

BRIDGER BUTLER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2020



VICINITY MAP
SCALE: NONE

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°34'18"W

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO FOUR LOTS WITH A REMAINDER PARCEL. THE BOUNDARY WAS ESTABLISHED BY DEED AND FOUND SECTION CORNERS AS SHOWN HEREON. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION
PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°34'18"W 2293.38 FEET AND N89°25'42"W 9.11 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S00°49'03"W 196.40 FEET; THENCE N89°25'42"W 180.87 FEET; THENCE S00°54'14"W 149.32 FEET TO AN EXISTING FENCE LINE; THENCE N89°10'57"W ALONG SAID EXISTING FENCE LINE, 595.54 FEET; THENCE N00°34'18"E 199.19 FEET; THENCE S89°25'42"E 134.23 FEET; THENCE N00°34'18"E 146.74 FEET TO AN EXISTING FENCE LINE; THENCE S89°10'57"E ALONG SAID FENCE LINE, 643.89 FEET TO THE POINT OF BEGINNING.

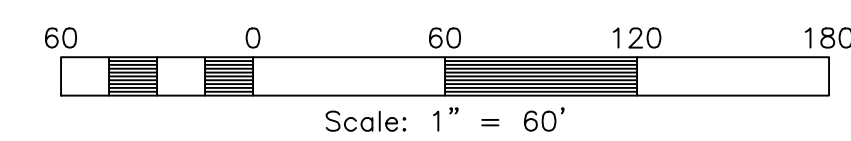
CONTAINING 222,530 SQUARE FEET OR 5.109 ACRES MORE OR LESS.

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

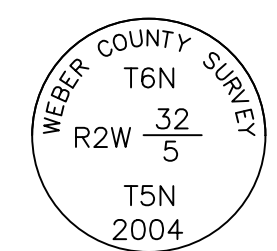
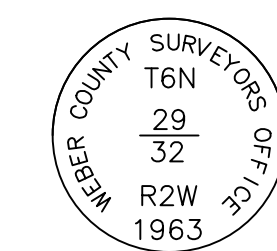
The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).
explain how your resolving boundary by acquiescence and boundary line conflicts
REVISED

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ⊕ PIT # = EXPLORATION PIT LOCATION
- = BOUNDARY LINE
- = LOT LINE
- x — x — = EXISTING FENCE
- - - = SECTION TIE LINE
- - - = ADJOINING PROPERTY LINE
- - - = EASEMENT LINE
- [Hatched Box] = EXISTING STRUCTURE
- [Hatched Box] = EXISTING STRUCTURE



A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)
REVISED



MONUMENT DETAIL 1
(NOT TO SCALE)

MONUMENT DETAIL 2
(NOT TO SCALE)

LINE TABLE

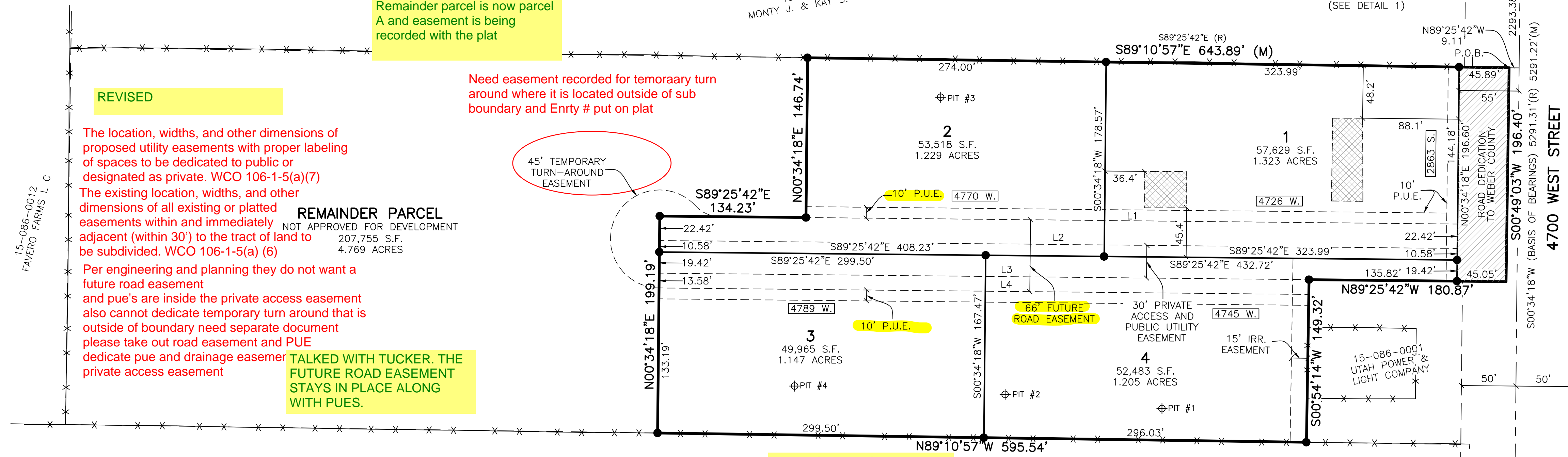
LINE	BEARING	DISTANCE
L1	S89°25'42"E	597.99'
L2	S89°25'42"E	732.22'
L3	S89°25'42"E	596.40'
L4	S89°25'42"E	596.32'

