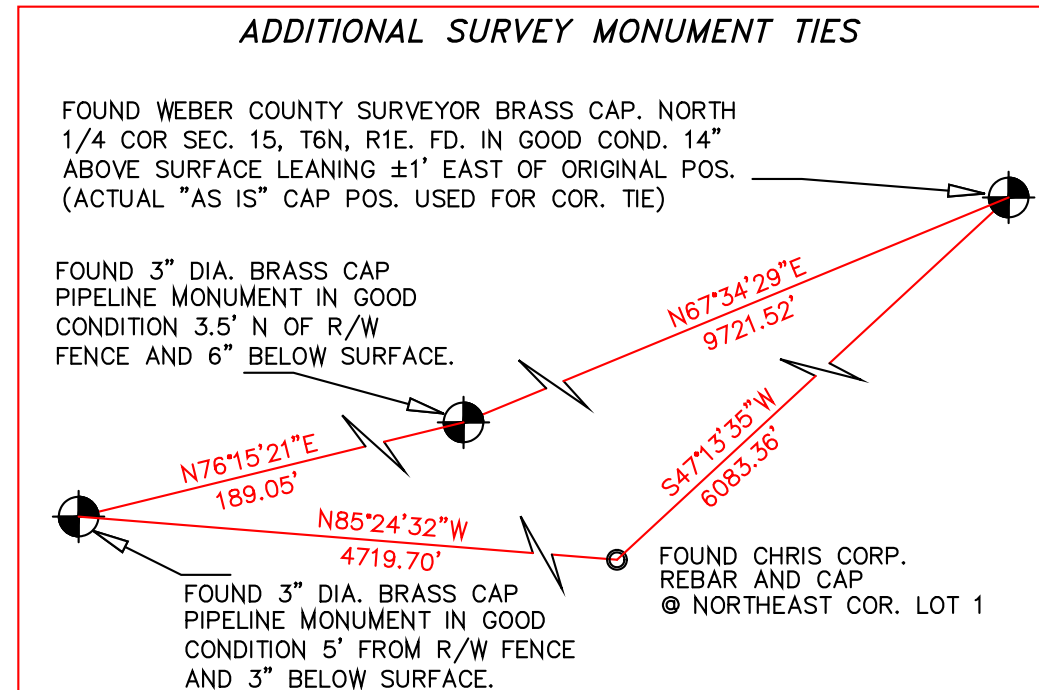
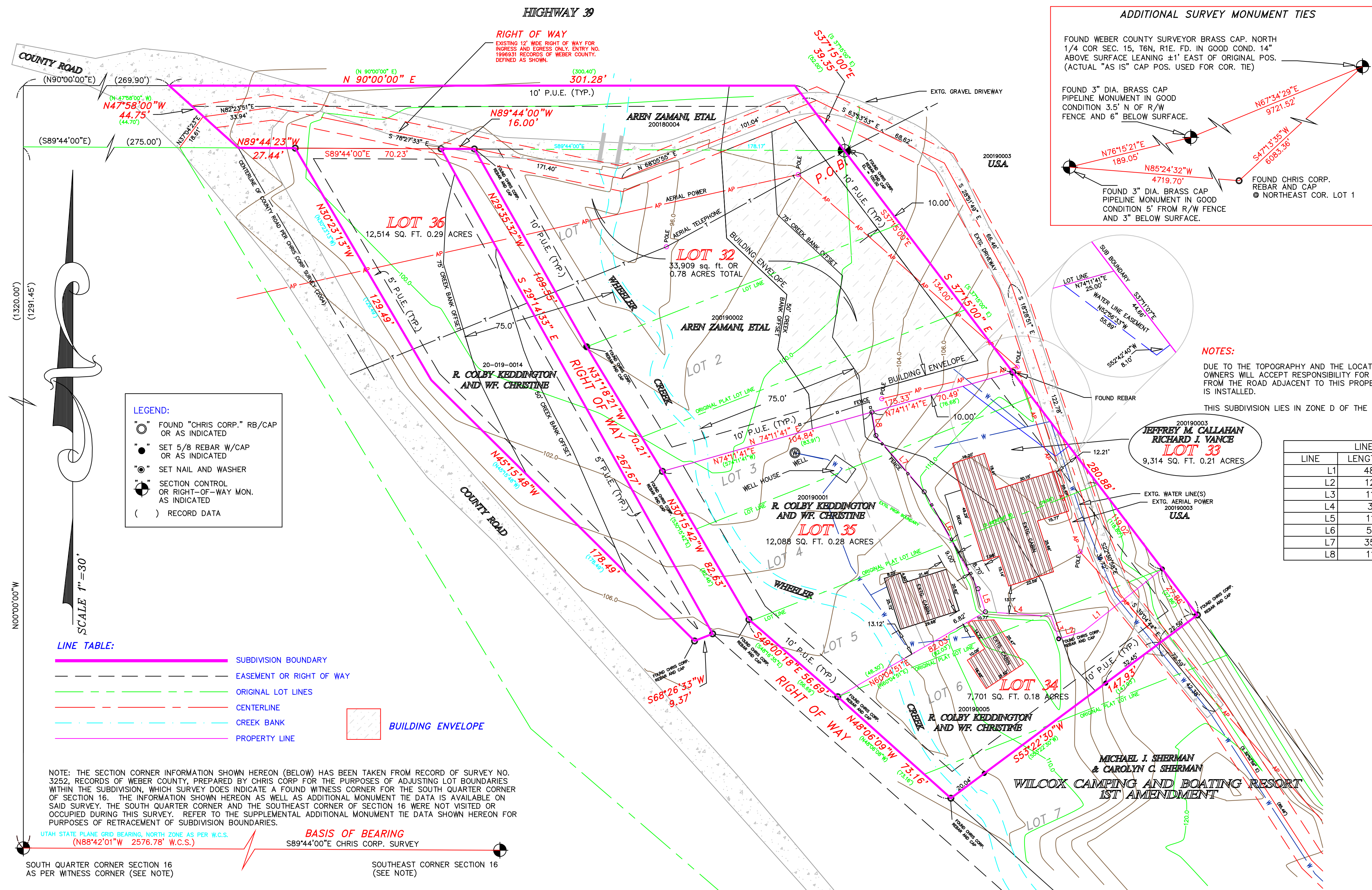
A QUIT CLAIM DEED FOUND IN BK. 1373 PG. 773 (RECORDS OF THE WEBER COUNTY RECORDER) CALLS FOR BOUNDARY LINES ALONG THE OLD CHANNEL OF WHEELER CREEK, AS THE SAME WAS LOCATED PRIOR TO THE CHANNEL CHANGE IN 1956. THIS QUIT CLAIM DEED PROVIDES EVIDENCE THAT THE CURRENT LOCATION OF WHEELER CREEK IS NOT THE LOCATION AS INTENDED AND CALLED FOR IN THE DEEDS.

