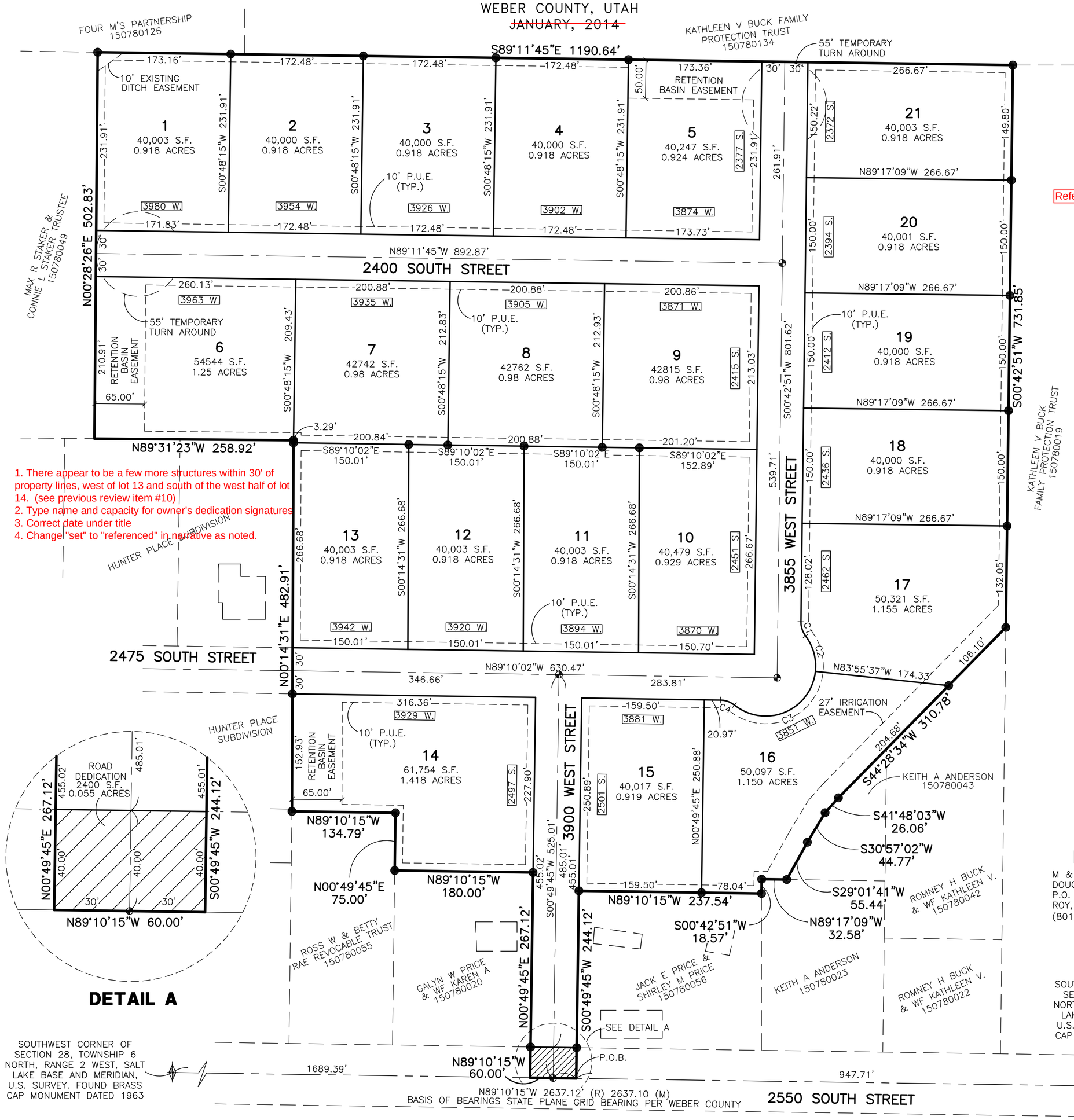
MALLARD SPRINGS SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

~~JANUARY, 2014~~



1. There appear to be a few more structures within 30' of property lines, west of lot 13 and south of the west half of lot 14. (see previous review item #10)
2. Type name and capacity for owner's dedication signatures
3. Correct date under title
4. Change "set" to "referenced" in negative as noted.

