

Dreamers Estates
A PART OF THE S.E. 1/4 OF SECTION 1,
T. 7 N., R. 1 W., S.L.B.&M.
WEBER COUNTY, UTAH
5 Nov, 2012

NORTH FORK ACRES SUB.

JHL ACRES SUB.

PUTTER'S RIDGE SUB

Uncle Daurel's Sub. April 2010

(a)	(b)	(c)	(d)
A = 61°48'18"	A = 52°19'47"	A = 4°01'22"	A = 65°49'38"
R = 184.38'	R = 90.30'	R = 184.38'	R = 184.38'
L = 188.89'	L = 82.47'	L = 12.943'	L = 211.833'
LC = 188.38'	LC = 79.63'	LC = 12.94'	LC = 200.373'
S 30°38'49" E	N 48°24'52" W	S 83°34'38" E	S 32°40'30" E

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN:
BEGINNING AT A POINT N.0°24'28"E. 1462.88 FEET (NORTH 1463.50 FEET), AND N.89°35'32"W. (WEST 1050.45 FEET) 1048.82 FEET, MORE OR LESS, TO THE EASTERN LINE OF A COUNTY ROAD AND S.44°21'32"E. 2.12 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE N.44°30'52"E 108.02 FEET, THENCE N.45°38'28"E 567.32 FEET (N.45°14'E), MORE OR LESS TO THE CENTERLINE OF THE NORTH FORK OF OGDEN RIVER, THENCE FIVE COURSES ALONG SAID RIVER, AS FOLLOWS: S.15°49'44"E. (63.00 FEET) 60.00 FEET TO A POINT OF CURVE (NON TANGENT), THENCE 211.83 FEET ALONG A 184.38 FOOT RADIUS CURVE TO THE LEFT, (L.C. BEARS S.32°40'30"E. 200.37 FEET) TO A POINT OF A REVERSE CURVE, THENCE 82.47 FEET ALONG THE ARC OF A 90.30 FOOT RADIUS CURVE TO THE RIGHT, (L.C. BEARS S.48°24'52"E. 79.63 FEET), S.21°49'02"E. 100.15 FEET AND S.36°58'42"E. 52.57 FEET, MORE OR LESS, TO THE NORTHERN BOUNDARY OF SHADY OAKS SUBDIVISION, THENCE S.45°38'28"W. 566.59 FEET (S.45°14'W. 663.62 FEET), MORE OR LESS, ALONG SAID SUBDIVISION BOUNDARY TO A COUNTY ROAD, THENCE N.44°21'32"W. 470.67 FEET (N.44°46'W.) ALONG SAID COUNTY ROAD TO THE POINT OF BEGINNING, CONTAINING 6.59 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFT 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 LICENSING 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 Dreamers Estates 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__
CYNTHIA L. SEGRIFT P.L.S. 7511(170143)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE A PARCEL OF LAND FOR BEVERLY SEEGER. THE BASIS OF BEARINGS IS STATE PLANE GRID AS PROVIDED BY WEBER COUNTY SURVEYORS OFFICE. (N.0°24'22"E.), AS LOCATED N.0°24'28"E WAS USED BETWEEN THE SOUTHEAST CORNER (WEBER COUNTY MONUMENT) AND THE 3/4" REBAR, MARKING THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
THE SEEGER PROPERTY HAS A SENIOR DEED TO THE ADJACENT LAND OWNER TO THE NORTH. THE NEIGHBOR HAD A GRAVEL AREA THAT ENCHROACHED UPON SEEGER'S NORTH BOUNDARY IN WHICH WE HAVE PREPARED A BOUNDARY LINE AGREEMENT FOR THESE NEIGHBORS IN ORDER TO RESOLVE THE DISPUTE ALONG THIS LINE, AS SHOWN.
THE REAR OF THE PROPERTY IS CALLED ALONG THE CENTERLINE OF THE NORTH FORK OF OGDEN RIVER, AND IS IN COMMON WITH THE ADJACENT LAND OWNERS 1957 DEED, LAKEVIEW STAKE, "CHURCH OF JESUS CHRIST".
THE SOUTH LINE OF THIS PROPERTY CALLS FOR THE NORTH BOUNDARY OF "SHADY OAKS SUBDIVISION".
THE WEBER COUNTY ROAD HAS BEEN DETERMINED BY THE USE OF WEBER COUNTY'S 1965 DEED, RECORDED IN BOOK 819 PG 415 OF THE WEBER COUNTY RECORDS AND THE ROAD WIDTH OF 50 FEET.

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__

COUNTY SURVEYOR

③ SHOW ALL SOIL EXPLORATION HOLES w/ID#s (PRIOR)

LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT. NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES
- FOUND REBARS
- P.O.P.L. POINT ON PROPERTY LINE
- SET CLS REBAR (5/8"x24") & CAPS
- REBAR & CAP
- EP EDGE PAVEMENT
- DASHED LINE DASHED LINE
- M Measured
- R Record

Aprox. Loc. Flood Plane

OWNERS DEDICATION

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 Dreamers Estates AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 20__

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }
ON THIS ____ DAY OF _____, 20__
PERSONALLY APPEARED _____, AND
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____, RESIDING AT _____

MY COMMISSION EXPIRES: _____

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 ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF _____, 20__

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

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 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 THIS ____ DAY OF _____, 20__

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 THE ____ DAY OF _____, 20__

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

COUNTY RECORDER

ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED: _____
19____, AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR: _____

COUNTY RECORDER:

BY: