

IVY SPRING SUBDIVISION

AMENDING A PORTION OF LOT 7 AND A PORTION OF LOT 8 OF EASTWOOD SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2018

LINE TABLE

LINE	BEARING	DISTANCE
L1	S68°44'51"E	98.99
L2	N02°17'19"E	32.89
L3	S75°06'02"E	16.73
L4	N14°53'58"E	16.00
L5	N75°06'02"W	32.83
L6	N02°17'19"E	42.95
L7	S02°13'06"E	158.64
L8	S30°30'21"W	3.66
L9	N21°21'13"E	7.18
L10	N68°44'51"W	32.24
L11	N68°44'51"W	42.14
L12	N02°13'06"W	158.24

OWNER/DEVELOPER

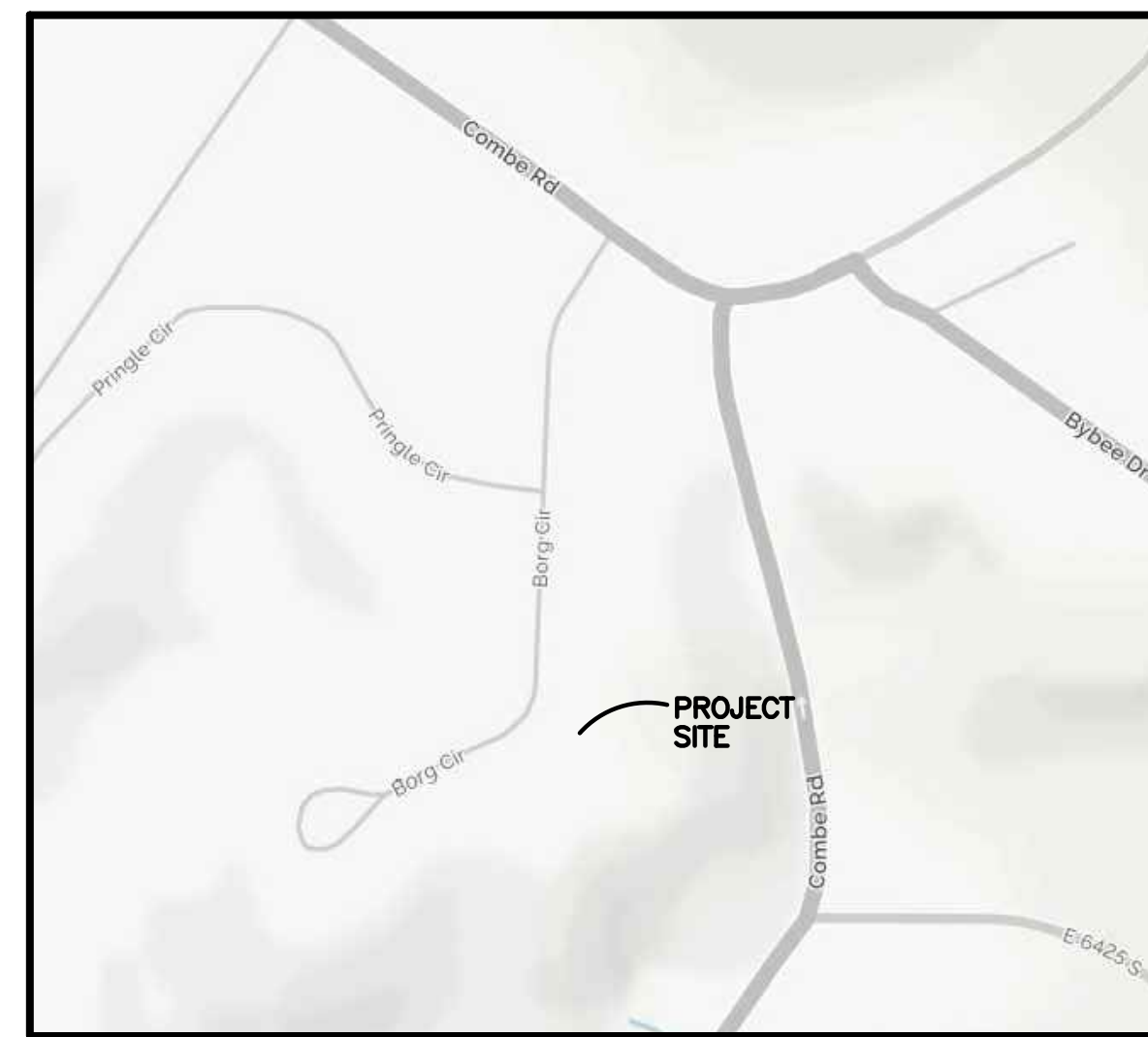
JEROLD AND VALERIE B. IVIE
6340 BORG CIRCLE
OGDEN, UT 84403

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	90.00'	79.31'	76.77'	42.44'	N02°14'53"W	50°29'29"
C2	50.00'	25.99'	25.70'	13.30'	N12°36'09"W	29°46'56"
C3	160.00'	138.00'	133.76'	73.82'	N26°59'49"E	49°24'59"
C4	20.00'	38.04'	32.56'	28.02'	N56°46'14"E	108°57'50"
C5	28.00'	50.15'	43.71'	34.96'	N53°35'39"E	102°36'39"
C6	28.00'	37.82'	35.01'	22.43'	N36°24'21"W	77°23'21"
C7	90.00'	16.05'	16.03'	8.05'	N17°53'21"E	10°13'01"
C8	90.00'	63.26'	61.97'	33.00'	N07°21'24"W	40°16'27"

LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- - - SECTION TIE LINE
- ROAD CENTERLINE
- ▨ AREA OF NON-DISTURBANCE
