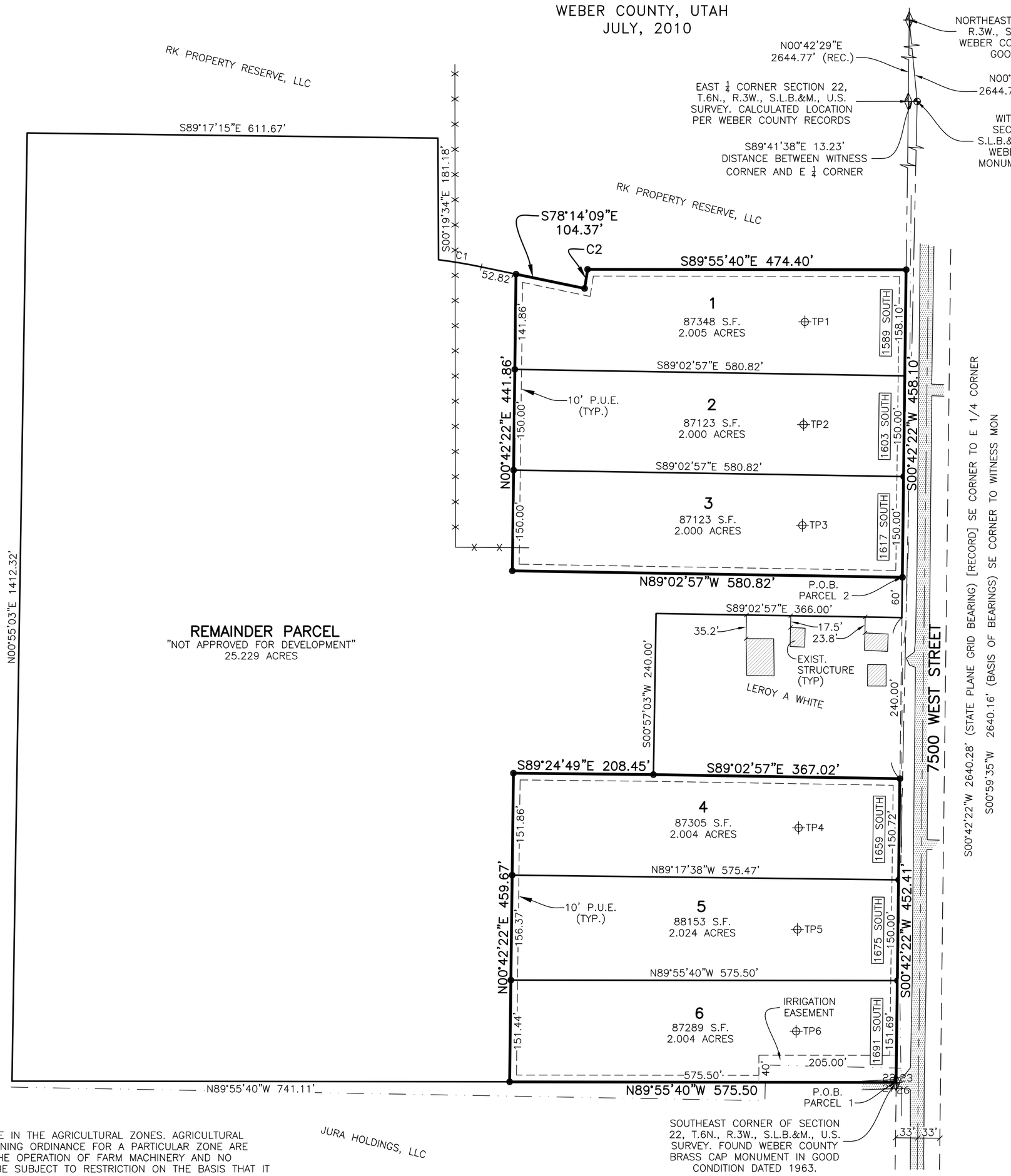
Reeve & Associates, Inc. - Solutions You Can Build On

# WHITE FARMS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 22, T.6N., R.3W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JULY, 2010




"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; ORD., #2002-3, MARCH 05, 2002)

