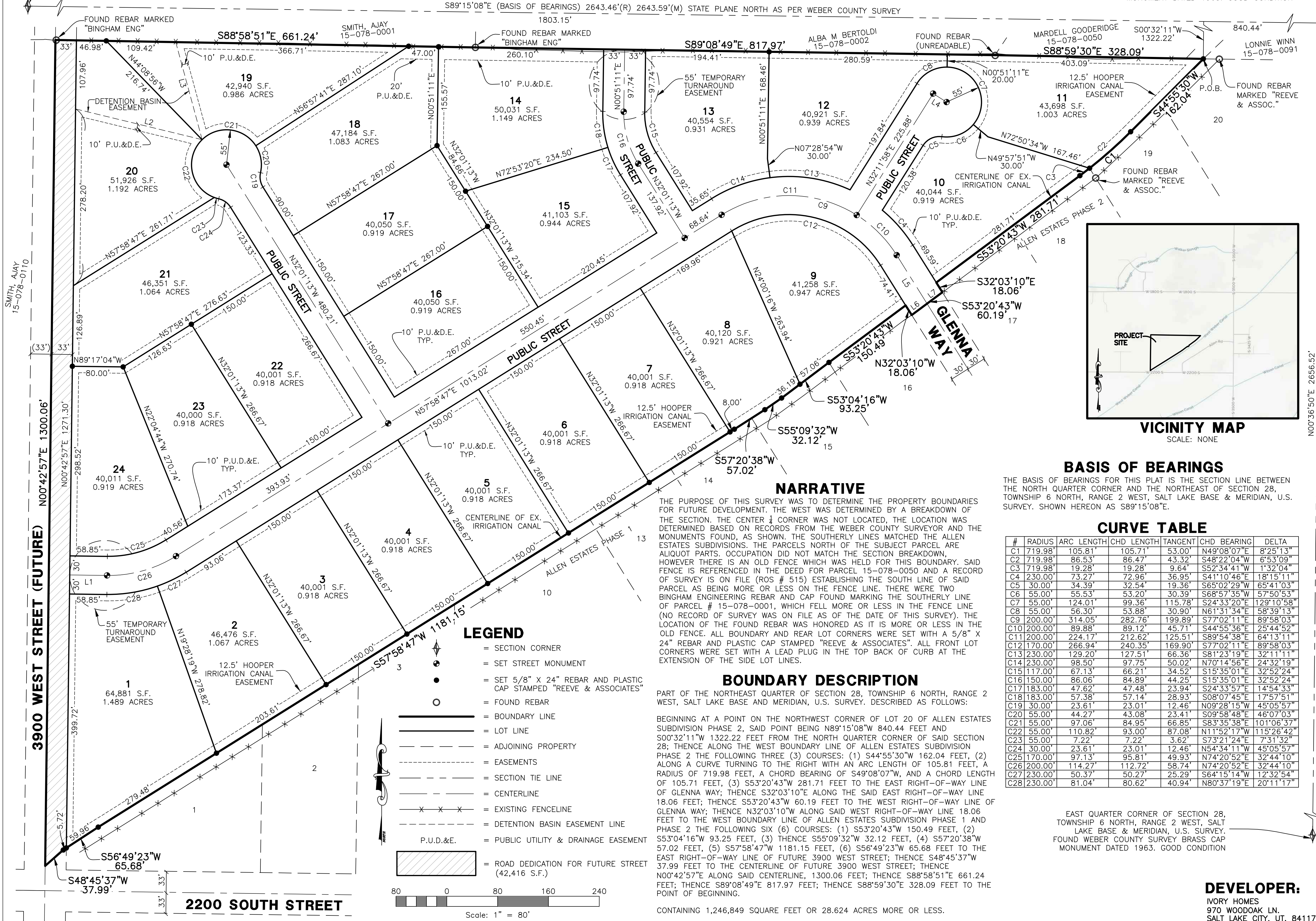


SADDLEBRED ACRES SUBDIVISION

PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER, 2016

NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT DATED 1963. GOOD CONDITION

NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT DATED 1963. GOOD CONDITION



