

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
12 Aug, 2011

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 PUBLIC 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____

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____

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____

TITLE
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

LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- EXISTING FENCES.
- FOUND REBARS, AS SHOWN..
- SET CLS REBAR (5/8"x24") & CAPS.
- RBC REBAR & CAP
- EP EDGE PAVEMENT
- DEED LINE DASHED LINE

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

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SURVEY THE SEEGER PARCEL AND CREATE A SECOND LOT FOR THE PURPOSE OF BUILDING ON. BASIS OF BEARINGS IS (DEED NORTH-SOUTH), STATE PLANE GRID 50°24'24"W (AS LOCATED 50°24'28"W) ALONG THE AS MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. DURING THE COURSE OF THE SURVEY WE FOUND AN ENCHROACHMENT FROM THE NEIGHBOR TO THE NORTH, OF THE SEEGER PROPERTY, AS SHOWN ON PLAT. THE ORIGINAL DEED FOR SEEGER WAS AN CONVEYANCE FROM EARL E. JONES, THE TRUSTEE FOR A GROUP OF INDIVIDUALS, WHICH WERE, Earl E. Jones, Clarence L. Buck, George T. Frost, Leland Stevens and Charles E. Storey. IN WHICH FROM 1963 THROUGH 1978 PARCELS OF LAND WERE CONVEYED OUT TO THOSE MEMBERS FROM THAT GROUPS TOTAL PARCEL OF LAND. IN 1963 THE GROUP WAS STARTING TO CONVEY PARCELS OF LAND OUT TO ITS MEMBERS, ONE IN WHICH WAS GIVEN TO WEBER COUNTY CORP. A STRIP OF LAND BEING APPROXIMATELY 50 FEET IN WIDTH AND RAN THROUGH THE GROUPS TOTAL PARCEL OF LAND FOR THE PURPOSE OF CREATING LEGAL ACCESS TO THE GROUPS INDIVIDUAL PROPERTIES. THE DEEDS OF THOSE PARCELS WERE CONVEYED WITH THE INTENT OF EACH PARCEL HAVING LEGAL ACCESS AND A CERTAIN FRONTAGE ALONG THAT CERTAIN COUNTY ROAD DEED THAT WAS PROVIDED BY THE GROUP TO WEBER COUNTY AND RECORDED IN 1965 (5950 NORTH ST.). THE COUNTY ROAD DEED NOT ONLY GAVE LEGAL ACCESS TO THOSE PROPERTIES OF THE GROUP BUT ALSO GAVE SUPPORTED EVIDENCE AS TO THE INTENT OF THE DEEDS PROVIDED TO ALL THE MEMBERS OF THAT GROUP. SOME OF THE LEGAL DESCRIPTIONS CALL FOR THE COUNTY ROAD, AND SOME DEED DISTANCES FIT SO CLOSELY TO THE BOUNDS OF THE DEEDED COUNTY ROAD, THAT WE TRUST THAT WAS THE INTENT OF THOSE DEEDS, CREATED FOR THE MEMBERS OF THAT GROUP, AND THE ROAD BEING AN INTRICATE PART OF THE WHOLE DIVISION OF THAT PROPERTY OWNED BY THE GROUP.

THE FIRST CONVEYANCE FROM THE GROUPS TOTAL PARCEL WAS JONES (TRUSTEE)-STEVENS, JULY 1963. AND STEVENS-SEEGER IN OCT. 1964.

JONES (TRUSTEE) TO JONES IN DEC. 18TH 1963, JONES to Dalton (South half) in Sept. 1963. AND JONES to Ross (North half) in Sept. 1963, Ross to Bjornson in 1967, Bjornson to Dalton in May 1991.

THE JONES PARCEL, WHICH IS ADJACENT TO THE STEVENS PROPERTY IN 1963. CREATED AN OVERLAP OF 13 FEET, MORE OR LESS, WITH THE STEVENS PARCEL. TO THE SOUTH. AND CREATED BY DEED, A 6.5 FOOT GAP ON THE NORTH SIDE, BETWEEN JONES AND CLARENCE BUCK. JONES (TRUSTEE) - Clarence Buck, Dec. 18th 1963.

