PRELIMINARY PLAN

PINEVIEW POINT SUBDIVISION

Size of plat is 24"X36" leaving a margin of a minimum of 0.5" and a maximum of 1.5" on all four sides. WCO 106-1-8(b)(1)
(THIS IS A SCAN AND CANT VERIFY THE UPPER BORDER)

Text size not less than 0.09" and shall be neat, clean cut and readable. WCO 106-1-8(b)(1)

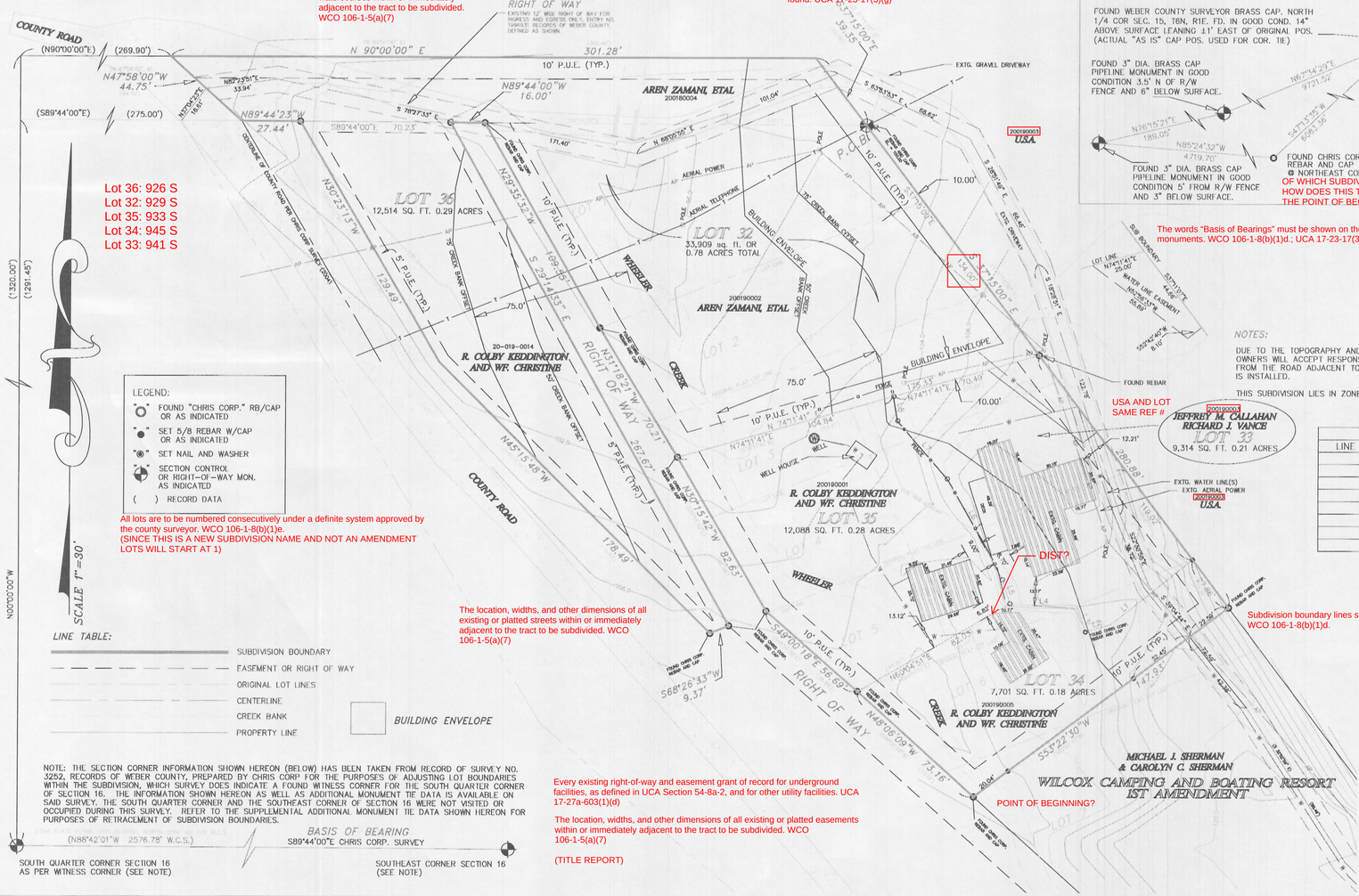
PART OF ORIGINAL LOTS 1,2,3,4,5,6 AND 7,
ALSO BEING ALL OF ADJUSTED PARCELS A, B AND C
WILCOX CAMPING & BOATING RESORT
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T6N, R1E

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(10); WCO 106-1-8(b)(1)c.; UCA 17-23-17(3)(b)

THE MAP WAS HARD TO READ AND SOME OF THE LINES WERE FAINT. INSTEAD OF SCANNING IF THE SURVEYOR COULD JUST PRINT TO PDF THROUGH CAD IT SHOULD GIVE A SCAN FOR US TO REDLINE.