DEVELOPER

JEFF BUTLER
2843 S. 4700 W.
TAYLOR, UT 84401
801-710-9568

NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 3" BRASS CAP MONUMENT IN CONCRETE 4" BELOW SURFACE IN FAIR CONDITION DATED 1963. (SEE DETAIL 1)

SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 3" BRASS CAP MONUMENT IN CONCRETE 4" BELOW SURFACE IN GOOD CONDITION DATED 2004. (SEE DETAIL 2)



Remainder parcel is now parcel A and easement is being recorded with the plat

Need easement recorded for temporary turn around where it is located outside of sub boundary and Entry # put on plat

REVISED

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

Per engineering and planning they do not want a future road easement and pue's are inside the private access easement also cannot dedicate temporary turn around that is outside of boundary need separate document please take out road easement and PUE dedicate pue and drainage easement private access easement

TALKED WITH TUCKER. THE FUTURE ROAD EASEMENT STAYS IN PLACE ALONG WITH PUES.

NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

ALL EASEMENTS ARE SHOWN FROM TITLE REPORT. TITLE REPORT BEING UPDATED TO CURRENT PLAT BOUNDARY DESCRIPTION.

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n resolve all title report issues and boundary line conflicts.

NOTED. TITLE REPORT BEING UPDATED TO CURRENT PLAT BOUNDARY DESCRIPTION.

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e)

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 **BRIDGER BUTLER 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____.

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH

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 **BRIDGER BUTLER SUBDIVISION**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 ALSO DO 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 DO 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 THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS AND DO HEREBY GRANT A 30' PRIVATE ACCESS EASEMENT TO THE INDIVIDUAL LOT OWNERS TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY GRANT A 66' FUTURE ROAD EASEMENT TO WEBER COUNTY TO BE USED FOR A FUTURE ROAD AND TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

SIGNED THIS _____ **REVISED** _____.

JEFF BUTLER AND LISA BUTLER

ACKNOWLEDGMENT

STATE OF UTAH)
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 _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

EXPLORATION PIT DATA

EXPLORATION PIT #1 - (UTM ZONE 12 NAD 83 0408282 E 4562964 N)
0-18" LOAM, GRANULAR STRUCTURE, 5% FINE GRAVEL
17-48" SANDY LOAM, MASSIVE STRUCTURE
18-44" SANDY LOAM, MASSIVE STRUCTURE.
44-68" SANDY LOAM, MANY MOTTLES THROUGHOUT @ 45 INCHES GROUND WATER @ 68"

EXPLORATION PIT #2 - (UTM ZONE 12 NAD 83 0408240 E 4522966 N)
0-08" LOAM, GRANULAR STRUCTURE
11-29" SANDY LOAM, MASSIVE STRUCTURE
29-65" SANDY LOAM, HORIZON AS IS LIGHT GRAY TO WHITE INDICATING SATURATED CONDITIONS.
63-73" SANDY LOAM, MOTTLING @ 64 INCHES GROUND WATER @ 73"

EXPLORATION PIT #3 - (UTM ZONE 12 NAD 83 0408222 E 4563049 N)
0-16" LOAM, GRANULAR STRUCTURE
17-48" SANDY LOAM, MASSIVE STRUCTURE
48-72" SANDY LOAM, MOTTLING @ 60 INCHES GROUND WATER @ 71"

EXPLORATION PIT #4 - (UTM ZONE 12 NAD 83 0408181 E 4562972 N)
0-11" LOAM, GRANULAR STRUCTURE
29-65" SANDY LOAM, MASSIVE STRUCTURE
63-73" SANDY LOAM, HORIZON AS IS LIGHT GRAY TO WHITE INDICATING SATURATED CONDITIONS.
THE SOIL WAS EVALUATED IN EARLY SPRINGS SOIL WERE WET AT TIME OF EVALUATION

RA Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 6-25-2020
Name: BRIDGER BUTLER SUBDIVISION
Number: 6403-01
Scale: 1"=60'

<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY ENGINEER</p> <p>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. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>WEBER COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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____.</p> <p>CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST</p>	<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE 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 LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>WEBER COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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____.</p> <p>WEBER COUNTY ATTORNEY</p>	<p>WEBER-MORGAN HEALTH DEPARTMENT</p> <p>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____.</p> <p>WEBER-MORGAN HEALTH DEPARTMENT</p>	<p>Weber County Recorder</p> <p>Entry No. _____ Fee Paid _____ And Recorded, _____ At _____ in Book _____ Of The Official Records, Page _____ Recorded For: _____ Weber County Recorder _____ Deputy: _____</p>
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