

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
SEPTEMBER, 2022

you still want Trevor's name and license on the plat



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 HEREON DESCRIBED PROPERTY INTO FOUR LOTS WITH A REMAINDER PARCEL. BRASS CAP MONUMENTS WERE FOUND FOR THE NORTH QUARTER CORNER AND SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. A LINE BEARING SOUTH 0°34'18" WEST BETWEEN SAID BRASS CAP MONUMENTS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. THE BOUNDARY WAS ESTABLISHED ON THE NORTH AND SOUTH LINES AS WELL AS ADJACENT TO PARCEL 15-086-0001 BY ACCEPTING THE LONG STANDING FENCE LINES USING BOUNDARY BY ACQUESCENCE. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

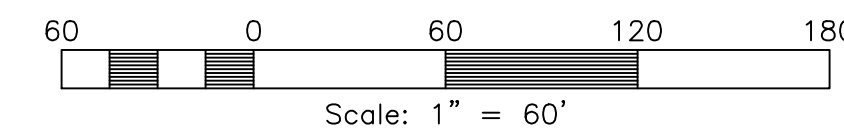
PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING S00°34'18"W 2293.42 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32 (SAID NORTH QUARTER CORNER BEING N00°34'18"E 5291.31 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32); THENCE S00°34'18"W ALONG THE SECTION LINE, 196.50 FEET; THENCE N89°10'57"W 190.82 FEET; THENCE S00°54'14"W 150.00 FEET TO AN EXISTING FENCELINE; THENCE ALONG SAID FENCELINE THE FOLLOWING THREE (3) COURSES: (1) N89°10'57"W 1138.90 FEET; (2) N00°49'03"E 346.50 FEET; (3) S89°10'57"E 1329.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 432,105 SQUARE FEET OR 9.920 ACRES MORE OR LESS.

LEGEND

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



MONUMENT MONUMENT DETAIL 1 DETAIL 2

(NOT TO SCALE) (NOT TO SCALE)

"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." WCO 106-7-1

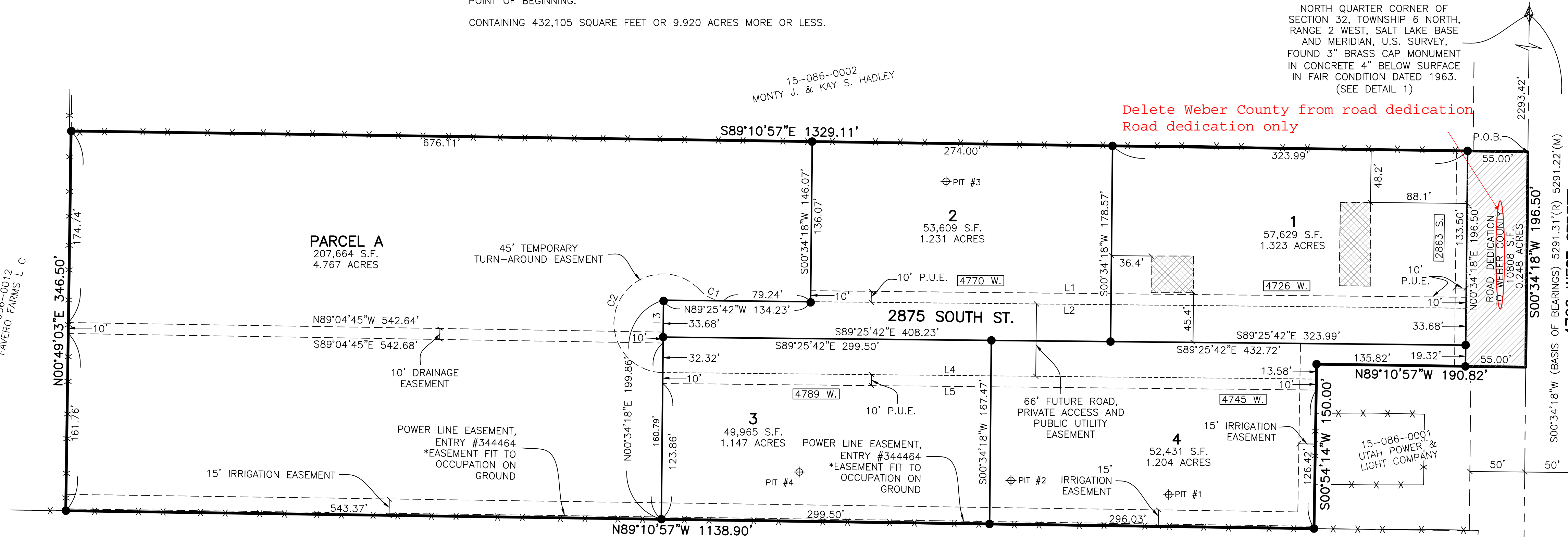
LINE TABLE

#	BEARING	DISTANCE
L1	S89°25'42"E	597.99'
L2	S89°25'42"E	677.23'
L3	S00°34'18"W	29.08'
L4	S89°25'42"E	596.32'
L5	S89°25'42"E	596.26'

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	30.00'	24.69'	24.00'	N65°51'W	47°09'23"
C2	45.00'	178.41'	82.49'	S24°09'W	227°09'23"

check dimensions



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)

Delete Weber County from road dedication
Road dedication only

- ### NOTES
- 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.
 - BUILDABLE SETBACKS FOR ANY FUTURE STRUCTURES MUST BE MEASURED FROM THE 66' FUTURE ROAD, PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT.
 - DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

15-085-0010
MELVIN L. & ALEENE S. PETERSON
Peterson Family Trust

HOOPER IRRIGATION COMPANY
APPROVED THIS _____ DAY OF _____, 20____,
BY THE HOOPER IRRIGATION COMPANY.

HOOPER IRRIGATION COMPANY

DEVELOPER
JEFF BUTLER
2843 S. 4700 W.
TAYLOR, UT 84401

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)

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 ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT A 66 FOOT PUBLIC UTILITY EASEMENT TO WEBER COUNTY OVER SAID PRIVATE ACCESS TO BE USED FOR A FUTURE ROAD AND PUBLIC UTILITIES, AND ALSO DEDICATE A 15 FOOT IRRIGATION EASEMENT TO HOOPER IRRIGATION COMPANY FOR OPERATION MAINTENANCE AND SERVICE OF EXISTING INFRASTRUCTURE AND ALSO DEDICATE TO OWNERS OF BRIDGER BUTLER SUBDIVISION THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE ACCESS, THE SAME TO BE USED FOR INGRESS AND EGRESS FOR THE BENEFIT OF SAID OWNERS, AND DO ALSO HEREBY DEDICATE A 10' DRAINAGE EASEMENT OVER PARCEL A TO SAID OWNERS FOR THE PURPOSE OF CONVEYING STORM WATER, AND DO ALSO HEREBY DEDICATE 45' TEMPORARY TURNAROUND EASEMENT OVER PARCEL A TO SAID OWNERS AS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 20____.

JEFF BUTLER
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 #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 #2 - (UTM ZONE 12 NAD 83 0408240 E 4522966 N) 0-08" LOAM, GRANULAR STRUCTURE 08-63" SANDY LOAM, MASSIVE STRUCTURE 63-73" SANDY LOAM, MOTTLING @ 64 INCHES GROUND WATER @ 73"	EXPLORATION PIT #4 - (UTM ZONE 12 NAD 83 0408181 E 4562972 N) 0-11" LOAM, GRANULAR STRUCTURE 11-29" SANDY LOAM, MASSIVE STRUCTURE 29-65" 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

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'

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.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE
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____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 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____.

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 _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy: _____