

(1979 Survey S 89°57'42" E 5204.61')
Moos'd N.89°45'36" W 5206.67' Basis of Bearings
West Quarter Corner, Section 33,
Township 7 North, Range 3 East, S.L.B.&M.
Found 1944 QLO Monument in N-S fence.
1.0 ABE and in Good Condition.

East Quarter Corner, Section 33,
Township 7 North, Range 3 East, S.L.B.&M.
Found 1944 QLO Monument in N-S fence.
1.0 ABE and in Good Condition.

RED CLIFF SUBDIVISION

A PART OF THE S.W. 1/4 OF SECTION 33,
T. 7 N., R. 3 E., S.L.B.&M.
WEBER COUNTY, UTAH
30 Jan. 2013

NARRATIVE

THE SURVEY WAS TO REFERENCE THE HANSEN PROPERTY, A DIVISION FROM THE 1979 SURVEY OF THE BEYER FARM PROPERTY, AND CREATE A 2-LOT SUBDIVISION FROM THAT PARCEL, KNOWN AS WEBER COUNTY TAX ID. NO. 23-013-0206.

THE BEYER FARM PROPERTY WAS THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. THE 1979 SURVEY CREATED THE CENTERLINE ALIGNMENT OF CAUSEY ROAD AND USED ITS DEFINITION TO DIVIDE FARM PROPERTY INTO TWO PARCELS. THE FARM'S AND THE FEENEY'S.

PER THE 1979 SURVEY, THE FARM PROPERTY OF BEAVER CREEK, SOUTH LINE WAS THE CENTERLINE OF THE SOUTH FORK OF OGDEN RIVER AND THE EAST LINE WAS THE SECTION LINE.

IN A 1989 SURVEY, THE FARM PROPERTY WAS DIVIDED INTO FIVE PARCELS. THERE IS NO RECORD OF SURVEY BUT WE HAVE FOUND BEARS & CHIPS THAT MARK SOME OF THE DIVISION LINES OF THOSE PARCELS. THERE IS A DIFFERENCE BETWEEN THE CONTROL USED IN 1989 VS 1979 SURVEYS. IN COMPARING THE DEEDS OF RECORD TO THE FIELD STAKING, SOME PARCELS MEASURE 9-11 FEET, MORE OR LESS, TO THE DEED CALLS ALONG THEIR FROUNDS.

CAUSEY ROAD ALIGNMENT HAS BEEN RETRACED BY THE USE OF THE 1979 SURVEY OF BIRCHAM ENGINEERING. WHEN COMPARING THE END POINT OF THE ROAD (CENTERLINE BRIDGE ABUTMENT) THE CENTERLINE OF ROAD WAS LONG BY 1.7'. WE HELD TO EAST QUARTER CORNER LOCATION AND THE CENTERLINE OF ROAD BETWEEN THESE TWO POINTS, RECORD TO THE CENTERLINE OF CAUSEY ROAD AND ITS ENTIRE ALIGNMENT THE EDGE OF PAVEMENT SHOWS A BETTER RELATIONSHIP TO THE ROTATED DEED OF CAUSEY ROAD ALONG THE EASTERN 1600 FEET, BUT VARIES ALONG THE WESTERN HALF OF SAID ROAD AREA. THERE ARE TOPOGRAPHIC ISSUES ON EITHER SIDE OF SAID ROAD, THAT MAY BE INFLUENCED WHERE THE FENCE LINES COULD OF BEEN MAINTAINED. THE CENTERLINE OF SAID ROAD, AS SHOWN ON THE 1979 SURVEY, MAY OF BEEN ELEVATION, COMING OUT OF THE BEAVER CREEK AND THE STEEP CUTS THAT HAD TO OF BEEN MADE ON THE NORTHERN SIDE OF SAID ROAD AREA.

AT THE SOUTHWEST CORNER OF THE HANSEN SURVEY, THE DEED CALLS FOR A BRANCH OF THE BEAVER CREEK AND DIVERS WATER AROUND THE BACK SIDE OF SOME SUMMER CABINS, LIES 200 FEET WEST OF THE TRUE CONJUNCTION OF THE BEAVER CREEK AND THE SOUTH FORK RIVER. HANSEN HAS QUIT CLAIMED TO MCGIBBON ANY INTEREST IN THEIR RESPECTIVE DEEDS WHICH CALLS FOR THE WESTERN BANK OF THE BEAVER CREEK.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE POINT OF CONJUNCTION AT THE BEAVER CREEK WITH THE SOUTH FORK OF THE OGDEN RIVER, SAID POINT BEARS N89°59'10"W, 1542.36 FEET ALONG THE AS MONUMENTED SECTION LINE (SAID POINT ALSO BEING S89°59'10"E, 1107.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION) AND N.10°41'47"E, 29.03 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO A POINT AT THE CENTERLINE OF THE SOUTH FORK OF OGDEN RIVER, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33, THE CONJUNCTION OF SAID BEAVER CREEK, AND SAID CENTERLINE, BEARING S.78°15'13"E, 217.11 FEET TO CENTERLINE OF SAID BEAVER CREEK, THENCE THE FOLLOWING TWENTY NINE COURSES ALONG SAID BEAVER CREEK, AS FOLLOWS:

