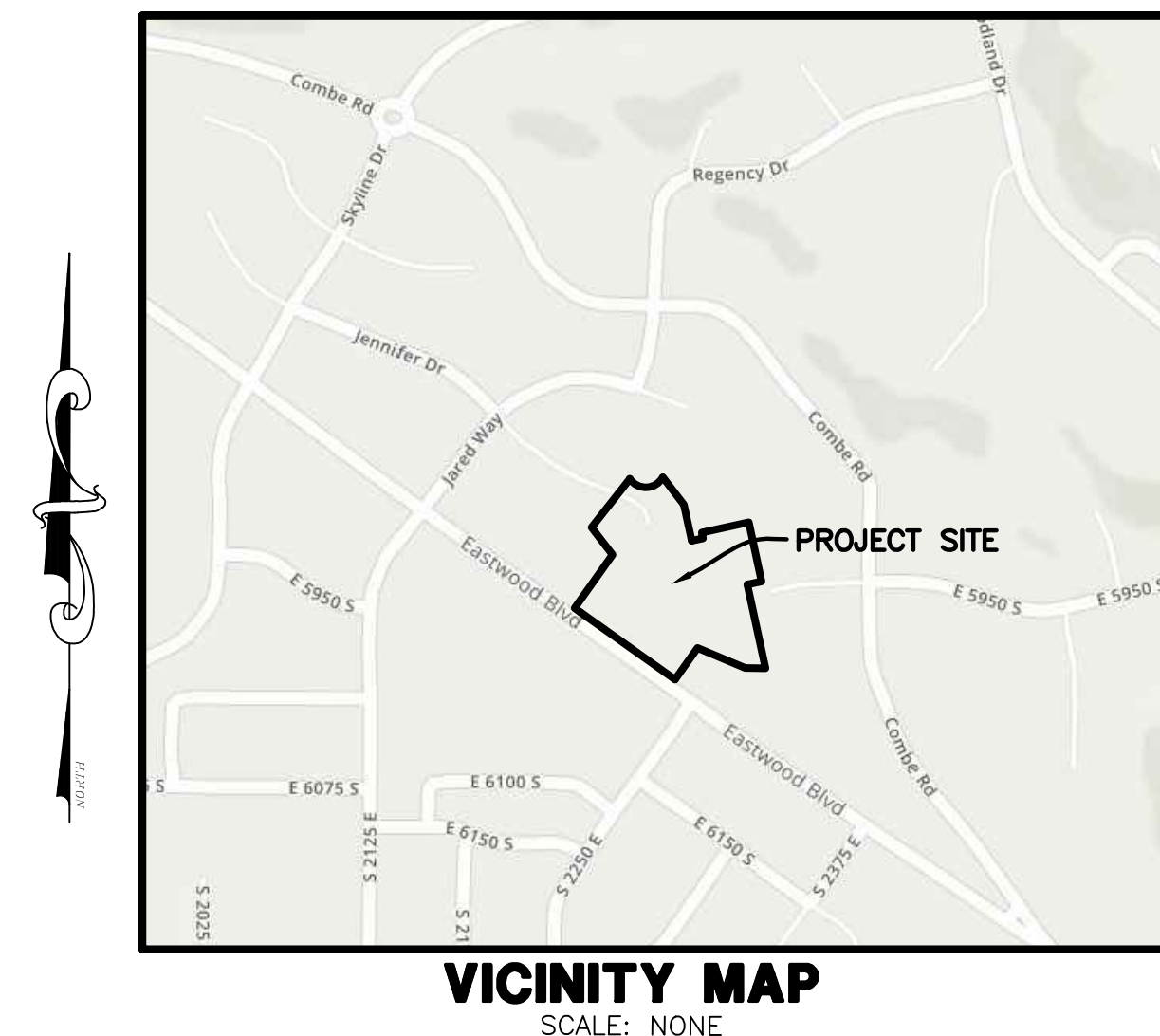


# UINTAH VIEW ESTATES

AMENDING STRATFORD HIGHLANDS SUBDIVISION ALONG WITH OTHER LANDS  
PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2019



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SECTION LINE BETWEEN THE CENTER AND THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N88°58'34"W, BEARING IS UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY

## NARRATIVE

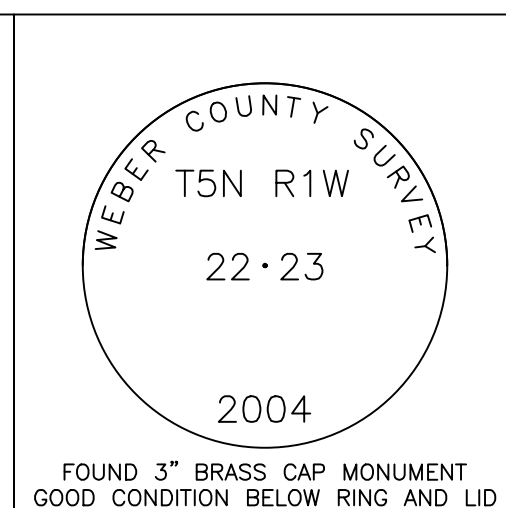
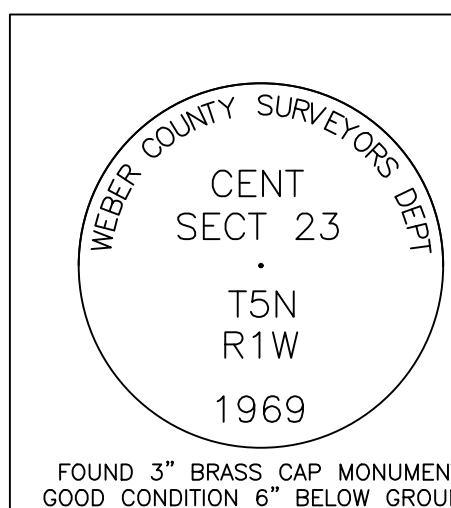
THE PURPOSE OF THIS PLAT IS TO AMEND STRATFORD HIGHLANDS SUBDIVISION AND COMBINE IT WITH OTHER LANDS TO CREATE A NEW SUBDIVISION; THE BOUNDARY WAS DETERMINED BY DEED USING THE MONUMENTS SHOWN HEREON. THE DEEDS AND FENCING MATCH RELATIVELY WELL AS SHOWN HEREON. ALL BEARINGS WERE ROTATED TO UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

## BOUNDARY DESCRIPTION

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EASTWOOD BOULEVARD, SAID POINT BEING N88°58'34"W 1008.98 FEET AND N01°01'26"E 140.50 FEET FROM THE CENTER OF SAID SECTION 23; THENCE ALONG THE WESTERLY LINE OF STRATFORD HIGHLANDS SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) N35°18'42"E 170.00 FEET; (2) N37°23'10"W 88.61 FEET; AND (3) N38°02'19"E 160.46 FEET TO A POINT ON THE CUL-DE-SAC OF JENNIFER DRIVE; THENCE ALONG SAID CUL-DE-SAC ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 102.75 FEET, A DELTA ANGLE OF 117°44'33", A CHORD BEARING OF N87°37'57"E, A RADIAL BEARING OF N56°30'14"E, AND A CHORD LENGTH OF 85.60 FEET TO THE EASTERLY LINE OF STRATFORD HIGHLANDS SUBDIVISION; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S37°39'25"E 88.96 FEET; AND (2) S12°14'43"E 95.75 FEET; THENCE N77°45'19"E 30.00 FEET; THENCE N12°14'43"W 15.02 FEET; THENCE N77°45'17"E 125.00 FEET; THENCE S12°13'58"E 156.73 FEET TO THE NORTHERLY LINE OF SMITHING SUBDIVISION; THENCE ALONG SAID SMITHING SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) S77°44'57"W 38.07 FEET; AND (2) S12°15'03"E 221.85 FEET; THENCE N89°41'07"W 52.36 FEET; THENCE N67°14'45"W 134.21 FEET; THENCE S35°18'26"W 100.02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EASTWOOD BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N54°41'18"W 300.62 FEET; AND (2) N54°36'18"W 19.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 159,762 SQUARE FEET OR 3.668 ACRES MORE OR LESS



## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	50.00'	102.75'	85.60'	82.79'	N87°37'57"E	117°44'33"
C2	180.00'	70.79'	70.34'	35.86'	N46°34'24"E	22°32'04"
C3	180.00'	39.85'	39.77'	20.01'	N64°11'00"E	12°41'08"
C4	150.00'	92.21'	90.76'	47.61'	N52°54'59"E	35°13'12"
C5	120.00'	67.76'	66.87'	34.81'	N51°29'00"E	32°21'15"
C6	30.00'	4.45'	4.45'	2.23'	N71°54'36"E	8°29'55"
C7	30.00'	31.40'	29.99'	17.31'	S73°51'24"E	59°58'05"
C8	55.00'	82.83'	75.22'	51.55'	S87°01'03"E	86°17'22"
C9	55.00'	44.08'	42.91'	23.30'	N26°52'38"E	45°55'16"
C10	55.00'	14.59'	14.54'	7.34'	N03°40'50"W	15°11'40"
C11	55.00'	5.58'	5.56'	2.78'	N14°10'22"W	5°47'24"
C12	55.00'	52.90'	50.88'	28.70'	N44°37'20"W	55°06'31"
C13	55.00'	35.80'	35.17'	18.56'	S89°10'29"W	37°17'50"

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N77°45'19"E	30.00'
L2	N12°14'43"W	15.02'
L3	S77°44'57"W	38.07'
L4	N54°36'18"W	19.19'
L5	N32°09'34"W	20.00'
L6	N19°28'05"W	2.75'
L7	N12°14'08"W	3.62'
L8	N77°45'19"E	30.00'
L9	S40°09'44"E	30.25'
L10	N78°43'20"E	20.00'
L11	N80°13'27"E	65.16'
L12	N80°13'27"E	67.14'
L13	S54°41'18"E	17.32'
L14	S89°57'29"E	71.67'
L15	S89°57'29"E	50.46'
L16	N35°18'26"E	12.25'
L17	N35°18'26"E	1.62'

## DEVELOPER INFO.

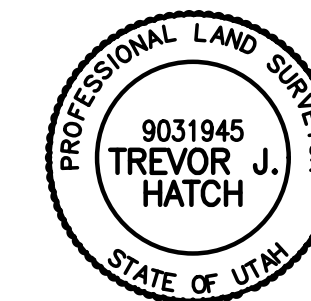
JEREMY JAGGI  
4287 HARRISON BLVD. #135  
OGDEN, UT. 84403

## 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 **UINTAH VIEW ESTATES** 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, UTAH**, 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 LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **UINTAH VIEW ESTATES**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND PUBLIC SEWER 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 AND DEDICATE ALL AREAS LABELED AS PEDESTRIAN PATH & UTILITIES EASEMENT TO WEBER COUNTY TO BE OWNED BY THE LOT OWNER AND MAINTAINED BY WEBER COUNTY AND ALSO TO DEDICATE PARCEL A TO WEBER COUNTY FOR DETENTION BASIN PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**BARBARA E. STRATFORD**  
NAME TRUSTEE FOR BRENDA BURTON TRUST

## 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) \_\_\_\_\_ 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

## PROJECT INFO.

Surveyor: **T. HATCH**  
Designer: **N. ANDERSON**  
Begin Date: **1-16-19**  
Name: **UINTAH VIEW ESTATES**  
Number: **7075-01**  
Revision: \_\_\_\_\_  
Scale: **1"=30'**  
Checked: \_\_\_\_\_



## WEBER COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## 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 WASTE WATER DISPOSAL SYSTEMS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

## 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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

## WEBER COUNTY COMMISSION

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\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

