

# 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  
APRIL 2018

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

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING STATE PLANE NORTH BEARING BETWEEN 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.

REX M. ALVORD JR TRUST  
TAX ID NO. 22-004-0127

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  
IN 6" CONCRETE COLUMN 1" BELOW GROUND  
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 6,148.73 SQ./FT OR 0.14 ACRES

PORTION TO BE DEDICATED FOR  
SHAW ROAD TO WEBER COUNTY  
CONTAINS 6,150 SQ./FT OR 0.14 ACRES

ARC=40.87  
RADIUS=333.00  
DELTA=07°01'53"  
CHORD=S17°49'09"E  
CHORD DIST=40.84

ARC=89.42  
RADIUS=1015.77  
DELTA=05°02'39"  
CHORD=S19°21'48"E  
CHORD DIST=89.40

ARC=214.87  
RADIUS=1186.79  
DELTA=10°22'25"  
CHORD=S26°31'17"E  
CHORD DIST=214.58

PORTION OF SHAW ROAD IS DEDICATED AS  
A PRESCRIPTIVE EASEMENT "BY USE" TO  
ACCESS HAMMONS RANCH SUBDIVISION.  
THE ROAD WIDTH IS 25 FEET WIDE.  
THE CENTERLINE OF SHAW ROAD IS 3' FROM  
THE EAST LINE OF HAMMONS RANCH  
SUBDIVISION AS SHOWN

ARC=394.84  
RADIUS=1015.77  
DELTA=13°05'47"  
CHORD=S38°15'24"E  
CHORD DIST=392.36

ARC=51.90  
RADIUS=227.06  
DELTA=13°05'47"  
CHORD=S38°15'24"E  
CHORD DIST=51.79

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 610.043.03 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 14°18'16"  
WEST 183.07 FEET; THENCE NORTH 75°28'39" EAST 16.47 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 6,148.73 SQ/FT OR 0.14 ACRES

CONTAINS 6,148.73 SQ/FT OR 0.14 ACRES

SURVEY NARRATIVE  
THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE PROPERTY LINES OF THE  
SUBJECT PROPERTY AND THEN TO COMBINE THE 2 PARCELS INTO 1 LOT.  
THE FOLLOWING DOCUMENTS WERE USED AND CONSIDERED IN DETERMINING THE  
LOCATION OF THE BOUNDARY LINES FOR THE SUBJECT PROPERTY; HOWEVER, IT WAS  
ULTIMATELY DECIDED TO HOLD TO THE LATEST VESTING DEED, WHICH IS A QUIT  
CLAIM DEED DATED OCTOBER 4, 2008 AS ENTRY NO. 2369794.  
HERE IS A LIST OF THE FOLLOWING DOCUMENTS USED:  
-QUIT CLAIM DEED ENTRY NO. 2369794  
-QUIT CLAIM DEED ENTRY NO. 162218  
-AMENDED QUIT CLAIM DEED ENTRY NO. 124668  
-WARRANTY DEED ENTRY NO. 282178  
-WARRANTY DEED ENTRY NO. 91685 (OVERALL PARENT PARCEL #1 IN DEED)  
-BOUNDARY LINE AGREEMENT ENTRY NO. 2075407  
-RECORD OF SURVEY #3588 BY PINNACLE ENGINEERING & LAND SURVEYING, INC.  
-RECORD OF SURVEY #360 BY CLS INC.  
-RECORD OF SURVEY #378 BY CLS INC.  
-HADLOCK SUBDIVISION BOOK 61 PAGE 086  
-WEBER COUNTY MONUMENT POSITIONS FOR T7N R1E  
-UNRECORDED DEDICATION PREPARED BY LANDMARK SURVEYING, INC.  
DATED MAY 2003 AND AS REFERENCED IN A RECORDED MECHANICS LBN DATED MAY  
12, 2014 AS ENTRY NO. 268601

