

# 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



**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 ACQUIESCENCE. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## BOUNDARY DESCRIPTION

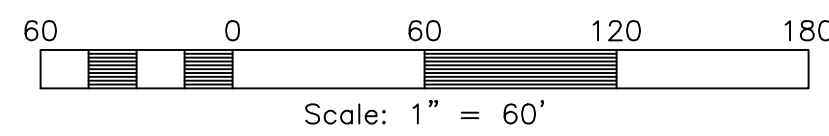
PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

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
- = EXISTING FENCE
- = SECTION TIE LINE
- = ADJOINING PROPERTY LINE
- = EASEMENT LINE
- = EXISTING STRUCTURE
- = ROAD DEDICATION



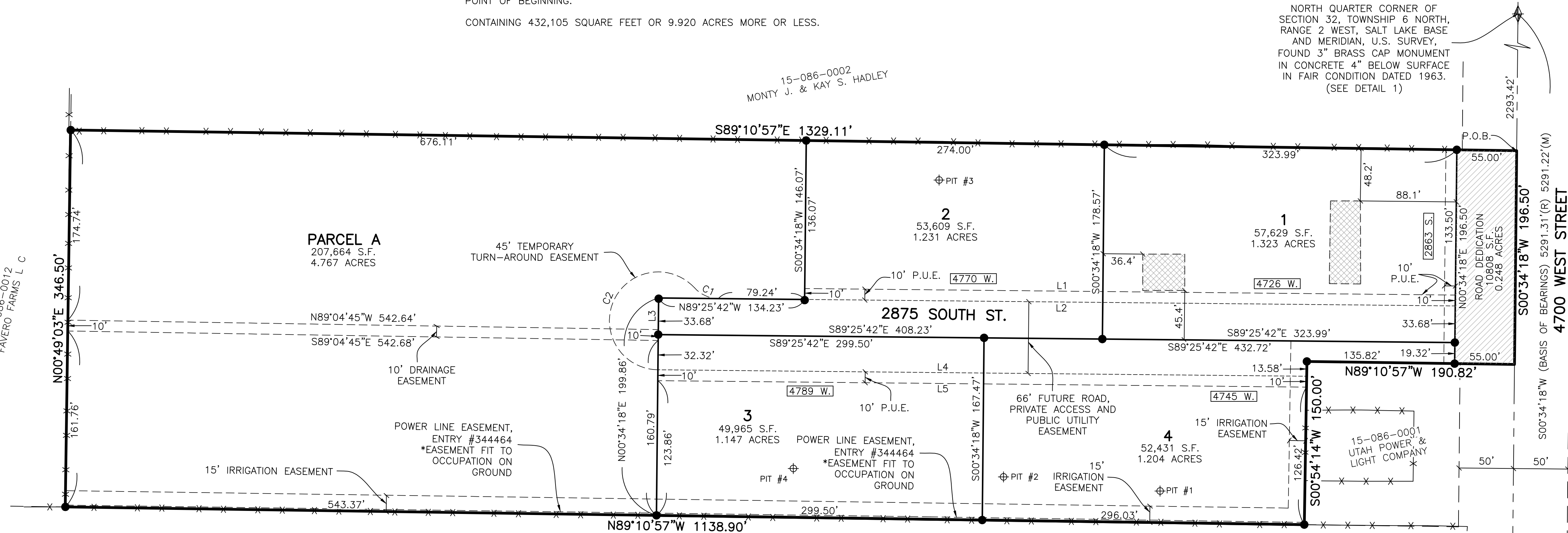
**MONUMENT MONUMENT**  
**DETAIL 1 DETAIL 2**  
(NOT TO SCALE) (NOT TO SCALE)

## 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'  | N68°51'W    | 47°09'23"  |
| C2    | 45.00' | 178.41' | 82.49'  | S24°09'W    | 227°09'23" |



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)

**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

PROFESSIONAL LAND SURVEYOR  
9031945  
TREVOR J. HATCH  
STATE OF UTAH

**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 DEDICATE TO THE PUBLIC USE ALL THOSE PARTS OF PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, 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 #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 #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  
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

## 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.

**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

**RA Reeve & Associates, Inc.**

1560 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: \_\_\_\_\_