

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



VICINITY MAP
SCALE: NONE

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)

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 CREATE A CRAT A SUBDIVISION PLAT BY AMENDING STRATFORD HIGHLANDS SUBDIVISION AND OTHER LANDS. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

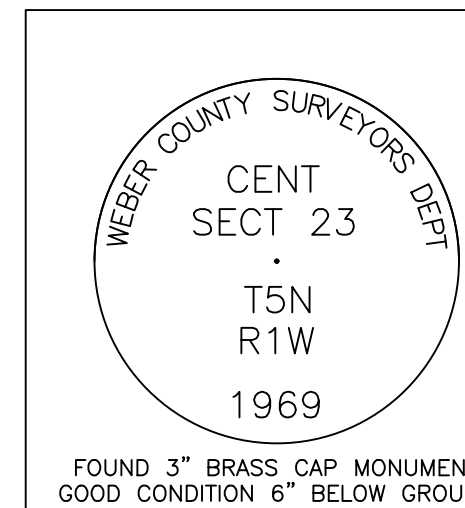
PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 N7°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.

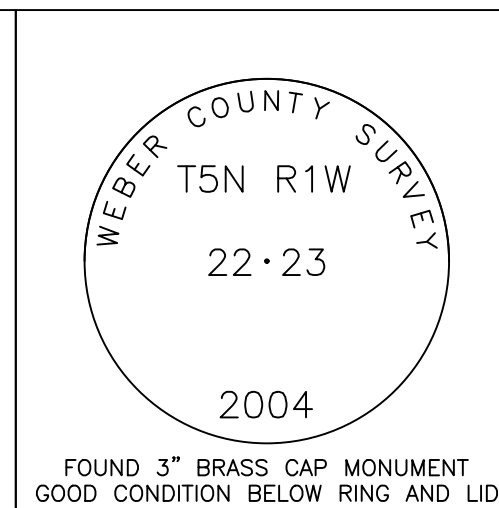
CONTAINING 159,762 SQUARE FEET OR 3.668 ACRES MORE OR LESS

A signature block for County Planning Commission conforming to state code and county ordinance. 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
WCO 106-1-8(c)(1)h.5; WCO 106-8-1(4)



**MONUMENT
DETAIL 1**
(NOT TO SCALE)



**MONUMENT
DETAIL 2**
(NOT TO SCALE)

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' | 61.97' | 61.28' | 31.69' | N50°06'03"E | 29°35'20" |
| C6 | 120.00' | 5.79' | 5.79' | 2.90' | N66°16'40"E | 2°45'55" |
| C7 | 30.00' | 35.85' | 33.75' | 20.41' | S78°06'22"E | 68°28'00" |
| 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' | 5.56' | 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 | N19°28'05"W | 2.75' |
| L6 | N12°14'08"W | 3.62' |
| L7 | S32°09'34"E | 20.00' |
| L8 | S78°43'20"W | 20.00' |
| L9 | N40°09'44"W | 30.25' |
| L10 | N80°13'27"E | 65.16' |
| L11 | N80°13'27"E | 67.14' |
| L12 | N77°45'19"E | 32.75' |
| L13 | N77°45'19"E | 27.25' |
| L14 | N12°17'48"W | 20.00' |

IS THIS THE DEVELOPER'S APPLICATION STATES A SEPARATE NAME. I NEED THE CORRECT INFORMATION FOR THE MONUMENT IMPROVEMENT AGREEMENT

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

DEVELOPER INFO.

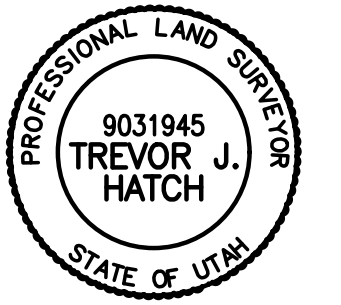
DOUG DANCE
438 EAST 200 WEST
SALT LAKE CITY, UT 84111

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**, 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.

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-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, _____ Filed For Record And
Recorded, _____ At
_____ In Book _____ Of The
Official Records, Page _____
Recorded For:

Weber County Recorder

Deputy.

