

A PRELIMINARY SUBDIVISION PLAT FOR HAMMONS RANCH SUBDIVISION

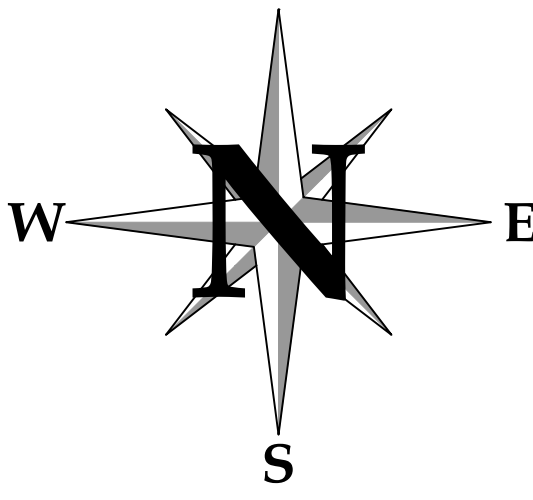
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

TOWN OF LIBERTY, WEBER COUNTY, UTAH

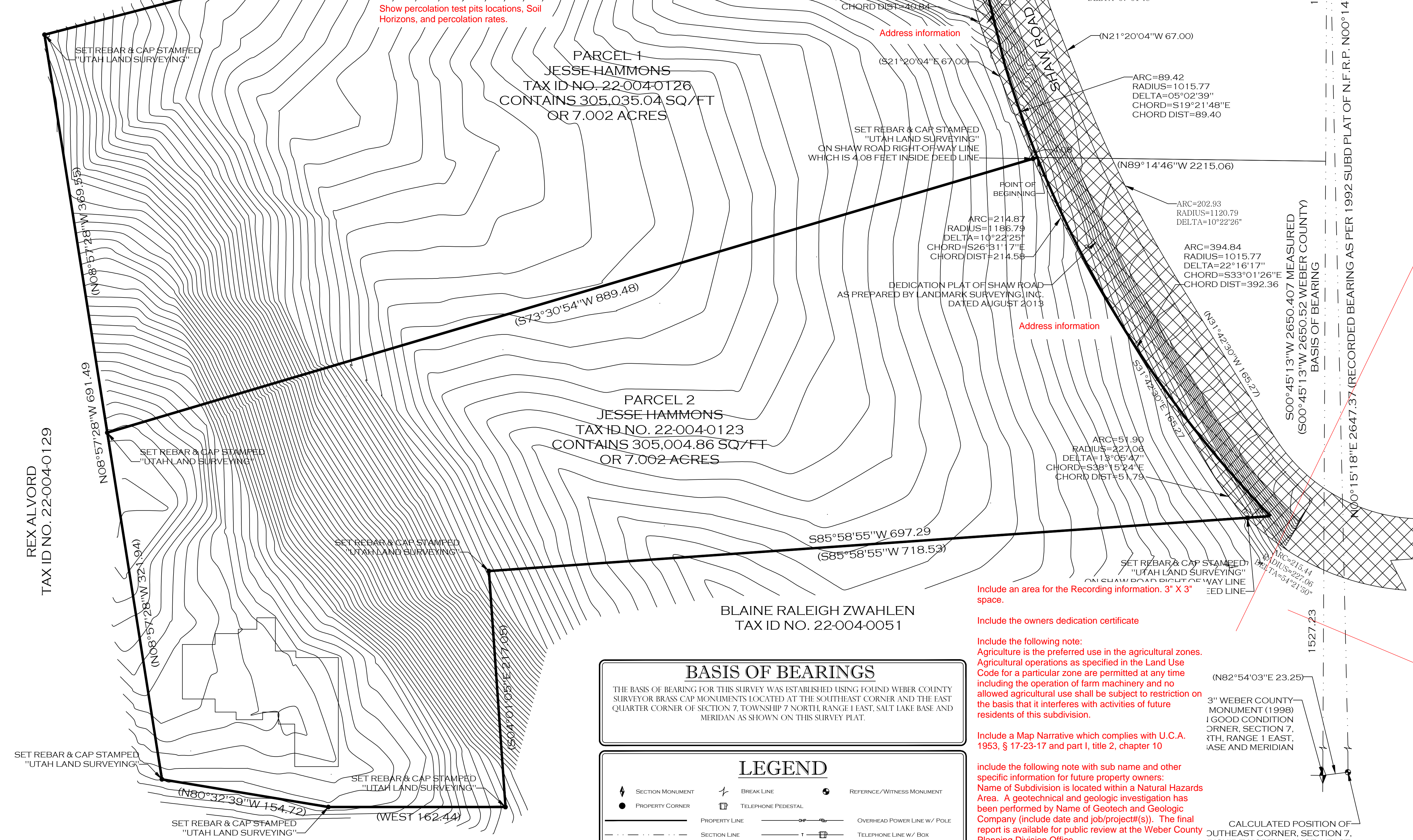
Weber County

APRIL 2018

REX ALVORD
TAX ID NO. 22-004-0127



0' 20' 50' 100'
SCALE: 1" = 50'



REX ALVORD
TAX ID NO. 22-004-0129

SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"

Include Signature Block as directed in
LUC 106-8-1

SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"
ON SHAW ROAD RIGHT-OF-WAY LINE
WHICH IS 16.47 FEET INSIDE DEED LINE

FOUND 3" WEBER COUNTY SURVEYOR BRASS CAP
MONUMENT (1963) IN GOOD CONDITION
EAST QUARTER CORNER, SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

PORTION OF LAND TO BE DEDICATED
FOR SHAW ROAD RIGHT-OF-WAY
CONTAINS 6,151.13 SQ./FT OR 0.14 ACRES

SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"
ON SHAW ROAD RIGHT-OF-WAY LINE
WHICH IS 4.08 FEET INSIDE DEED LINE

DEDICATION PLAT OF SHAW ROAD
AS PREPARED BY LANDMARK SURVEYING, INC.
DATED AUGUST 2013

SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"
ON SHAW ROAD RIGHT-OF-WAY LINE
WHICH IS 4.08 FEET INSIDE DEED LINE

Include an area for the Recording information. 3" X 3"
space.
Include the owners dedication certificate

Include the following 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 restriction on
the basis that it interferes with activities of future
residents of this subdivision.