IN REVIEWING THE OTHER DEED CONVEYANCES THAT WERE CREATED FOR THE MEMBERS OF THE GROUP THE TOTAL DEED DISTANCE ALONG THE ROAD AND THE FRONTAGE DISTANCES OF THOSE DEEDS, WERE WITHIN +3 FEET, EACH OTHER, WHICH SHOWS THE INTENT OF THE GROUPS DEEDS WERE NOT TO HAVE OVERLAPS OF ANY SIGNIFICANT AMOUNT. WHICH ALSO SHOWS THE ROAD DEED PROVIDED TO WEBER COUNTY WAS AN ESSENTIAL PART OF THE UNIFORMITY OF THE GROUPS PARCELS.

THE STANDARD OF CARE PROVIDED BY THE SURVEYOR AT THE TIME OF THE DISCOVERY OF OVERLAP/GAPS, WOULD HAVE BEEN TO ADJUST THE DEEDS FROM THE POINT OF INTERSECTION, OF SAID ROAD, TO THE NORTH LINE OF THE STEVENS PROPERTY (SENIOR DEED) SO THAT THE TRUE INTENT OF THOSE PARCELS FRONTAGES COULD BE CORRECTLY DISPLAYED UPON THE GROUND AND OF RECORD. AND THEREBY RESOLVING AND KEEPING THE HARMONY IN THE COMMUNITY.

IN 1991, LARRY BUTTERS SURVEYED THE GILSPIE PROPERTY, NOW KNOWN AS SHADY OAKS SUBDIVISION. IN THE RETRACTION OF THAT SURVEY AND DEED, THE SURVEYOR DOES NOT ACKNOWLEDGE THE WEBER COUNTY ROAD DEED, BUT THE PHYSICAL STAKING AND PLATTING SURVEY A FAIRLY CLOSE RELATIONSHIP TO SAID ROAD DEED, AND TO THE SOUTH LINE OF STEVENS/SEEGER PROPERTY.

IN 1992, LARRY BUTTERS SURVEYED A PARCEL OF LAND FOR RUTTER, (BUCK TO RUTTER IN 1974) WHICH WAS STAKED PER DEED AND FOLLOWED THE ORIGINAL DEED CONVEYED BY JONES (TRUSTEE) - BUCK, conveyed Dec. 18th 1963. LEAVING A 0.5 FOOT GAP WITH THE JONES PROPERTY TO THE SOUTH. THE ROAD WAS DETERMINED BY SPLITTING THE EDGE OF PARCELS AND SOME FENCE COMPARISONS. FENCES ALONG THIS ROAD ARE VERY SPARSE, AND DO NOT PROVIDE AN ADEQUATE AMOUNT OF FENCE LINE OCCUPATION IN ORDER TO DETERMINE AN ALIGNMENT OF THE ROAD.

THE PRACTICE OF SURVEYORS IN DETERMINING AN EXISTING ROAD ALIGNMENT THAT DOES NOT HAVE A DEED OF RECORD FOR IT, WOULD BE TO TIE IN THE OCCUPATION ALONG BOTH SIDES OF THE EXISTING ROAD, CHECK FOR THE EXISTING PAVEMENT FOR ITS ALIGNMENT, AND EVALUATE AN APPROXIMATE CENTERLINE FOR THAT ROAD, THAT WOULD BE EQUITABLE TO ALL LAND OWNERS ALONG THAT EXISTING ROAD, AND THEN PROVIDE THAT INFORMATION TO OUR COUNTY SURVEYOR FOR HIS ACCEPTANCE OF THAT CENTERLINE.

ALONG THE SOUTH BOUNDARY LINE OF RUTTERS RIDGE, THE ORIGINAL DEED CALLS FOR A DISTANCE OF 720 FEET, BUTTERS, HAS ADDED AN ADDITIONAL 25 FEET TO THE SUBDIVISIONS BOUNDARY, CALLING IT 745 FEET. IT IS QUITE APPARENT THAT THERE WAS NO KNOWLEDGE OF THE EXISTING ROAD DEED OF WEBER COUNTY.