## WEBER COUNTY ENGINEER

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ENGINEER

## WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY ATTORNEY DATE

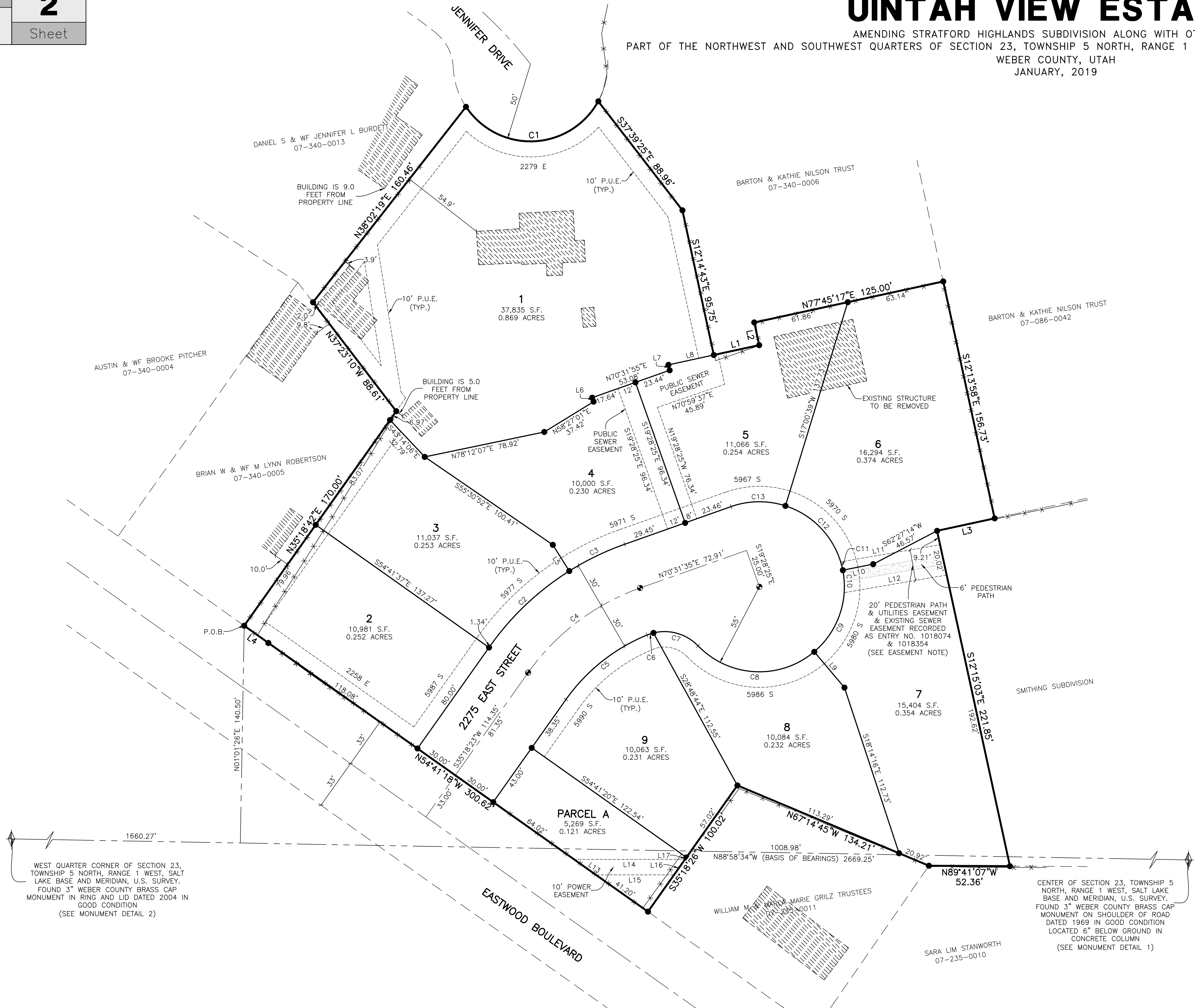
## WEBER COUNTY RECORDER

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Recorded, \_\_\_\_\_ At \_\_\_\_\_  
In Book \_\_\_\_\_ Of The  
Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Webber County Recorder  
Deputy.

# UINTAH VIEW ESTATES

AMENDING STRATFORD HIGHLANDS SUBDIVISION ALONG WITH OTHER LANDS  
PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2019



### LEGEND

- = SECTION CORNER
  - = SET 5/8" X 24" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
  - = SET CENTERLINE MONUMENT
  - = BOUNDARY LINE
  - = LOT LINE
  - = ROAD CENTER LINE
  - = EASEMENT
  - = EXISTING FENCE
  - = ADJOINING PROPERTY
  - = EXISTING STRUCTURE
- Scale: 1" = 30'

### EASEMENT NOTE

EXISTING SEWER EASEMENT RECORDED AS ENTRY NO. 1018074 & 1018354 HAS BEEN ADJUSTED TO FIT EVIDENCE OF EXISTING SEWER LOCATION.

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

#### PROJECT INFO.

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#### WEBER COUNTY RECORDER

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Recorded, Filed For Record And \_\_\_\_\_ At \_\_\_\_\_  
Begin Date: \_\_\_\_\_ In Book \_\_\_\_\_ Of The \_\_\_\_\_  
Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
Deputy.

WEST 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 IN RING AND LID DATED 2004 IN GOOD CONDITION (SEE MONUMENT DETAIL 2)

CENTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" WEBER COUNTY BRASS CAP MONUMENT ON SHOULDER OF ROAD DATED 1969 IN GOOD CONDITION LOCATED 6" BELOW GROUND IN CONCRETE COLUMN (SEE MONUMENT DETAIL 1)

Reeve & Associates, Inc. - Solutions You Can Build On

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