Include a Map Narrative which complies with U.C.A.
1953, § 17-23-17 and part 1, title 2, chapter 10
Include the following note with sub name and other
specific information for future property owners:
Name of Subdivision is located within a Natural Hazards
Area. A geotechnical and geologic investigation has
been performed by Name of Geotech and Geologic
Company (include date and job/project#(s)). The final
report is available for public review at the Weber County
Planning Division Office.
Include the Developer information: name and address

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

LEGEND

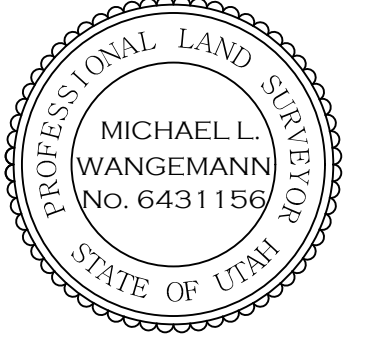
SECTION MONUMENT	BREAK LINE	REFERENCE/WITNESS MONUMENT
PROPERTY CORNER	TELEPHONE PEDESTAL	OVERHEAD POWER LINE W/ POLE
PROPERTY LINE	TELEPHONE LINE W/ BOX	EDGE OF ASPHALT
SECTION LINE		
FENCE LINE (OTHER)		

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRUSH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRUSH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.



Michael L. Wangemann, PLS
Date of Plat or Map: April 24, 2017
PLS# 6431156-2201

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR OVERALL HAMMONS RANCH SUBDIVISION
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS SOUTH 00°45'13" WEST ALONG THE SECTION LINE 1122.46 FEET AND NORTH 89°14'46" WEST 2215.06 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTHEASTERLY 394.84 FEET ALONG THE ARC OF A 1015.77 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°16'17" (WHICH LONG CHORD BEARS SOUTH 33°01'26" EAST 392.36 FEET); THENCE SOUTH 85°58'55" WEST 718.53 FEET; THENCE SOUTH 04°01'05" EAST 217.05 FEET; THENCE WEST 162.44 FEET; THENCE NORTH 80°32'39" WEST 154.72 FEET; THENCE NORTH 08°57'28" WEST 691.49 FEET; THENCE NORTH 75°28'39" EAST 849.33 FEET; THENCE SOUTH 13°39'25" EAST 248.30 FEET TO A POINT ON A 1015.77 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 89.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°02'39" (WHICH LONG CHORD BEARS S19°21'48"E 89.40 FEET) TO THE POINT OF BEGINNING.
CONTAINS 610,039.90 SQ./FT OR 14.00 ACRES

A LEGAL DESCRIPTION FOR PORTION OF LAND WITHIN HAMMONS RANCH SUBDIVISION TO BE DEDICATED TO WEBER COUNTY FOR SHAW ROAD RIGHT-OF-WAY
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS SOUTH 00°45'13" WEST ALONG THE SECTION LINE 1122.46 FEET AND NORTH 89°14'46" WEST 2215.06 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTHEASTERLY 394.84 FEET ALONG THE ARC OF A 1015.77 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°16'17" (WHICH LONG CHORD BEARS SOUTH 33°01'26" EAST 392.36 FEET); THENCE SOUTH 85°58'55" WEST 21.24 FEET TO A POINT ON A 227.06 FOOT NON-TANGENT CURVE; THENCE NORTHWESTERLY 51.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°05'47" (WHICH LONG CHORD BEARS NORTH 38°15'24" WEST 51.79 FEET); THENCE NORTH 31°42'30" WEST 165.27 FEET TO THE POINT ON A 1186.79 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 214.87 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°22'25" (WHICH LONG CHORD BEARS NORTH 26°31'17" WEST 214.58 FEET); THENCE NORTH 21°20'04" WEST 67.00 FEET TO THE POINT ON A 333.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 40.87 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°01'53" (WHICH LONG CHORD BEARS NORTH 17°49'09" WEST 40.84 FEET); THENCE NORTH 13°39'25" WEST 183.07 FEET; THENCE NORTH 75°28'39" EAST 164.47 FEET; THENCE SOUTH 13°39'25" EAST 248.30 FEET TO A POINT ON A 1015.77 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 89.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°02'39" (WHICH LONG CHORD BEARS S19°21'48"E 89.40 FEET) TO THE POINT OF BEGINNING.
CONTAINS 6,151.13 SQ./FT OR 0.14 ACRES

GENERAL NOTES

1. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
2. ALL PROPERTY CORNERS ARE SET WITH 5" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.

SHEET TITLE

PRELIMINARY SUBDIVISION PLAT
PREPARED FOR ELECTRO TECH CORPORATION
ATTN: JESSE HAMMONS
2947 S. MIDLAND DRIVE
OGDEN, UTAH 84401
LOCATION: SOUTHEAST 1/4, SEC7, T7N, R1E, SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 04/11/2018
SCALE: 1" = 50'
DRAWN: MLW
CHECKED: MLW

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com

JOB NUMBER
1095-17

SHEET
1 OF 1