## LEGEND

- = SECTION CORNER
- = WITNESS CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- TP# = TEST PIT LOCATION
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE LINE
- = EXISTING IRRIGATION DITCH
- = EXISTING PAVEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

100 0 100 200 300
Scale: 1" = 100'

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE WITNESS MONUMENT FOR THE E ¼ CORNER OF SECTION 22, T.6N., R.3W., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS S00°59'22"W 2640.16'

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE NEW LOTS FROM THE BELOW DESCRIBED PROPERTY. THE NE CORNER OF SECTION 22 AND THE SE CORNER OF SECTION 22 AS WELL AS THE WITNESS CORNER FOR THE E ¼ CORNER WERE FOUND AND USED FOR THE CONTROL OF THE SURVEY. BEARING FOR THESE LINES ARE SHOWN HEREON. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE RIGHT-OF-WAY FOR 7500 WEST WAS ESTABLISHED BY OFFSETTING THE SECTION LINE FOUR RODS.

## BOUNDARY DESCRIPTION

PARCEL 1
LOTS 4-6

A PART OF THE SE QUARTER OF SECTION 22, T6N, R3W, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SECTION 22 SAID POINT IS ALSO ON THE WEST RIGHT-OF-WAY LINE OF 7500 WEST STREET, THENCE N89°55'40"W, 575.50 FEET; THENCE N00°42'22"E, 459.67 FEET; THENCE S89°24'49"E, 208.45 FEET TO THE SOUTHWEST CORNER OF THE LEROY A. WHITE PARCEL; THENCE S89°02'57"E ALONG THE SOUTH LINE OF SAID PARCEL, 367.02 FEET TO THE WEST RIGHT OF WAY OF 7500 WEST STREET; THENCE S00°42'22"W ALONG SAID RIGHT OF WAY, 452.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.029 ACRES

PARCEL 2
LOTS 1-3

A PART OF THE SE QUARTER OF SECTION 22, T6N, R3W, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 7500 WEST STREET SAID POINT BEING N00°42'22"E, 752.41 FEET FROM THE SE CORNER OF SECTION 22, THENCE N89°02'57"W, 580.82 FEET; THENCE N00°42'22"E, 441.86 FEET TO THE SOUTHERLY LINE OF THE RK PROPERTY RESERVE, LLC PARCEL; THENCE ALONG SAID SOUTHERLY LINE THROUGH THE FOLLOWING (3) THREE COURSES: (1) S78°14'09"E, 104.37 FEET, (2) ALONG A NON TANGENT CURVE TO THE LEFT WHOSE ARC IS 28.82 FEET, WITH A RADIUS OF 830.01 FEET, WHOSE CHORD BEARS N08°42'28"E, 28.81 FEET AND (3) S89°55'40"E, 474.40 FEET TO THE WESTERLY RIGHT OF WAY OF 7500 WEST STREET; THENCE S00°42'22"W ALONG SAID RIGHT OF WAY, 458.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.005 ACRES

## CURVE TABLE

| CURVE | RADIUS | LENGTH | CHD LTH | CHORD DIR | DELTA |
|---|---|---|---|---|---|
| C1 | 825.00' | 64.50' | 64.49' | N80°28'32"W | 4°28'47" |
| C2 | 830.01' | 28.82' | 28.81' | N08°42'28"E | 1°59'21" |

## DEVELOPER:

DAVID R. SABEY
3121 AMERICAN SADDLER DRIVE
PARK CITY, UT. 84060
(801)201-9493

## 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 WHITE FARMS 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___.

REGISTERED LAND SURVEYOR
150228-2201
ROBERT D. KUNZ
STATE OF UTAH

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 AS SHOWN ON THE PLAT AND NAME SAID TRACT WHITE FARMS SUBDIVISION, AND DO HEREBY 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.

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 _____ AND _____ 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: R. KUNZ
Designer: N. ANDERSON
Begin Date: 07-07-10
Name: WHITE FARMS SUBDIVISION
Number: 5885-01
Revision: 3/31/11 N.A.
Scale: 1"=100'
Checked:

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

## 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

## 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

## WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20__.

WEBER-MORGAN HEALTH DEPARTMENT

## 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

_____ Deputy.

Reeve & Associates, Inc. - Solutions You Can Build On