- ▨ 10' UTILITY EASEMENT
- ▨ EXISTING BUILDING
- P.U.E. = PUBLIC UTILITY EASEMENT



VICINITY MAP
SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°42'41"E PER UTAH STATE PLANE NORTH AS PER WEBER COUNTY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO A TWO LOT SUBDIVISION AS SHOWN. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". BOUNDARY OF LOT 7 OF EASTWOOD SUBDIVISION ROTATED TO MATCH WEBER COUNTY SECTION BEARING SHEETS. THE BOUNDARY WAS DETERMINED BY RETRACING THE ORIGINAL PLAT USING THE SECTION CORNERS SHOWN HEREON. NO ORIGINAL, LOCAL SURVEY MONUMENTS WERE RECOVERED WITHIN THE SUBDIVISION AND THE RECORD TIES TO THE SECTION CORNER MONUMENTS FIT STREET IMPROVEMENTS AND FENCE LINE OCCUPATIONS RELATIVELY WELL IN THIS AREA. THE SOUTH LINE WAS DETERMINED BY A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2915112. NO DIMENSIONS SHOWN ON RECORDED EASTWOOD SUBDIVISION FOR THE 10' UTILITY EASEMENT. EASEMENT PLACED FROM LOCATION OF EXISTING OVERHEAD POWER LINES OBSERVED DURING FIELD SURVEY.

BOUNDARY DESCRIPTION

A PORTION OF LOT 7 AND LOT 8 OF EASTWOOD SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

