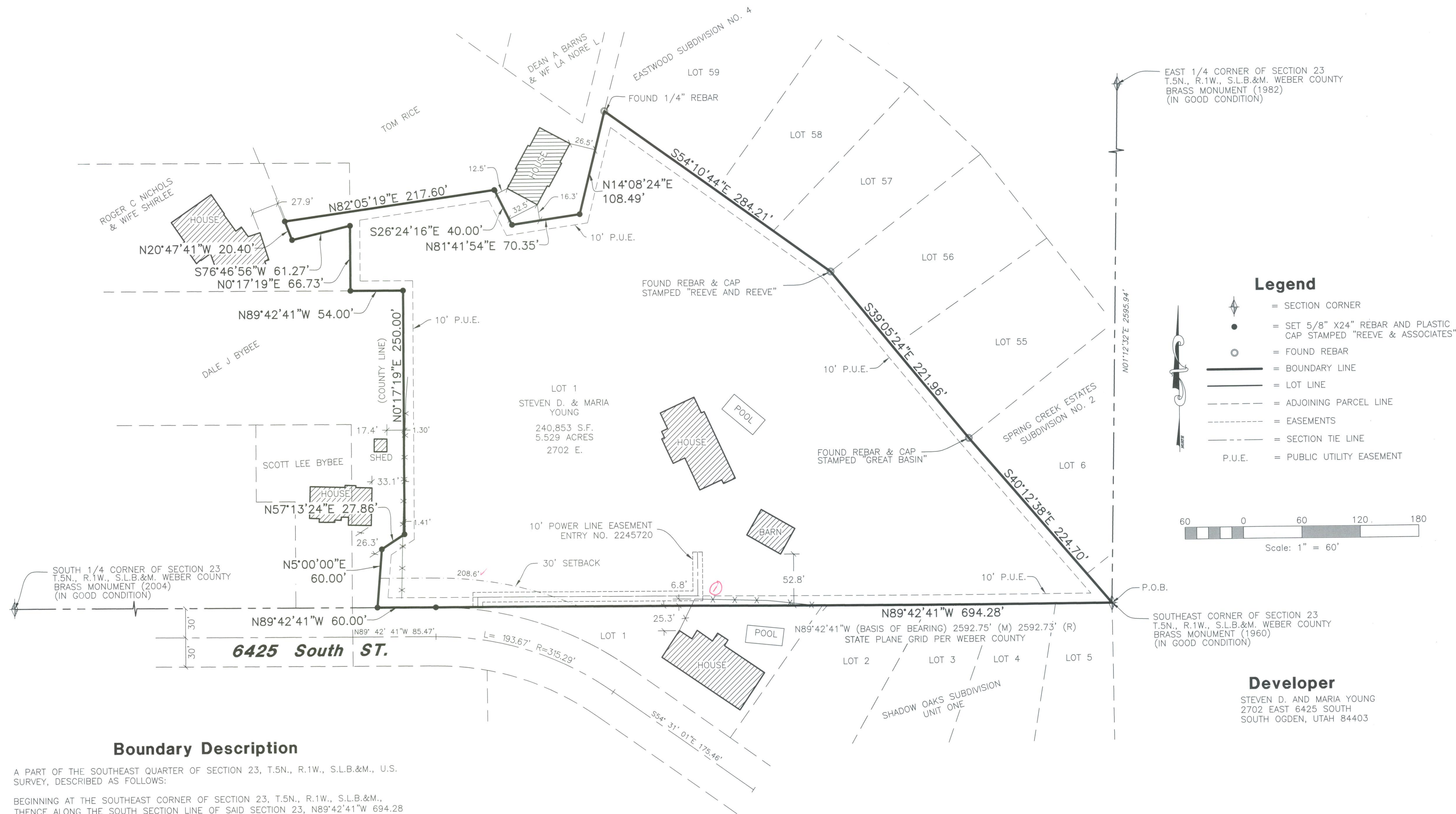


# S & M Estates Subdivision

PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY  
WEBER COUNTY, UTAH

① THERE APPEARS TO BE A PHYSICAL ENCROACHMENT  
ON THE SOUTH LINE WITH LOT 1, SHADOW OAKS SUBD. NO. 1  
HOW IS THIS ENCROACHMENT TO BE HANDLED?



## Boundary Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23, T.5N., R.1W., S.L.B.&M., THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 23, N89°42'41"W 694.28 FEET TO THE NORTHWEST CORNER OF LOT 1, SHADOW OAKS SUBDIVISION UNIT ONE; THENCE ALONG THE NORTH LINE OF 6425 SOUTH STREET, AND SECTION LINE, N89°42'41"W 60.00 FEET; THENCE LEAVING SAID LINE, N05°00'00"E 60.00 FEET; THENCE N57°13'24"E 27.86 FEET; THENCE N00°17'19"E 250.00 FEET; THENCE N89°42'41"W 54.00 FEET; THENCE N00°17'19"E 66.73 FEET; THENCE S76°46'56"W 61.27 FEET; THENCE N20°47'41"W 20.40 FEET; THENCE N82°05'19"E 217.60 FEET; THENCE S26°24'16"E 40.00 FEET; THENCE N81°41'54"E 70.35 FEET; THENCE N14°08'24"E 108.49 FEET TO A FOUND REBAR MARKING THE SOUTHWEST CORNER OF LOT 59, EASTWOOD SUBDIVISION NO. 4; THENCE ALONG THE WESTERLY LINE OF SAID EASTWOOD SUBDIVISION NO. 4 THE FOLLOWING TWO (2) COURSES; (1) THENCE S54°10'44"E 284.21 FEET; (2) THENCE S39°05'24"E 221.96 FEET TO A FOUND REBAR MARKING THE SOUTHWEST CORNER OF LOT 55, EASTWOOD SUBDIVISION NO. 4 AND THE NORTHWEST CORNER OF LOT 6, SPRING CREEK ESTATES SUBDIVISION NO. 2; THENCE ALONG THE WESTERLY LINE OF SAID SPRING CREEK ESTATES SUBDIVISION NO. 2, S40°12'38"E 224.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 240,853 SQUARE FEET, OR 5.529 ACRES.✓

## Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT DETERMINED LOCALLY BY THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS N89°42'41"W

## Narrative

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A ONE LOT SUBDIVISION. ACCESS TO PROPERTY IS FROM 6425 SOUTH STREET. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE 01°05'16" ANGLE DIFFERENCE BETWEEN THE TWO BEARINGS ALONG EASTWOOD NO. 4 AND THE DEDICATED PLAT IN ADDITION TO THE LENGTH DIFFERENCES ARE CONTROLLING FACTORS DERIVED FROM EVIDENCE (FOUND REBAR) ON THE GROUND.

## Reference Plats

- EASTWOOD SUBDIVISION NO. 4, RECORDED NOVEMBER 5, 1968 IN BOOK 16 OF PLATS AT PAGE 12, IN THE WEBER COUNTY RECORDER'S OFFICE.
- SHADOW OAKS SUBDIVISION UNIT ONE, RECORDED FEBRUARY 15, 1978 IN BOOK 21 OF PLATS AT PAGE 24, IN THE WEBER COUNTY RECORDER'S OFFICE.
- SPRING CREEK ESTATES SUBDIVISION NO. 2, RECORDED SEPTEMBER 12, 1988 IN BOOK 30 OF PLATS AT PAGE 88, IN THE WEBER COUNTY RECORDER'S OFFICE.
- SURVEY NO. 002060, RECORD OF SURVEY FOR CANDANT MOBILITY SERVICE, FILED SEPTEMBER 29, 1998 IN THE WEBER COUNTY SURVEYOR'S OFFICE.
- SURVEY NO. 003363, RECORD OF SURVEY FOR LEE BYBEE, DATED OCTOBER 21, 2004 IN THE WEBER COUNTY SURVEYOR'S OFFICE.

## 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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

## 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 EFFECT. AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

## Weber County Planning Commission Approval

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## Weber County Engineer

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

WEBER COUNTY ENGINEER

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

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

## Surveyor's Certificate

I, JERRY FLETCHER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 S & M ESTATES 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 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 CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

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

6436064

UTAH LICENSE NUMBER

JERRY FLETCHER

## Owners Dedication And Certification

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT, S & M ESTATES SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

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

STEVEN D. YOUNG

MARIA YOUNG

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

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COMMISSION EXPIRES

NOTARY PUBLIC

## Project Info.

Surveyor: J. FLETCHER  
Designer: J. FLETCHER  
Date: MAY 30, 2013  
Name: S & M ESTATES SUBDIVISION  
Number: 6208-01  
Revision: 08-08-13  
Scale: 1"=60'  
Checked:



4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

## Weber County Recorder

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

Webster County Recorder

Deputy.