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE PROPERTY BOUNDARIES FOR FUTURE DEVELOPMENT. THE WEST WAS DETERMINED BY A BREAKDOWN OF THE SECTION. THE CENTER 1/4 CORNER WAS NOT LOCATED, THE LOCATION WAS DETERMINED BASED ON RECORDS FROM THE WEBER COUNTY SURVEYOR AND THE MONUMENTS FOUND, AS SHOWN, THE SOUTHERLY LINES MATCHED THE ALLEN ESTATES SUBDIVISIONS. THE PARCELS NORTH OF THE SUBJECT PARCEL ARE ALIQUOT PARTS. OCCUPATION DID NOT MATCH THE SECTION BREAKDOWN, HOWEVER THERE IS AN OLD FENCE WHICH WAS HELD FOR THIS BOUNDARY. SAID FENCE IS REFERENCED IN THE DEED FOR PARCEL 15-078-0050 AND A RECORD OF SURVEY IS ON FILE (ROS # 515) ESTABLISHING THE SOUTH LINE OF SAID PARCEL AS BEING MORE OR LESS ON THE FENCE LINE. THERE WERE TWO BINGHAM ENGINEERING REBAR AND CAP FOUND MARKING THE SOUTHERLY LINE OF PARCEL # 15-078-0001, WHICH FELL MORE OR LESS IN THE FENCE LINE (NO RECORD OF SURVEY WAS ON FILE AS OF THE DATE OF THIS SURVEY). THE LOCATION OF THE FOUND REBAR WAS HONORED AS IT IS MORE OR LESS IN THE OLD FENCE. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST 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 NORTHWEST CORNER OF LOT 20 OF ALLEN ESTATES SUBDIVISION PHASE 2, SAID POINT BEING N89°15'08"W 840.44 FEET AND S00°32'11"W 1322.22 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE WEST BOUNDARY LINE OF ALLEN ESTATES SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) S44°55'30"W 162.04 FEET, (2) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.81 FEET, A RADIUS OF 719.98 FEET, A CHORD BEARING OF S49°08'07"W, AND A CHORD LENGTH OF 105.71 FEET, (3) S53°20'43"W 281.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF GLENNA WAY; THENCE S32°03'10"E ALONG THE SAID EAST RIGHT-OF-WAY LINE 18.06 FEET; THENCE S53°20'43"W 60.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF GLENNA WAY; THENCE N32°03'10"W ALONG SAID WEST RIGHT-OF-WAY LINE 18.06 FEET TO THE WEST BOUNDARY LINE OF ALLEN ESTATES SUBDIVISION PHASE 1 AND PHASE 2 THE FOLLOWING SIX (6) COURSES: (1) S53°20'43"W 150.49 FEET, (2) S53°04'16"W 93.25 FEET, (3) THENCE S55°09'32"W 32.12 FEET, (4) S57°20'38"W 57.02 FEET, (5) S57°58'47"W 1181.15 FEET, (6) S56°49'23"W 65.68 FEET TO THE EAST RIGHT-OF-WAY LINE OF FUTURE 3900 WEST STREET; THENCE N00°42'57"E ALONG SAID CENTERLINE, 1300.06 FEET; THENCE S88°58'51"E 661.24 FEET; THENCE S89°08'49"E 817.97 FEET; THENCE S88°59'30"E 328.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,246,849 SQUARE FEET OR 28.624 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°15'08"E.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	719.98'	105.81'	105.71'	53.00'	N49°08'07"E	8°25'13"
C2	719.98'	86.53'	86.47'	43.32'	S48°22'04"W	6°53'09"
C3	719.98'	19.28'	19.28'	9.64'	S52°34'41"W	1°32'04"
C4	230.00'	73.27'	72.96'	36.95'	S41°10'46"E	18°15'11"
C5	30.00'	34.39'	32.54'	19.36'	S65°02'39"W	65°41'03"
C6	55.00'	55.53'	53.20'	30.39'	S88°57'35"W	57°50'53"
C7	55.00'	124.01'	99.36'	115.78'	S24°33'20"E	129°10'58"
C8	55.00'	56.30'	53.88'	30.90'	N61°31'34"E	58°39'13"
C9	200.00'	314.05'	282.76'	199.89'	S77°02'11"E	89°58'03"
C10	200.00'	89.88'	89.12'	45.71'	S44°55'36"E	25°44'52"
C11	200.00'	224.17'	212.62'	125.51'	S89°54'38"E	64°13'11"
C12	170.00'	266.94'	240.35'	169.90'	S77°02'11"E	89°58'03"
C13	230.00'	129.20'	127.51'	66.36'	S81°23'19"E	32°11'11"
C14	230.00'	98.50'	97.75'	50.02'	N70°14'56"E	24°32'19"
C15	117.00'	67.13'	68.21'	34.52'	S15°35'01"E	32°52'24"
C16	150.00'	86.06'	84.89'	44.25'	S15°35'01"E	32°52'24"
C17	183.00'	47.62'	47.48'	23.94'	S24°33'57"E	14°54'33"
C18	183.00'	57.38'	57.14'	28.93'	S08°07'45"E	17°57'51"
C19	30.00'	23.61'	23.01'	12.46'	N09°28'15"W	45°05'57"
C20	55.00'	44.27'	43.08'	23.41'	S09°58'48"E	46°07'03"
C21	55.00'	97.06'	84.95'	66.85'	S83°35'38"E	101°06'37"
C22	55.00'	110.82'	93.00'	87.08'	N11°52'17"W	115°26'42"
C23	55.00'	7.22'	7.22'	3.62'	S73°21'24"E	7°31'32"
C24	30.00'	23.61'	23.01'	12.46'	N54°34'11"W	45°05'57"
C25	170.00'	97.13'	95.81'	49.93'	N74°20'52"E	32°44'10"
C26	200.00'	114.22'	112.72'	58.74'	N74°20'52"E	32°44'10"
C27	230.00'	50.37'	50.27'	25.28'	S64°15'14"W	12°32'54"
C28	230.00'	81.04'	80.62'	40.94'	N80°37'19"E	20°11'17"

EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT DATED 1963. GOOD CONDITION

DEVELOPER:

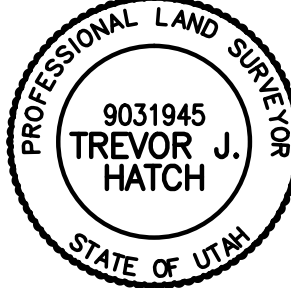
IVORY HOMES
970 WOODOAK LN.
SALT LAKE CITY, UT. 84117

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **SADDLEBRED ACRES 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 SAID 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____.

9031945
UTAH LICENSE NUMBER



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 AS SHOWN ON THE PLAT AND NAME SAID TRACT **SADDLEBRED 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 AND ALSO DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION BASINS, 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 ERRECTED WITHIN SUCH EASEMENTS, WITH SAID DETENTION BASINS BEING MAINTAINED BY THE OWNERS OF THE AFFECTED LOTS, AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT 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____.

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, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor:
T. HATCH
Designer:
E. ROCHE
Begin Date:
11-22-16
Name:
SADDLEBRED ACRES
SUBDIVISION
Number:
4948-06
Revision:
1"=80'
Checked:



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

Webber County Recorder

Entry No. _____ Fee Paid _____
_____ Filed For Record
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Webber County Recorder
Deputy.

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 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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE _____

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

WEBER COUNTY SURVEYOR