FOUND NEW POSITION OF 3" WEBER COUNTY  
SURVEYOR BRASS CAP MONUMENT (1998)  
IN GOOD CONDITION IN CONCRETE  
COLLAR AND LID 1" BELOW GROUND  
SOUTHEAST CORNER, SECTION 7,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

CALCULATED POSITION OF  
OLD SOUTHEAST CORNER, SECTION 7,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

## LEGEND

	SECTION MONUMENT		STREET MONUMENT		REFERENCE/WITNESS MONUMENT
	BREAK LINE		SET PROPERTY CORNER WITH 24"x5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING"		0 = (RECORD BEARINGS AND DISTANCES) MEASURED BEARINGS AND DISTANCES
	PROPERTY LINE		CENTER LINE		EASEMENT LINE
	SECTION LINE		WATER LINE		
	GAS LINE				
	AREA TO BE DEDICATED TO WEBER COUNTY FOR PUBLIC RIGHT-OF-WAY				

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

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2019.

SIGNATURE

## 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 \_\_\_\_, 2019

SIGNATURE

## WEBER COUNTY ENGINEER

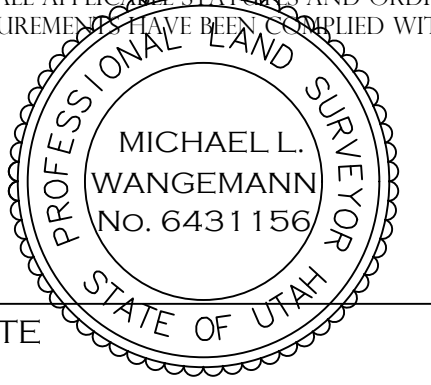
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND  
DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE  
AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF  
THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2019.

SIGNATURE

## SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH IN  
ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND 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  
**HAMMONS RANCH 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 RECORDERS OFFICE AND FROM SAID SURVEY  
MADE BY MY OWN THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND ORDINANCES  
OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



MICHAEL L. WANGEMANN, PLS #6431156

DATE

## OWNER'S 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 HEREON AND NAME SAID TRACT:

## HAMMONS RANCH SUBDIVISION

AND DO HEREBY DEDICATE TO PUBLIC USE ALL ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME  
TO BE USED AS PUBLIC THOROUGHFARES.

AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED  
HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT,  
THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM  
DRAINAGE FACILITIES, IRRIGATION CANALS OR 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2019.

SIGNATURE

PRINT NAME AND TITLE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT \_\_\_\_\_ IS THE  
OF \_\_\_\_\_ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND  
HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

RESIDING IN \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT \_\_\_\_\_ IS THE  
OF \_\_\_\_\_ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND  
HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

RESIDING IN \_\_\_\_\_

## PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY  
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON  
THE \_\_\_\_ DAY OF \_\_\_\_, 2019.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## WEBER/MORGAN HEALTH DEPARTMENT

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

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2019.

SIGNATURE

## HAMMONS RANCH SUBDIVISION

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 RECORDER

ENTRY NO. \_\_\_\_\_ FILED FOR  
FEE PAID \_\_\_\_\_  
RECORD AND RECORDED \_\_\_\_\_  
2019, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR

WEBER COUNTY RECORDER

\_\_\_\_\_.DEPUTY.

## 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  
\_\_\_\_\_, 2019.

ATTEST:

COUNTY RECORDER

COUNTY COMMISSION CHAIR

## GENERAL NOTES:

- 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.
- 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.
- HAMMONS RANCH SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOLOGIST SITE  
RECONNAISSANCE AND REVIEW HAS BEEN PERFORMED BY GCS GEO SCIENCES (DATE: NOVEMBER 28, 2017 AND JOB NO.  
2017-44). THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

## SURVEY PERFORMED FOR:

JESSE HAMMOND  
2947 S. MIDLAND DR.  
OGDEN, UT 84401