

DAUPHINE - SAVOY - PIEDMONT SUBDIVISION

A PART OF THE NW 1/4 OF SEC. 25 T.5N., R.1W., S.L.B.&M.

WEBER COUNTY, UTAH

JULY 2013

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAN.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF DAUPHINE - SAVOY - PIEDMONT SUBDIVISION, IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS _____ DAY OF _____ 20__

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 HEREIN AND NAME SAID TRACT DAUPHINE - SAVOY - PIEDMONT SUBDIVISION, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) IN, OVER AND ACROSS ALL THOSE PORTIONS OF PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE ROADS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS OR ASSIGNS; ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 _____ 20__

GEORGE MICHAEL RASMUSSEN

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BYBEE DRIVE (A PRIVATE ROAD), WHICH LIES EAST 110.86 FEET AND SOUTH 46.615 FEET FROM THE SOUTHWEST CORNER OF SECTION 24 AND RUNNING THENCE NORTH 29°19'19" EAST 22.44 FEET TO THE NORTH LINE OF A 14 FOOT ACCESS EASEMENT; THENCE NORTH 71°19'47" EAST 196.66 FEET; THENCE SOUTH 45°07'41" EAST 48.44 FEET; THENCE SOUTH 8°46'50" EAST 204.69 FEET; THENCE NORTH 77°37'45" WEST 399.84 FEET TO THE EAST RIGHT OF WAY LINE OF BYBEE DRIVE (PRIVATE ROAD); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) CURVES: NORTH 12°58'12" EAST 56.62 FEET, NORTHWESTERLY ALONG THE ARC OF A 193.87 FOOT RADIUS CURVE A DISTANCE OF 198.34 FEET (DELTA IS 58°37'03" AND CHORD BEARS NORTH 16°19'32" WEST 189.81 FEET), AND NORTHWESTERLY ALONG A 55.00 FOOT RADIUS CURVE A DISTANCE OF 120.89 FEET (DELTA IS 125°55'56" AND CHORD BEARS NORTH 43°38'06" WEST 97.98 FEET), AND NORTH 45°38'12" WEST 16.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 127,482 S.F. OR 2.927 ACRES

WEST 1/4 SEC 24, T5N, R1W
W.C. MONUMENT
DATED 1963, FAIR CONDITION

This turn-a-round needs to be constructed.

N.W. COR SEC 25, T5N, R1W
FOUND W.C. MONUMENT
DATED 1960, GOOD CONDITION

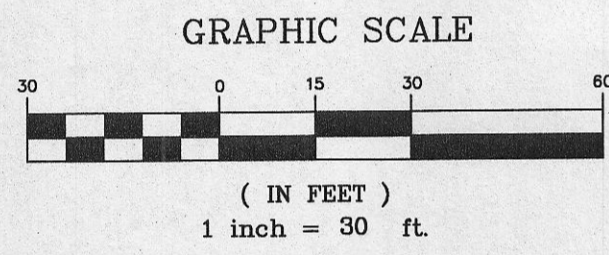
Please indicate a snow storage area easement with no access, 20'x10' minimum.

Provide ROW access easement, or change lot line locations

Should this be shown as a remainder parcel?

Buildable area doesn't appear to meet the 75'x100' < 25% slope on either lot.

Could probably just be a 50' wide drainage easement centered on the drainage.



○ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 167594
P.U.E. = PUBLIC UTILITY EASTMENT

C1	C2	C3	C4
D=87°03'22"	D=58°52'34"	D=29°51'56"	D=45°22'36"
R=55.00	R=55.00	R=47.00	R=70.00
L=83.57	L=37.32	L=24.50	L=61.77
LC=75.76	LC=36.61	LC=24.22	LC=60.17
N 65° 04' 23" W	N 2° 06' 25" W	S 76° 59' 13" W	N 69° 13' 53" E

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO (2) LOT SUBDIVISION.

BASIS OF BEARING IS AS SHOWN BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER MONUMENTS OF SECTION 24, T5N, R1W, AND IS STATE PLANE GRID BEARING AS PUBLISHED BY WEBER COUNTY SURVEYOR.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20__

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20__

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 _____, 20__

SIGNATURE

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 LICENSEE LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20__

SIGNATURE

WEBER COUNTY ATTORNEY

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

SIGNED THIS _____ DAY OF _____, 20__

SIGNATURE

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, THEREIN ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20__

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

DEVELOPER:
MATT RASMUSSEN
2975 MELANIE LANE
OGDEN UTAH, 84403

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE: 801-731-4075 FAX: 801-731-6506

CLIENT: MATT RASMUSSEN
LOCATION: NW 1/4 SEC 25
T.5N., R.1W., S.L.B.&M.

SURVEYED:
REVISIONS:
DRAWN BY: TDK
CHECKED BY: DKB
DATE: 07-09-13
FILE: 3236PLAT

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____

FILED FOR RECORD & RECORDED

THIS _____ DAY OF _____ 20__

AT _____ IN BOOK _____ OF _____

PAGE _____

WEBER COUNTY RECORDER

BY _____ DEPUTY