THE ORIGINAL LOT LINES OF WILCOX CAMPING AND BOATING RESORT HAVE BEEN SHOWN FOR INFORMATIONAL PURPOSES ONLY, NO RETRACEMENT OF SAID ORIGINAL LOT LINES HAS BEEN PERFORMED.



VICINITY MAP

HIGHWAY CENTERLINE  
HIGHWAY 39



**NOTES:**

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

THIS SUBDIVISION LIES IN ZONE D OF THE FLOODPLAIN.

**BOUNDARY DESCRIPTION**

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH, AND BEING ALL OF LOTS 1,2,3,4 AND 5 AND PART OF LOTS 5 AND 6, WILCOX CAMPING AND BOATING RESORT, WEBER COUNTY, UTAH.

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID WILCOX CAMPING AND BOATING RESORT AS MONUMENTED BY A REBAR AND CAP, BEING ALSO THE NORTHWEST CORNER OF PARCEL "A" AS PER RECORD OF SURVEY NO. 3252, RECORDS OF THE WEBER COUNTY SURVEYOR;  
 THENCE SOUTH 37°15'00" EAST 280.88 FEET ALONG THE EAST LINE OF SAID WILCOX CAMPING AND BOATING RESORT TO THE NORTHEAST CORNER OF THE WILCOX CAMPING AND BOATING RESORT, 1ST AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF;  
 THENCE SOUTH 53°22'30" WEST 147.93 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;  
 THENCE NORTH 49°04'00" WEST 73.16 FEET TO THE SOUTHWEST CORNER OF LOT 5, WILCOX CAMPING AND BOATING RESORT;  
 THENCE NORTH 49°00'18" WEST 56.69 FEET TO A REBAR AND CAP;  
 THENCE NORTH 30°15'42" WEST 82.63 FEET ALONG THE WEST LINE OF ORIGINAL LOTS 3 AND 4, WILCOX CAMPING AND BOATING RESORT;  
 THENCE NORTH 31°15'21" WEST 70.21 FEET ALONG THE WEST LINE OF ORIGINAL LOTS 2 AND 3 OF SAID SUBDIVISION;  
 THENCE NORTH 29°35'32" WEST 109.55 FEET ALONG THE WEST LINE OF ORIGINAL LOT 1 OF SAID SUBDIVISION TO A REBAR AND CAP;  
 THENCE NORTH 89°44'00" WEST 16.00 FEET TO A REBAR AND CAP;  
 THENCE SOUTH 29°14'33" EAST 267.67 FEET TO A REBAR AND CAP;  
 THENCE SOUTH 68°26'33" WEST 9.37 FEET TO A REBAR AND CAP;  
 THENCE NORTH 45°15'48" WEST 178.49 FEET;  
 THENCE NORTH 30°23'13" WEST 129.49 FEET TO A REBAR AND CAP;  
 THENCE NORTH 89°44'23" WEST 27.44 FEET TO THE CENTERLINE OF A COUNTY ROAD;  
 THENCE NORTH 47°58'00" WEST 44.75 FEET ALONG SAID CENTERLINE;  
 THENCE NORTH 90°00'00" EAST 301.28 FEET;  
 THENCE SOUTH 37°15'00" EAST 39.35 FEET TO THE POINT OF BEGINNING;  
 CONTAINING 75,527 SQ. FT. OR 1.73 ACRES.

**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 TO BE KNOWN HEREAFTER AS:

**PINEVIEW POINTE SUBDIVISION**

AND DO HEREBY DEDICATE TO PRIVATE USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED PRIVATE DRIVEWAYS; THE SAME TO BE USED AS PRIVATE THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, IRRIGATION, STORM WATER DETENTION POND, 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, PIPED PRESSURE IRRIGATION OR OPEN 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 WITH SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016

R. COLBY KEDDINGTON CHRISTINE KEDDINGTON  
 JEFFREY M. CALLAHAN RICHARD J. VANCE  
 AREN ZAMANI

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, R. COLBY KEDDINGTON AND W.F. CHRISTINE KEDDINGTON, JEFFREY M. CALLAHAN, RICHARD J. VANCE AND AREN ZAMANI, SIGNERS OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
 RESIDING IN \_\_\_\_\_

**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\_\_\_\_

Signature \_\_\_\_\_

**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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature \_\_\_\_\_

**WEBER COUNTY PLANNING COMMISSION**

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ 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 County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature \_\_\_\_\_

**WEBER COUNTY COMMISSION**

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 \_\_\_\_\_, 20\_\_\_\_

Chairman, Weber County Commission \_\_\_\_\_

Attest: \_\_\_\_\_  
 Title: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, JESS W. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4804857, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND 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:

**PINEVIEW POINTE 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 FIELD 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 \_\_\_\_\_, 2016

JESS W. HOLYOAK, PLS  
 UTAH LAND SURVEYOR REGISTRATION NO. 4804857

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR: \_\_\_\_\_

WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY.

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 ALSO BEING ALL OF ADJUSTED PARCELS A, B AND C  
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 A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T 6 N, R 1 E,  
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH

DRAWING NO.  
 ME 16-52  
 SHEET 2 OF 1  
 FILE: Callahan\_ked\_sub

DESIGNED BY:  
 J.W.H.  
 DRAWN BY:  
 J.W.H.  
 DATE:  
 FEBRUARY, 2016

REVISIONS	COMMENTS
DATE BY	XXXXXXXXXXXXXXXXXXXXXXXX
10-14 JWH	XXXXXXXXXXXXXXXXXXXXXXXX
2-15 JWH	XXXXXXXXXXXXXXXXXXXXXXXX

**MOUNTAIN ENGINEERING**  
 P. O. BOX 309  
 MORGAN, UTAH 84050  
 TEL: (801) 876-3978 FAX 876-3979

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