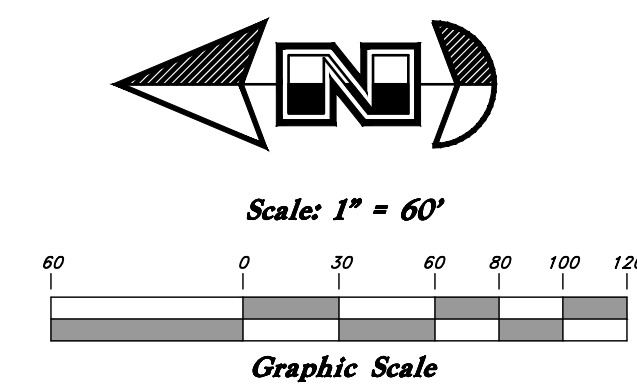


# Smith Estates

## A part of the South 1/2 of Section 7, T6N, R2E, SLB&M, U.S. Survey Huntsville, Weber County, Utah February 2022

There is some ambiguity in the corner references. Using measurements given there is a mis-closure of ties. The calc'd bearing and distance between the witness corner and the NE corner of section seven is not in harmony with the other "calc'd" positions.



### NARRATIVE

This plat was requested by Mr. Randy Smith. A Weber County Brass Cap Monument was found at the South Quarter Corner of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. A Weber County Brass Cap Witness corner was found at the Northeast corner of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Right of way Monuments were found along the North and South right of way of 500 North Street.

A Rebar with Reeve Cap was found along the North right of way line of 500 North Street, its location coincide with the Southwest corner of Lot 2, Huntsville Heights Subdivision (Entry #1233080, bk 36 pg 03), prepared and platted by Reeve and Reeve, Inc in June 1993.

A line Bearing North 17°32'36" East between the South Quarter corner and the Witness corner of Section 7, was used as the basis of bearings.

The South line of the property was established along the North Right of way line of 500 North Street, which was positioned using the Found right of way monuments.

The North line of the property was established per deed distance from the North right of way line of 500 North Street.

The West line of the property was established along the East Boundary of Huntsville Heights Subdivision (Entry #1233080, bk 36 pg 03).

The East line of the property was established along an Old Existing fence line.

The Northeast boundary line of the property was established along an Old Existing fence line as described in that certain fence line Agreement between Capital Insurance Service, Inc. and William E. Lindsay Jr. & Sarah J. Lindsay (Entry #1659574 bk 2031 pg 1889).

Property corners were monumented as depicted on this drawing.

### LEGEND

Centerline	TDE	Top of Slope
UGT- Buried Telephone line	TOP	Top of Slope
OHT- Overhead Telephone line	CO	Cleanout
OHP- Overhead Power line	FC	Fence
UGP- Power line	FL	Flowline
S- Sanitary Sewer line	DMH	Drain Manhole
W- Cullinary Water line	x89.00	Spot Elevation
G- Gas line	Contour	
SD- Storm Drain line	ASPH	Asphalt
SW- Secondary Waterline	CONC	Concrete
LD- Land Drain line	BLDG	Building
IW- Irrigation Waterline	CB	Catch Basin
X-X-X Fence Power Meter	C.M.P.	Corrugated Metal Pipe
Power Pole	R.C.P.	Reinforced Concrete Pipe
Water Meter	CONC	Edge of Concrete
Gas Meter	RWALL	Retaining Wall
Power Meter	SMH	Sewer Manhole
Telephone Box	WV	Water Valve
Sewer Manhole	CB	Catch Basin
Drain Manhole	DV	Diversion Box
Water Manhole	TC	Top of Curb
Cleanout Box	SW	Sidewalk
Top of Asphalt	GAS	Gas line Marker
EA	GUY	Guy Wire
NC	BLDG	Building Corner
LG	IS	Fire Hydrant
SP	NG	Natural Ground
LP	WV	Water Valve
LP	LP	Light Pole
TP	LP	Power Pole w/guy
FH	TR	Deciduous Tree
DIT	TR	Coniferous Tree
	ARP	Area Reference Point
	COL	Building Columns
	LS	Landscaping

