

BUD'S PLACE
PART OF SE QUARTER OF SECTION 33,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.
WEBER COUNTY, UTAH
 24 Apr, 2018

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:
 BEGINNING AT A POINT WHICH BEARS N0°55'26"E 1255.30 FEET AND N89°04'34"W 40.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, AS MONUMENTED, AND RUNNING THENCE N89°04'34"W 863.02 FEET, MORE OR LESS TO A POINT OF CURVE ON THE EASTERLY LINE OF THE HOOPER CITY CANAL; THENCE 223.20 FEET ALONG THE ARC OF A 1320 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS N37°39'23"E 222.94 FEET); THENCE N32°48'44"E 342.53 FEET ALONG SAID EASTERLY LINE OF SAID CANAL; THENCE S0°55'26"W (214.39 FEET) 218.10 FEET; THENCE S89°04'34"E 548.74 FEET; THENCE S0°55'26"W 251.40 FEET TO THE POINT OF BEGINNING, CONTAINING 207,805 Sq Ft/4.771 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEORFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7911(170143) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 FURTHER CERTIFY THAT ALL LOTS IN BUD'S PLACE HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEORFF P.L.S. 7911(170143)

W/S Canal Curve Data
 Δ = 9°41'18"
 R = 1320.00'
 L = 223.20'
 LC = 222.94'
 N 37°39'23" E

VAL J. SANDERS
 & JACKI D. SANDERS

Property Curve Data
 Δ = 9°41'18"
 R = 1320.00'
 L = 223.20'
 LC = 222.94'
 N 37°39'23" E

CURVE DATA

C1
 Δ = 90°00'01"
 R = 20.00'
 L = 31.42'
 LC = 206.98'
 S 45°55'25" W

C2
 Δ = 90°00'00"
 R = 20.00'
 L = 31.42'
 LC = 206.98'
 N 44°04'54" W

LINE BEARING DIST.

L1 S0°00'00" W 30.00'
 L2 WEST 30.00'
 L3 WEST 30.00'
 L4 WEST 30.00'
 L5 WEST 30.00'

LOT 1
 Containing 136,814 Sq. Ft./3.14 Acres +/-

LOT 2
 Containing 70,991 Sq. Ft./1.629 Acres +/-

JUDY BAMBROUGH, CHRIS BAMBROUGH AMY PETERSON TR
 15-087-0004

NARRATIVE

THE BASIS OF BEARINGS IS WEBER COUNTY MODIFIED STATE PLANE GRID BEARINGS, IN WHICH WE HAVE ASSUMED RECORD BEARING OF N89°14'41"W ALONG THE AS MONUMENTED LINE OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. HOOPER CANAL AND IRRIGATION PROPERTY HAS BEEN HELD PER RECORD AND AS SHOWN PER THIS PLAT.

NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

South Quarter Corner Section 33,
 Township 6 North, Range 2 West,
 Find Weber County Monument to Surface, Dated 1963.

NOTE:

BM-SE Corner Sec. 33, WCSBC Monument, Elevation 4204.45 1988 Datum.

C. L. S., Inc.
 870 CANYON ROAD
 OGDEN, UTAH 84404
 Ph. (801) 399-4935 E-mail: cls@clsurveying.com

DEVELOPER: Al Turnbow - Ph. 801-731-0737
 3097 S 3500 W
 Ogden, Utah 84401

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 **BUD'S PLACE** 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 ERRECTED 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 EFFECT.

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 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 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 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 East 1/4 Corner Monument, of Section 33, Township 6 North, Range 2 West, Not Found)
 Find Mag Nail, Set by Weber Co., for Monument Reset Position, West 0.42' of Record Position.



3500 WEST
 (Weber County Record N 0°55'26" E 2655.38')

IRR. PIPELINE ESMT E#2746880

P.O.B.

3300 SOUTH
 N 89°14'41" W Basis of Bearings (2671.47') 2671.57' Meas'd

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.
- SET 5/8" REBAR (24x5/8") C.&L.S. CAP.
- Measured Distance or Measured Bearing
- STREET DEDICATION - 2,538 Sq. Ft.
- BM STATIC OBSERVATION 1988 DATUM
- PL PROPERTY LINE

COUNTY RECORDER

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