The location, widths, and other dimensions of all existing or platted watercourses within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

The mathematical relationship between all monuments found or set. WCO 106-1-8(b)(1)d. All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g)



Lot 36: 926 S
Lot 32: 929 S
Lot 35: 933 S
Lot 34: 945 S
Lot 33: 941 S

LEGEND:

- FOUND "CHRIS CORP." RB/CAP OR AS INDICATED
- SET 5/8 REBAR W/CAP OR AS INDICATED
- SET NAIL AND WASHER
- SECTION CONTROL OR RIGHT-OF-WAY MON. AS INDICATED
- ( ) RECORD DATA

All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-8(b)(1)e.
(SINCE THIS IS A NEW SUBDIVISION NAME AND NOT AN AMENDMENT LOTS WILL START AT 1)

LINE TABLE:

- SUBDIVISION BOUNDARY
- EASEMENT OR RIGHT OF WAY
- ORIGINAL LOT LINES
- CENTERLINE
- CREEK BANK
- PROPERTY LINE

BUILDING ENVELOPE

NOTE: THE SECTION CORNER INFORMATION SHOWN HEREON (BELOW) HAS BEEN TAKEN FROM RECORD OF SURVEY NO. 3252, RECORDS OF WEBER COUNTY, PREPARED BY CHRIS CORP FOR THE PURPOSES OF ADJUSTING LOT BOUNDARIES WITHIN THE SUBDIVISION, WHICH SURVEY DOES INDICATE A FOUND WITNESS CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 16. THE INFORMATION SHOWN HEREON AS WELL AS ADDITIONAL MONUMENT TIE DATA IS AVAILABLE ON SAID SURVEY. THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 16 WERE NOT VISITED OR OCCUPIED DURING THIS SURVEY. REFER TO THE SUPPLEMENTAL ADDITIONAL MONUMENT TIE DATA SHOWN HEREON FOR PURPOSES OF RETRACEMENT OF SUBDIVISION BOUNDARIES.

(N88°42'01"W 2576.78' W.C.S.)

BASIS OF BEARING
S89°44'00"E CHRIS CORP. SURVEY

SOUTH QUARTER CORNER SECTION 16
AS PER WITNESS CORNER (SEE NOTE)

SOUTHEAST CORNER SECTION 16
(SEE NOTE)

The location, widths, and other dimensions of all existing or platted streets within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA 17-27a-603(1)(d)

The location, widths, and other dimensions of all existing or platted easements within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

(TITLE REPORT)

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 HERON 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.

ADDITIONAL SURVEY MONUMENT TIES

FOUND WEBER COUNTY SURVEYOR BRASS CAP. NORTH 1/4 COR SEC. 15, T6N, R1E, FD. IN GOOD COND. 14" ABOVE SURFACE LEANING ±1' EAST OF ORIGINAL POS. (ACTUAL "AS IS" CAP POS. USED FOR COR. TIE)

FOUND 3" DIA. BRASS CAP PIPELINE MONUMENT IN GOOD CONDITION 3.5' N OF R/W FENCE AND 6" BELOW SURFACE.

N76°15'21"E 189.05'
N85°24'32"W 4719.70'
N87°34'29"E 9721.52'
S47°11'35"W 6085.38'

FOUND 3" DIA. BRASS CAP PIPELINE MONUMENT IN GOOD CONDITION 5' FROM R/W FENCE AND 3" BELOW SURFACE.

FOUND CHRIS CORP. REBAR AND CAP
NORTHEAST COR. LOT 1
OF WHICH SUBDIVISION. HOW DOES THIS TIE IN TO THE POINT OF BEGINNING?

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(b)(1)d.; UCA 17-23-17(3)(d)

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.

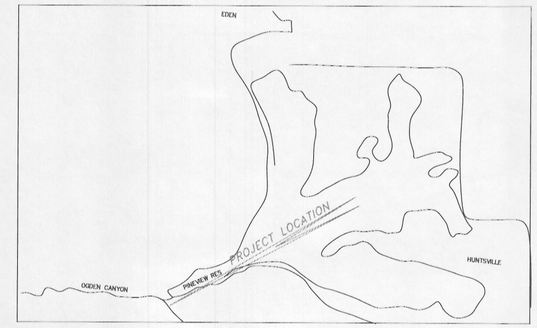
THIS SUBDIVISION LIES IN ZONE D OF THE FLOODPLAIN.

USA AND LOT SAME REF #

JEFFREY M. CALLAHAN
RICHARD J. VANCE
200190006
LOT 33
9,314 SQ. FT. 0.21 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.45	S51°33'42"W
L2	12.49	S73°32'17"W
L3	11.48	N18°32'44"W
L4	31.71	N86°10'15"W
L5	11.66	N17°40'25"W
L6	53.41	N29°03'37"W
L7	35.69	N40°39'41"W
L8	11.49	N09°36'14"W

Subdivision boundary lines should be slightly heavier than street and lot lines. WCO 106-1-8(b)(1)d.



VICINITY MAP

A measurable mathematical relationship between the property and the monument from which it is described. WCO 106-1-5(a)(3); WCO 106-1-8(b)(1)d.

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 48°06'09" 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°18'21" WEST 70.21 FEET ALONG THE WEST LINE OF ORIGINAL LOTS 2 AND 3 OF SAID SUBDIVISION;
THENCE NORTH 29°55'32" 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 POINT 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

A C K N O W L E D G E M E N T

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, R. COLBY KEDDINGTON AND WF. 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.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

Owner's Dedication Certificate shall include the following Private Streets, access, rights-of-way dedication as applicable:
"Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns."
WCO 106-7-1.

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 executed 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 POINT 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 AND 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__.

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

PROFESSIONAL LAND SURVEYOR 4804857 JESS W. HOLYOAK STATE OF UTAH

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.

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

10-14 JW- XXXXXXXXXXXXXXXXXXXX
2-15 JW- XXXXXXXXXXXXXXXXXXXX

DESIGNED BY:
DRAWN BY:
DATE:

PINEVIEW POINT SUBDIVISION

FOR: JEFF CALLAHAN, 1031 N. COYOTE RUN, SARATOGA SPRINGS, UT 84045

JOB NO. ME 16-52

DRAWING NO.
ME 16-52
SHEET 1 OF 1
FILE:callahan_ked_sub

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