N.10°14'42", 27.03 FEET, N.43°45'42"W, 194.21 FEET
N.23°14'55", 144.70 FEET, N.51°12'27", 26.61 FEET, N.26°37'18", 39.87 FEET,
N.61°42'42", 26.21 FEET, N.1°33'56", 112.36 FEET, N.37°01'47", 128.94 FEET,
N.48°12'23", 43.33 FEET, N.29°45'28", 39.51 FEET, N.1°31'52"E, 101.00 FEET,
N.27°11'52", 65.91 FEET, N.30°14'10", 43.60 FEET, N.11°50'20"W, 25.88 FEET,
N.57°31'2", 42.63 FEET, N.35°38'56"W, 41.02 FEET, N.10°20'18"W, 90.01 FEET,
N.57°03'57"W, 53.92 FEET, AND N.54°14'08"W, 45.34 FEET, N.29°25'22"W, 68.53 FEET,
N.49°08'00", 48.92 FEET, AND NORTH 30.01 FEET TO THE CENTER OF THE BEAVER CREEK BRIDGE.

THE FOLLOWING THREE COURSES ALONG SAID CAUSEY ROAD, AS FOLLOWS:

N.88°15'30"E, 265.92 FEET (N.87°27'04", 252.71 FEET) TO A POINT OF CURVE, THENCE
172.12 FEET ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE LEFT, (C.C. BEARS
OR LESS TO A POINT WITH BEARS N.02°20'24"W, 17.04 FEET, N.02°20'24"W, 17.04 FEET,
141.70 FEET ALONG SAID MONUMENTED LINE, MORE OR LESS, TO THE CENTERLINE
OF THE SOUTH FORK OF OGDEN RIVER, THENCE ALONG THE CENTERLINE OF SAID RIVER THE FOLLOWING
SEVEN COURSES, AS FOLLOWS: 139", 245.67 FEET, S.78°10'30"W, 135.06 FEET,
S.72°24'24"W, 91.55 FEET, S.57°01'31"W, 77.92 FEET, S.52°38'12"W, 66.35 FEET,
S.61°36'06"W, 113.55 FEET, S.57°52'55"W, 91.04 FEET, S.67°39'05"W, 41.66 FEET,
S.43°14'48"W, 69.86 FEET, S.34°52'35"W, 53.41 FEET, S.53°34'58"W, 39.75 FEET,
S.43°18'29"W, 89.99 FEET, AND S.51°17'14"W, 53.87 FEET, TO THE POINT OF BEGINNING,
CONTAINING 1,233.8052 sq ft/29.80 AC., MORE OR LESS.

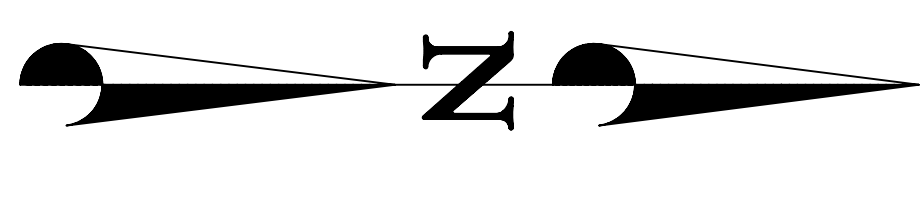
SURVEYORS CERTIFICATE

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 ENTIRE PLAT AND ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RED CLIFF SUBDIVISION, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DISJOINED SOLE AND IS A TRUE SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS. RECORING LOT MEASUREMENTS HAVE BEEN COMPARED WITH:

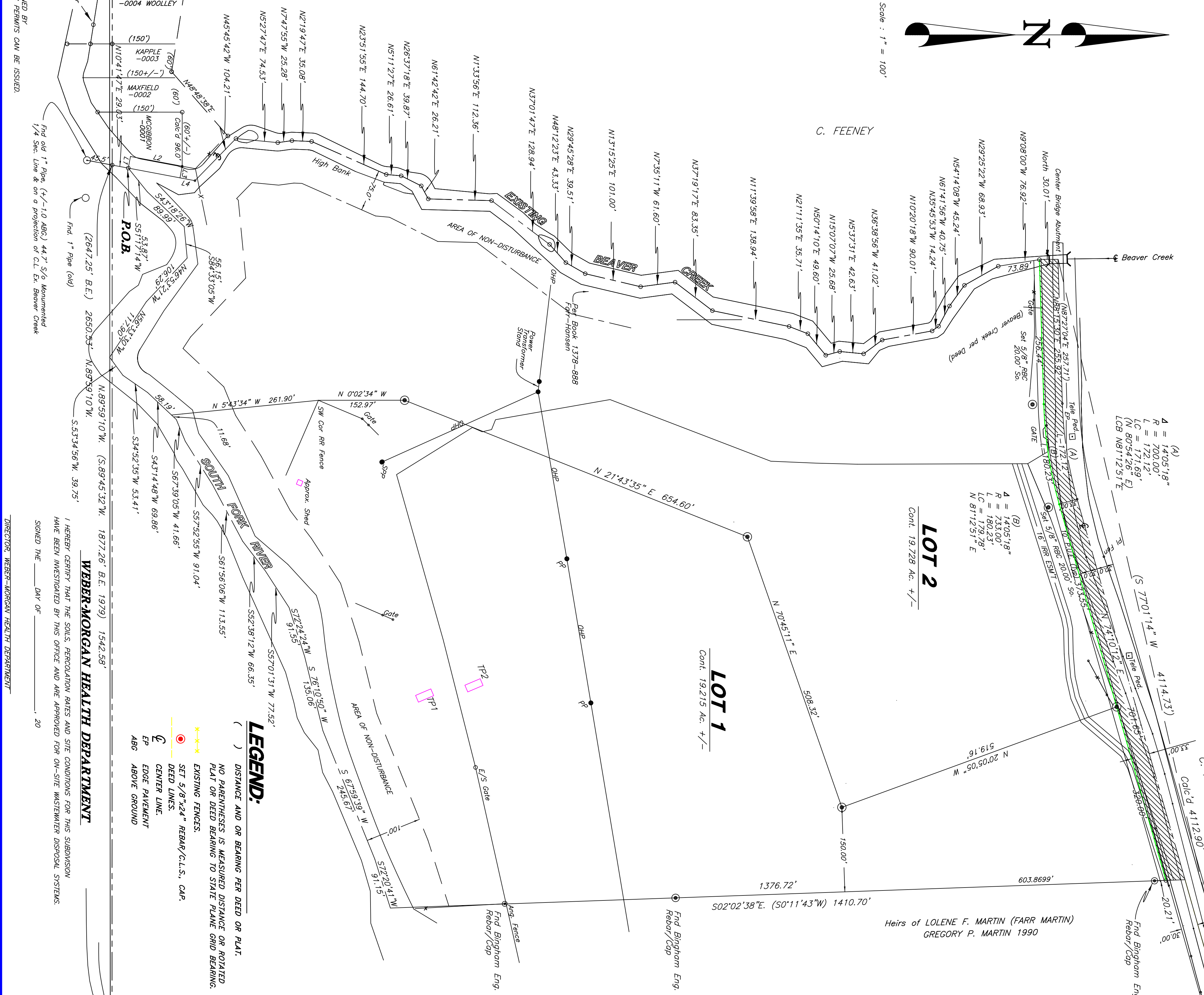
SIGNED THIS _____ DAY OF _____, 20____
CYNTHIA L. SEGRIFT, P.L.S. 7511(170143)

Southwest Corner of Section 33,
Township 7 North, Range 3 East, S.L.B.&M.
FOUND 1944 QLO Monument in N-S fence.
Used in the 1979 Survey.

C.L.S., Inc.
OGDEN UTAH 84404
P.O. BOX 353-4935
CLSD@CLO.COM



Scale: 1" = 100'



OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDUDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT GRANIT AND CONVEY TO THE PUBLIC THROUGH THE OFFICES OF PUBLIC UTILITIES THROUGHOUT THE STATE OF UTAH. WE HEREBY DEDICATE, THOROUGHLY AND FOREVER, THE GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION, POND AND DRAINAGE EASEMENTS. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 20____, AND
PERSONALLY APPEARED _____, AND
SIGNERS) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY
RECORDED THE SAME: _____ RESIDING AT _____
NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

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 RECORDED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

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____

OGDEN VALLEY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____

CHAIRMAN, OGDEN VALLEY PLANNING COMMISSION _____

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE LOCATION OF STREETS AND OTHER IMPROVEMENTS AND MONUMENTS THEREON, HAS BEEN EXAMINED AND APPROVED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____

TITLE _____
ANTENY _____

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____

COUNTY RECORDER	IN BOOK _____	PAGE _____
ENTRY No. _____	FEE PAID _____	
FILED FOR RECORD AND RECORDS: _____	RECORDED FOR: _____	
_____	_____	_____

BY: _____