UINTAH VIEW ESTATES

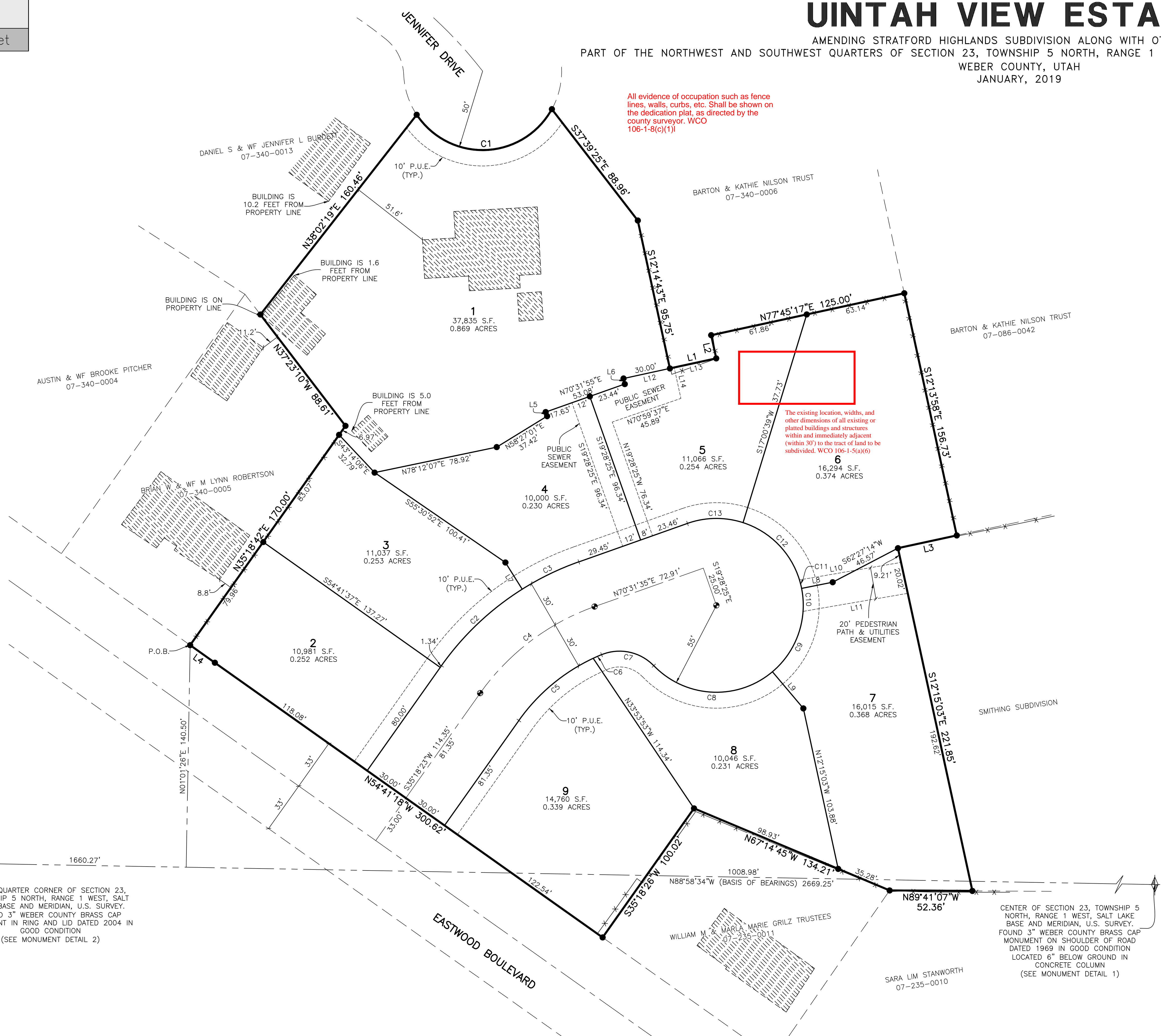
AMENDING STRATFORD HIGHLANDS SUBDIVISION ALONG WITH OTHER LANDS
PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2019

All evidence of occupation such as fence lines, walls, curbs, etc. Shall be shown on the dedication plat, as directed by the county surveyor. WCO 106-1-8(c)(1)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n



LEGEND

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

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.
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. | |
|---------------|---------------------|
| 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 RECORDER | |
|------------------------------|---------------------|
| Entry No. _____ | Fee Paid _____ |
| Recorded, _____ At _____ | |
| _____ In Book _____ | Of The _____ |
| Official Records, Page _____ | Recorded For: _____ |
| Weber County Recorder | |
| Deputy. | |