

# TWO SADDLES HIGH SUBDIVISION

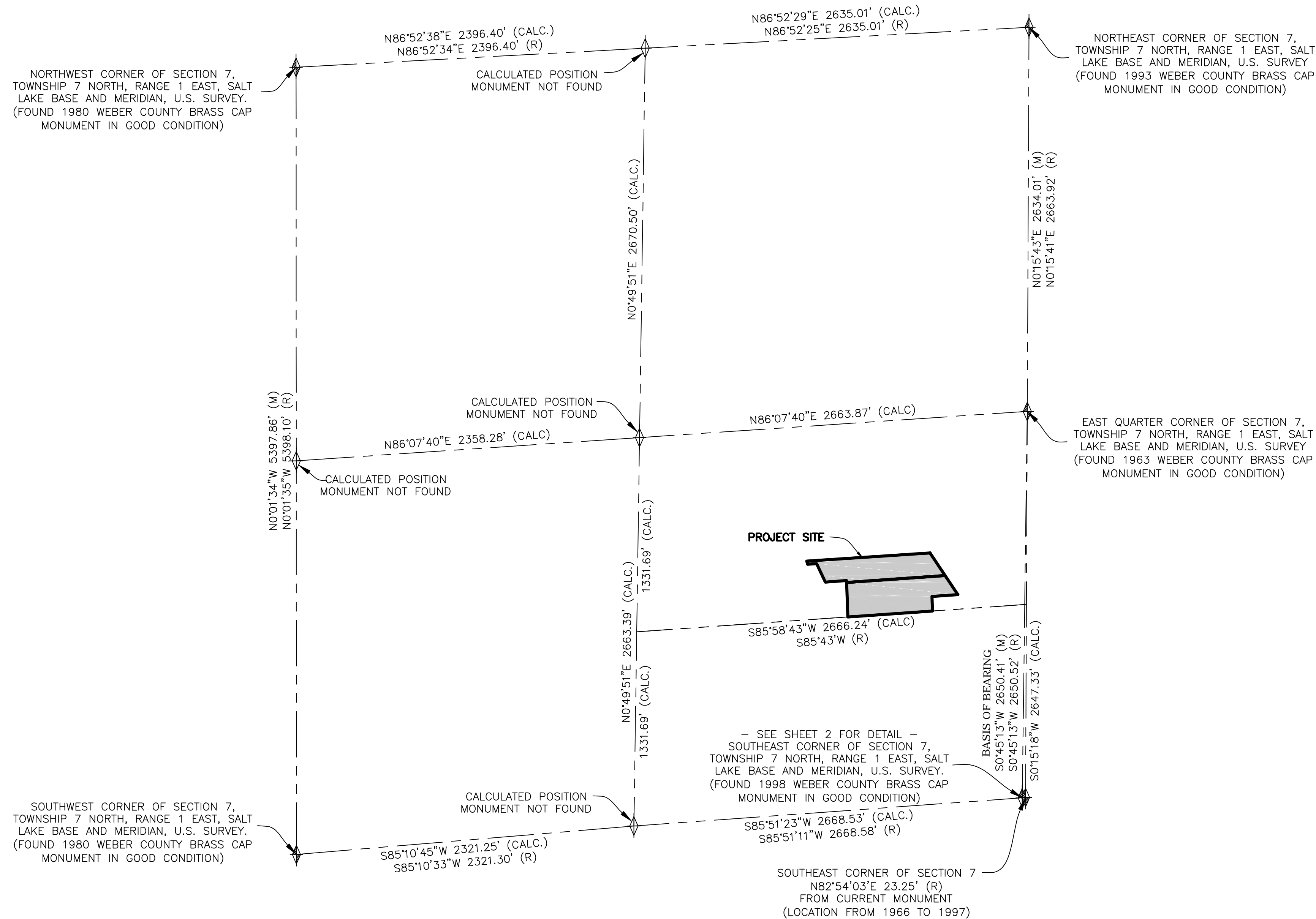
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 SEPTEMBER, 2012



VICINITY MAP  
 NO SCALE

## SECTION 7 DETAIL

Scale: 1" = 500'



### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH FORK ROAD, SAID POINT BEING S00°45'13"W 1262.96 FEET ALONG THE CURRENT SECTION LINE AND N89°14'47"W 458.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S85°58'43"W 177.47 FEET; THENCE S04°11'05"E 99.58 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7; THENCE ALONG SAID SOUTH LINE, S85°58'43"W 586.52 FEET; THENCE LEAVING SAID SOUTH LINE, N02°03'43"W 249.47 FEET; THENCE S85°58'47"W 145.06 FEET; THENCE N25°25'55"W 140.00 FEET; THENCE S85°57'18"W 62.00 FEET; THENCE N14°35'42"W 22.83 FEET TO THE SOUTH LINE OF NORTH FORK RIVER PROPERTIES; THENCE N86°13'18"E ALONG SAID SOUTH LINE 846.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NORTH FORK ROAD; THENCE S33°47'54"E ALONG SAID WESTERLY RIGHT OF WAY LINE 344.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.598 ACRES

### AGRICULTURAL CONDITIONS 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; ORD., #2002-3, MARCH 05, 2002)

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°45'13"W.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO MAKE A TWO LOT SUBDIVISION OF THE TESCH PROPERTY AS SHOWN ON THIS PLAT.

THE CENTERLINE OF NORTH FORK ROAD WAS PROVIDED BY THE WEBER COUNTY SURVEYOR'S OFFICE AS SHOWN ON THIS PLAT.

PARCELS ARE DEEDED TO THE 1/16 LINE THAT DIVIDES THE NORTH AND SOUTH HALVES OF SOUTHEAST QUARTER OF THE SECTION. THE HISTORICAL SECTION CORNERS HAVE BEEN RELOCATED MAKING IT DIFFICULT TO DETERMINE THE LOCATION AT THE TIME OF DEED CREATION. NO CLEAR OCCUPATION INFORMATION EXISTS FOR THIS LOCATION AND OTHER SURVEYS SHOW VARYING CALCULATIONS. WE HAVE CALCULATED THIS LINE BASED ON THE BEST AVAILABLE EVIDENCE AT THE TIME OF SURVEY, AND RECOMMEND THAT OWNERS ON EACH SIDE OF THE LINE FILE BOUNDARY LINE AGREEMENTS AS TO WHERE THEY BELIEVE THE LINE IS TO BE, BOTH HISTORICALLY AND TO CLEAR UP ANY FUTURE TITLE ISSUES.

ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### NOTES

FEMA FLOOD ZONE - THE FEMA MAP 49057C0225E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005 SHOWS THE AREA WEST OF NORTH FORK ROAD TO BE INCLUDED IN ZONE "A" WITH NO BASE FLOOD ELEVATION DETERMINED.

### REFERENCE PLATS

NORTH FORK RIVER PROPERTIES, RECORDED IN BOOK 34, AT PAGE 36, ON JULY 9, 1992 OF OFFICIAL RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE.

HADLOCK SUBDIVISION, RECORDED IN BOOK 61, AT PAGE 86, ON JUNE 13, 2005 OF OFFICIAL RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE.

SURVEY NO. 000649, JOHN VAN ALFEN PROPERTY RECORD OF SURVEY DATED SEPTEMBER 10, 1991, AS FOUND IN THE WEBER COUNTY SURVEYOR'S OFFICE.

SURVEY NO. 003160, DAN RHODES CERTIFICATION OF SURVEY DATED FEBRUARY 12, 2003, AS FOUND IN THE WEBER COUNTY SURVEYOR'S OFFICE.

SURVEY NO. 003718, STARNES ESTATES - 1ST AMENDMENT DATED JULY 23, 2006, AS FOUND IN THE WEBER COUNTY SURVEYOR'S OFFICE.

### LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND REBAR
- = PROPOSED FIRE HYDRANT LOCATION
- = TEST PIT LOCATION
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = TOP OF RIVER BANK
- = ROAD CENTERLINE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (CALC.) = CALCULATED BEARING OR DISTANCE
- [D] = DEED BEARING OR DISTANCE
- = EXISTING BUILDING

### DEVELOPER

GARTH AND TRUDY TESCH  
 5317 NORTH FORK ROAD  
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 801-745-4309

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Project Info.	
Surveyor:	R. KUNZ
Designer:	N. ANDERSON
Begin Date:	08-08-11
Name:	TWO SADDLES HIGH SUBDIVISION
Number:	6009-01
Revision:	11/20/13
Scale:	N.T.S.
Sheet:	1 of 2

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