VICINITY MAP

NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°10'15"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO RE-ESTABLISH THE BOUNDARY OF THE EDWARD JAMISON PARCEL AND TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. SOUTH BOUNDARY LINES WERE ESTABLISHED BY DEED CALLS TO THE NORTH LINE OF THE ADJOINERS PARCELS AND MORE OR LESS DISTANCES TO THE NORTH LINE OF 2550 SOUTH STREET. THE SOUTHEAST AREA/BOUNDARY ALONG THE NEW WILSON DITCH WAS DETERMINED BY PHYSICAL FIELD LOCATION AND THE CENTERLINE OF SAID DITCH WAS USED FOR THE BOUNDARY LINE. SEVER DISCREPANCIES EXIST BETWEEN THE ACTUAL LOCATION OF SAID DITCH AND THE DEEDS TO THE PARCELS ON BOTH SIDES THEREOF. DEEDS ALONG 2550 SOUTH STREET AND THE EAST ADJOINERS WERE ROTATED TO MATCH THE BEARING ALONG THE SECTION LINE.

Referenced

REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE ~~SET~~ WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N89°10'15"W 947.71 FEET ON THE CENTERLINE OF 2550 SOUTH STREET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE N89°10'15"W 60.00 FEET; THENCE N00°49'45"E 267.12 FEET; THENCE N89°10'15"W 180.00 FEET; THENCE N00°49'45"E 75.00 FEET; THENCE N89°10'15"W 134.79 FEET TO THE EASTERLY BOUNDARY OF HUNTER PLACE SUBDIVISION; THENCE ALONG SAID EASTERLY BOUNDARY N00°14'31"E 482.91 FEET TO THE NORTHERLY BOUNDARY OF HUNTER PLACE SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY N89°31'23"W 258.92 FEET; THENCE N00°28'26"E 502.83 FEET; THENCE S89°11'45"E 1190.64 FEET; THENCE S00°42'51"W 731.85 FEET; THENCE TO THE CENTERLINE OF THE NEW WILSON DITCH; THENCE ALONG SAID DITCH CENTER TO THE FOLLOWING FOUR (4) COURSES: (1) S44°28'34"W 310.78 FEET; (2) S41°48'03"W 26.06 FEET; (3) S30°57'02"W 44.77 FEET; (4) S29°01'41"W 55.44 FEET; THENCE N89°17'09"W 32.58 FEET; THENCE S00°42'51"W 18.57 FEET; THENCE N89°10'15"W 237.54 FEET; THENCE S00°49'45"W 244.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,073,408 SQUARE FEET OR 24.642 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	30.00'	19.83'	19.47'	10.29'	S18°13'03"E	37°51'49"
C2	65.00'	49.03'	47.88'	25.75'	S15°32'18"E	43°13'20"
C3	65.00'	139.11'	114.04'	118.78'	S67°23'05"W	122°37'25"
C4	30.00'	19.83'	19.47'	10.29'	N70°14'07"W	37°51'49"

LEGEND

- = SECTION CORNER
- = SET 5/8"X24" REBAR AND CAP STAMPED "REEVE & ASSOCIATES"
- = SET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = ROAD DEDICATION
- = EXISTING STRUCTURE
- P.U.E. = PUBLIC UTILITY EASEMENT

80 0 80 160 240

Scale: 1" = 80'

Developer:

M & D DEVELOPERS
DOUG HAMBLIN & JASON HAMBLIN
P.O. BOX 625
ROY, UT 84067
(801) 725-3782

SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT DATED 1963

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, 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 MALLARD SPRINGS 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___.

REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH

150228-2201
UTAH LICENSE NUMBER — ROBERT D. KUNZ

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 MALLARD SPRINGS 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 ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON 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 AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS. PARCEL A IS DEDICATED TO WEBER COUNTY FOR THE PURPOSE OF A STORM DRAIN DETENTION FACILITY AND HERE

SIGNED THIS _____ DAY OF _____, 20___.

_____ _____

Name/capacity

_____ _____

Name/capacity

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) _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 11-07-13
Name: MALLARD SPRINGS SUBDIVISION
Number: 3442-A30
Revision: 8-14-14
Scale: 1"=80'
Checked:

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

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 AFFECT.
SIGNED THIS _____ DAY OF _____, 20__.

WEBER COUNTY ATTORNEY

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 WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20__.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No._____ Fee Paid _____ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page _____
Recorded For:

Weber County Recorder

_____ Deputy.