



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

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 PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN 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 ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES 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 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 _____, 2018

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 PLAN 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 SURVEYORS OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTE THIS PLAN 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 _____
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 PLAN, 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

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 PLAN.

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

(N75°28'39"E 849.33)
N75°28'39"E 832.86

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

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 1222.46 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°29'25"
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,
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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°52'24"
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"
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CONTAINS 6,148.73 SQ/FT OR 0.14 ACRES

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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°29'25" 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

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 1222.46 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°52'24"
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°29'25" 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

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 1222.46 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