ON THE SUBDIVISION TO THE NORTH OF RUTTERS RIDGE, A REEVES 2010 SURVEY, CALLED JHL ACRES SUBDIVISION, STATES ON SUB. PLAT, THE ROAD WAS DETERMINED BY THE USE OF LINDFORD HILLS SUBDIVISION, SURVEYED BY LANDMARK SURVEYING, WHICH ALSO SHOWS THEY FOUND LANDMARK REBARS & CAPS SOME 8 FEET IN THE WESTERN ROAD RIGHT OF WAY OF LINDFORD SUB.

IN RESEARCHING THE PROBABLE AMOUNT OF ANSWERS AVAILABLE, I FOUND THAT REEVES USED THE RECORD DESCRIPTION OF LINDFORD HILLS SUB. FOR THE EXISTING ROAD ALIGNMENT OF 5950 NORTH STREET AND THE FOUND BUTTERS REBARS & CAPS THAT LAY ON THE EASTERN SIDE OF COUNTY ROAD, AND HAVE EXTENDED THE ALIGNMENT OF THOSE BUTTERS REBARS TO CREATE A NEW POINT OF INTERSECTION FOR THE ROAD AND DEDICATION OF JHL SUBDIVISION.

REEVES & ASSOCIATES ACCEPTED THE LOCATION OF RUTTERS RIDGE WITHOUT EXAMINING THE ROAD DEED, WHICH ALLOWED ADDITIONAL DISTANCE OF FRONTAGE TO BE INCLUDED WITHIN THEIR BOUNDARY OF THE BUCKS PROPERTY, JHL SUB. A STANDARD OF CARE BY THE SURVEYOR COULD OF CAUGHT THE ERROR OF RUTTERS RIDGE LOCATION, BUT WITHOUT PROPER RESEARCH THE ERROR WAS ALLOWED TO MAGNIFY.

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. (NORTH) 1463.50 FEET, AND N.89°35'32"W. (WEST 1050.45 FEET) 1051.93 FEET, MORE OR LESS, TO THE EASTERN LINE OF A COUNTY ROAD, FROM THE SOUTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE N.45°38'28"E. 678.52 FEET (N.45°14'E. 652.51 FEET), MORE OR LESS TO THE CENTERLINE OF THE NORTH FORK OF OGDEN RIVER, THENCE FIVE COURSES ALONG SAID RIVER, AS FOLLOWS: S.15°19'44"E. 63.00 FEET TO A POINT OF CURVE (NOW 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.49°24'52"E. 79.83 FEET), S.21°45'02"E. 100.15 FEET AND S.35°59'24"E. 50.95 FEET, THENCE S.45°38'28"W. 568.56 FEET (S.45°14'W. 663.62 FEET, MORE OR LESS, TO A COUNTY ROAD, THENCE N.44°21'32"E. 474.06 FEET (N.44°46'W. 473.00 FEET) TO THE POINT OF BEGINNING. CONTAINING 6.63 ACRES, MORE OR LESS. 2.86 AC.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFF 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 THE REQUIREMENTS OF SAID ACT, 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. SEGRIFF P.L.S. 7511(170143)

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

PREPARED BY:
C. L. S., Inc.
870 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 Fax. E-mail CLSCLN@AOL.COM
DEVELOPER'S NAME & MINIMUM ADDRESS IS REQUIRED
DEVELOPER: BEV SEEGER

NEED TO RESEARCH THE ATTACHED LINE SETBACK DEDICATION AND INCLUDE INTO THE OWNERS DEDICATION

STATE PLANE GRID BEARINGS ARE W.C.

50°24'28"E. (North) 534.45

SouthEast Corner Section 1, Township 7 North, Range 1 West, Salt Lake Base & Meridian, Weber County Surveyors Brass Cap Mon. Dated 1981-Good Condition