Frank W. Clawson & Ruth E. Clawson Trustees (21-008-0029)

RVC Ranch Holdings LLC 21-008-0038

7440 East 500 N

Huntsville Heights Subdivision

### HUNTSVILLE APPROVALS

This plat was approved by the City Engineer and the Planning Director.

by: \_\_\_\_\_ Date \_\_\_\_\_  
City Engineer  
by: \_\_\_\_\_ Date \_\_\_\_\_  
Planning Director

### LAND USE AUTHORITY

This is to certify that this plat and the dedication of this plat along with the dedication of all easements were duly approved and accepted by the Land Use Authority of Huntsville this \_\_\_\_ day of \_\_\_\_\_, 2022.

by: \_\_\_\_\_ Date \_\_\_\_\_  
Chairman  
Attest: \_\_\_\_\_ Date \_\_\_\_\_  
Secretary

### 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 has 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 limitations associated therewith.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Weber County Surveyor

See record of survey: 6444

### HUNTSVILLE ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of Huntsville of the foregoing plat and dedications have been complied with.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2022.  
By: \_\_\_\_\_ Date \_\_\_\_\_  
City Attorney



Please date this monument as 1989 new monument set after this survey was completed. See current tie sheet online or contact me for questions on this.

South Quarter Corner of Section 7, T6N, R2E, SLB&M, U.S. Survey (Found Brass Cap Monument)

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Oakmont Estates in North Ogden, Weber County, Utah and that it has been correctly drawn to the designated 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 Recorder's Office.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2022.  
6242920 License No. Andy Hubbard

### OWNERS DEDICATION

We, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots, Parcels and Streets as shown on this plat, and name said tract Smith Estates, and hereby dedicate to Huntsville, Weber County, Utah all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, also dedicate and grant an easement across those certain strips of land designated as Public Utility and Drainage Easements (PU&DE) for Public Utility and Drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of Public Utilities, Drainage, and Service lines as may be authorized by Huntsville, 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 lines, 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 also hereby dedicate, grant and convey to Huntsville, Weber County, Utah all those portions of said tract of land designated as Parcels, the same to be used for Storm Water Detention and drainage purposes, as may be authorized by Huntsville.

Signed this \_\_\_\_ Day of \_\_\_\_\_, 2022.

- RVS Ranch Holdings LLC -

Randy Smith

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_

Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

### BOUNDARY DESCRIPTION

A part of the South half of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Beginning at a point on the North Right of Way line of 500 North Street, said point is 1307.28 feet North 00°01'30" West along the Quarter Section line to said North Right of Way Line from the South Quarter corner of said Section, and 183.57 feet South 89°01'26" West along said North Right of Way line to the Point of Beginning; and running thence South 89°01'26" West 350.02 feet along said North Right of Way line to the East boundary of Huntsville Heights Subdivision (Entry #1233080, in Book 36 at Page 03); thence North 01°4'38" West 840.36 feet along said East boundary line and boundary line extended; thence North 88°28'03" East 504.94 feet more or less to an existing fence line agreement (Entry #1659574 in Book 2031 at Page 1889); thence South 01°10'53" East 57.59 feet; thence North North 88°11'32" East 91.16 feet; thence South 02°53'09" East 533.37 feet; thence North 88°29'04" West 195.93 feet; thence West 73.88 feet; thence South 02°22'25" East 272.61 feet (262.35 feet to close) to the point of beginning.

Is this referring to a difference in record and measured distances? It is unclear what the true distance for the subdivision is. Depending on the intent it may be better to word as record vs measured. If not please make more clear which length is the "true" length.

Highlighted areas differ from the map please update the map or the description to represent the true boundary.

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

### WEBER COUNTY RECORDER

By: \_\_\_\_\_ DEPUTY

ENGINEER: Great Basin Engineering North c/o Andy Hubbard 5746 South 1475 East Suite 200 Ogden, Utah 84405 (801) 394-4515  
DEVELOPER: RVS Ranch Holdings c/o Randy Smith 1317 North 7000 East Huntsville, UT 84317 (800) 000-0000