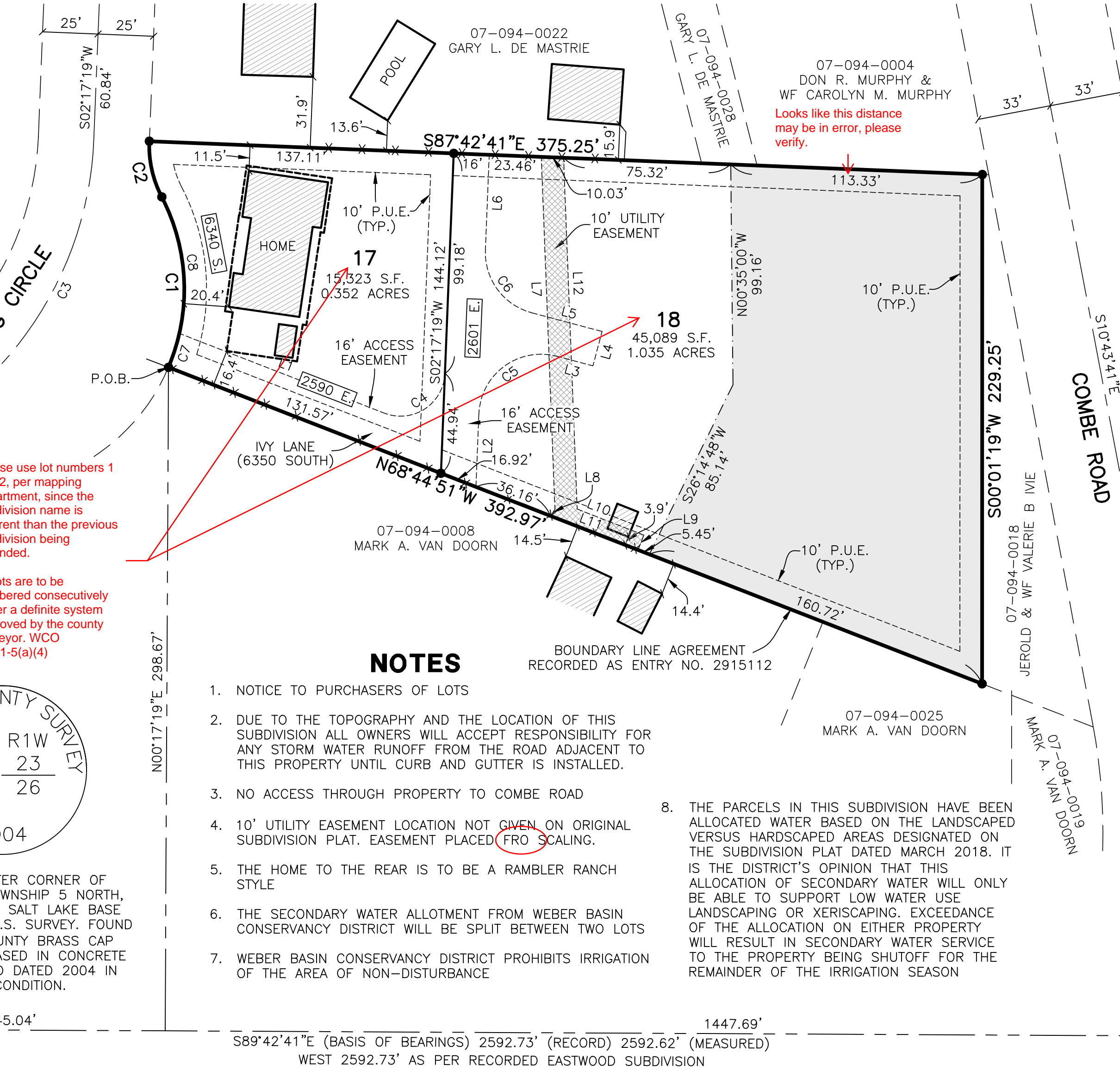
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BORG CIRCLE, SAID POINT BEING S89°42'41"E ALONG THE SECTION LINE, 1145.04 FEET AND N00°17'19"E 298.67 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF BORG CIRCLE THE THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF BORG CIRCLE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 79.31 FEET, A DELTA ANGLE OF 50°29'29", A CHORD BEARING OF N02°14'53"W, A RADIAL BEARING OF N67°00'09"W, AND A CHORD LENGTH OF 76.77 FEET AND (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 25.99 FEET, A DELTA ANGLE OF 29°46'56", A CHORD BEARING OF N12°36'09"W, AND A CHORD LENGTH OF 25.70 FEET TO THE NORTHWEST CORNER OF LOT 7 OF EASTWOOD SUBDIVISION; THENCE S87°42'41"E ALONG THE NORTH LINE OF LOT 7 OF EASTWOOD SUBDIVISION, 375.25 FEET; THENCE S00°01'19"W 229.25 FEET; THENCE N68°44'51"W ALONG A BOUNDARY LINE AGREEMENT ON AN EXISTING FENCELINE RECORDED AS ENTRY NO. 2915112, 392.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,412 SQUARE FEET OR 1.387 ACRES MORE OR LESS

GEOLOGIC REPORT NOTE:
THERE IS A GEOLOGIC REPORT AVAILABLE FOR PUBLIC REVIEW THAT WAS PREPARED BY CHARLES PEYTON P.C., C.E.G. DATED FEBRUARY 20, 2018, JOB NO. 01-18 WHICH DESIGNATES AN AREA OF NON-DISTURBANCE AS FOUND ON PAGE 3 OF THE REPORT. "THE EASTERN PORTION OF THE PROPERTY WHICH IS A SCRUB OAK COVERED SLOPE DOWN TO COMBE ROAD SHOULD NOT BE PLANNED FOR ANY DEVELOPMENT. IT IS RECOMMENDED THAT A GEOLOGIC REVIEW IS MADE OF THE EXCAVATIONS TO BE CERTAIN THAT GEOLOGIC FEATURES OBSERVED ARE NOT DETRIMENTAL TO HOME CONSTRUCTION."

Annexation Plat in process to be recorded prior to approval of this plat.

Parcels that are split by a taxing district shall have the entire parcel annexed into that taxing district prior to the recording of the subdivision. Exceptions will be made for bond obligations by the taxing district. WCO 106-2-4(1)

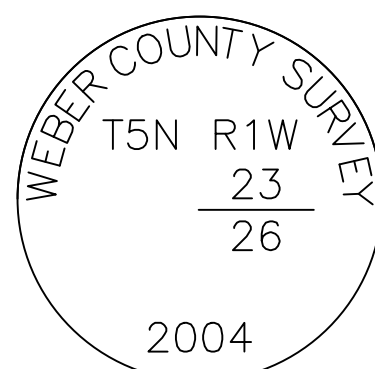


Please use lot numbers 1 and 2, per mapping department, since the subdivision name is different than the previous subdivision being amended.

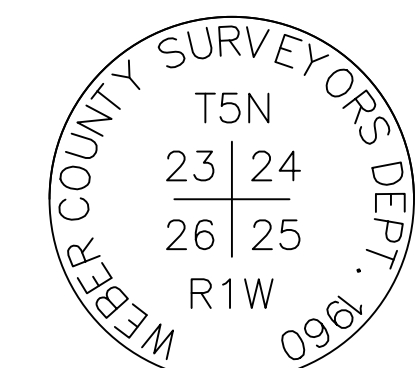
All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4)

NOTES

- NOTICE TO PURCHASERS OF LOTS
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- NO ACCESS THROUGH PROPERTY TO COMBE ROAD
- 10' UTILITY EASEMENT LOCATION NOT GIVEN ON ORIGINAL SUBDIVISION PLAT. EASEMENT PLACED FROM SCALING.
- THE HOME TO THE REAR IS TO BE A RAMBLER RANCH STYLE
- THE SECONDARY WATER ALLOTMENT FROM WEBER BASIN CONSERVANCY DISTRICT WILL BE SPLIT BETWEEN TWO LOTS
- WEBER BASIN CONSERVANCY DISTRICT PROHIBITS IRRIGATION OF THE AREA OF NON-DISTURBANCE
- THE PARCELS IN THIS SUBDIVISION HAVE BEEN ALLOCATED WATER BASED ON THE LANDSCAPED VERSUS HARDSCAPED AREAS DESIGNATED ON THE SUBDIVISION PLAT DATED MARCH 2018. IT IS THE DISTRICT'S OPINION THAT THIS ALLOCATION OF SECONDARY WATER WILL ONLY BE ABLE TO SUPPORT LOW WATER USE LANDSCAPING OR XERISCAPING. EXCEEDANCE OF THE ALLOCATION ON EITHER PROPERTY WILL RESULT IN SECONDARY WATER SERVICE TO THE PROPERTY BEING SHUTOFF FOR THE REMAINDER OF THE IRRIGATION SEASON



SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" WEBER COUNTY BRASS CAP MONUMENT ENCASED IN CONCRETE BELOW GROUND DATED 2004 IN GOOD CONDITION.



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 TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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____.

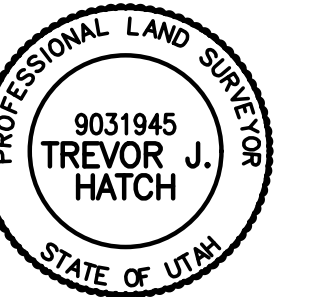
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 IVY SPRING 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____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A TWO LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT IVY SPRING SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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 ERRECTED WITHIN SUCH EASEMENTS AND ALSO DO GRANT AND DEDICATE A 16 FOOT ACCESS AND PRIVATE UTILITY EASEMENT AS SHOWN ON PLAT IN FAVOR OF THE OWNERS OF LOT 18.

SIGNED THIS _____ DAY OF _____, 20____.

JEROLD IVIE
VALERIE B. IVIE

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 _____ 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: T. HATCH
Designer: N. ANDERSON
Begin Date: 03-20-18
Name: IVY SPRING SUBDIVISION
Number: 6993-01
Revision: 1"
Scale: 1"=40'
Checked:



5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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.