

ANSEMI ACRES SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2024

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.55' UNDER RING AND LID) SEE MONUMENT DETAIL 1

Addressing and street names need to be added see addressing 2nd final review dated 1/26/2024 in frontier

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.44' UNDER RING AND LID) SEE MONUMENT DETAIL 4

LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°29'46"W	56.36'
L2	S89°10'04"E	7.63'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	286.00'	74.58'	74.37'	37.50'	S83°21'42"W	14°56'28"
C2	286.00'	81.36'	81.08'	40.96'	S67°44'30"W	16°17'56"
C3	286.00'	60.94'	60.82'	30.58'	S53°29'18"W	12°12'28"
C4	253.00'	191.85'	187.29'	100.80'	S69°06'30"W	43°26'52"
C5	220.00'	166.83'	162.86'	87.66'	S69°06'30"W	43°26'52"
C6	280.00'	71.50'	71.30'	35.94'	S54°41'57"W	14°37'48"
C7	214.00'	31.56'	31.53'	15.81'	S51°36'31"W	8°26'55"
C8	214.00'	125.90'	124.10'	64.83'	S72°41'14"W	33°42'32"
C9	214.00'	4.82'	4.82'	2.41'	N89°48'46"W	1°17'24"
C10	247.00'	187.30'	182.85'	98.41'	S69°06'30"W	43°26'52"
C11	247.00'	89.40'	88.91'	45.19'	S57°45'11"W	20°44'15"
C12	247.00'	97.90'	97.26'	49.60'	S79°28'37"W	22°42'37"
C13	280.00'	80.71'	80.44'	40.64'	N82°34'26"E	16°30'59"

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, EAST QUARTER CORNER, SOUTH QUARTER CORNER, SOUTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BRASS CAP WITNESS MONUMENTS WERE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 21. A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY QUARTER SECTION LINE, THE EAST LINE OF THE QUARTER SECTION, AND THE SOUTH AND WEST LINES WERE ESTABLISHED BY SUBDIVISION AND DEEDS OF RECORD.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1149.31 FEET SOUTH 00°30'34" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°10'04" EAST 230.75 FEET; THENCE NORTH 72°53'04" EAST 63.66 FEET; THENCE NORTH 53°33'14" EAST 98.80 FEET; THENCE NORTH 68°10'26" EAST 109.13 FEET; THENCE NORTH 84°12'43" EAST 106.75 FEET TO THE WESTERLY LINE OF ANSEMI ACRES SUBDIVISION PHASE 2; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°30'47" WEST 163.81 FEET; (2) SOUTH 89°10'04" EAST 77.90 FEET; AND (3) SOUTH 00°49'56" WEST 137.00 FEET; THENCE NORTH 89°10'04" WEST 654.55 FEET; THENCE NORTH 00°30'34" EAST 167.00 FEET TO THE POINT OF BEGINNING.

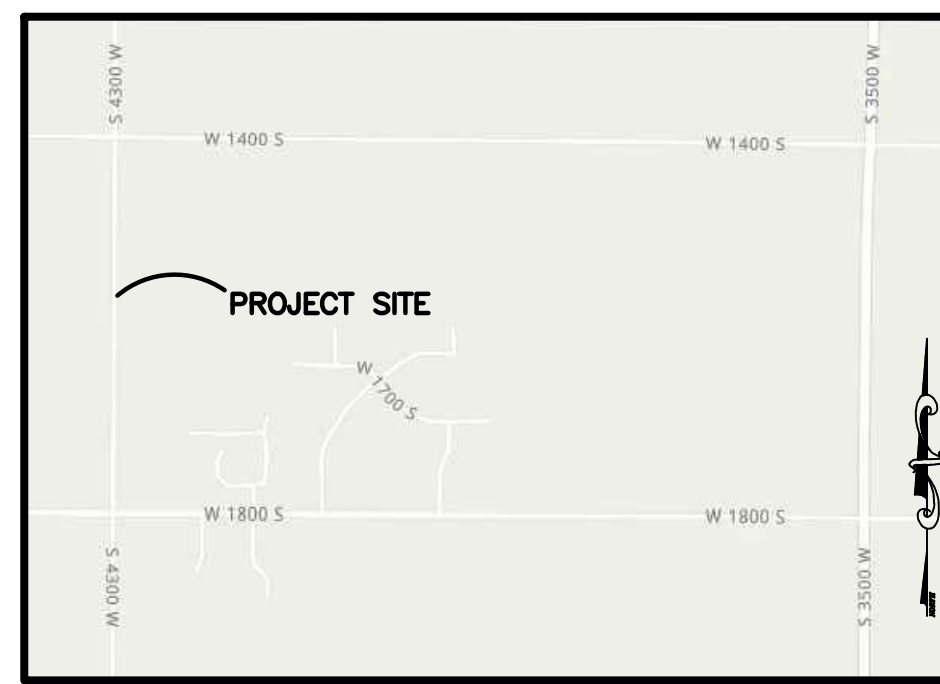
CONTAINING 135,244 SQUARE FEET OR 3.105 ACRES.

DEVELOPER:

STEWART DEVELOPMENT
SKY HAZLEHURST
1708 EAST 5550 SOUTH
SOUTH OGDEN, UT. 74405
(801) 837-2020

SETBACK NOTE

FRONT SETBACK: 20'
SIDE SETBACK: 5' & 10' INTERIOR/15' CORNER LOTS
REAR SETBACK: 30'

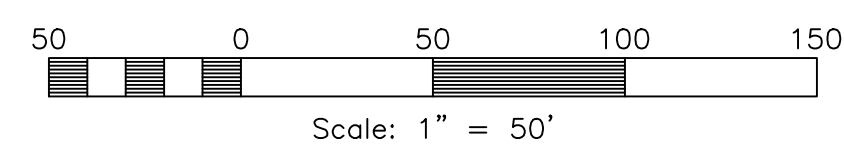


VICINITY MAP

NOT TO SCALE

LEGEND

- = SECTION CORNER
- = WITNESS CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION/MONUMENT TIE LINE
- - - = ROAD CENTERLINE



TAYLOR WEST WATER DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WATER DISTRICT.
SIGNED THIS _____ DAY OF _____, 20____.

TAYLOR WEST WATER DISTRICT

HOOPER IRRIGATION COMPANY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY HOOPER IRRIGATION COMPANY.
SIGNED THIS _____ DAY OF _____, 20____.

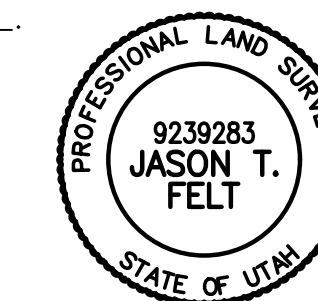
HOOPER IRRIGATION COMPANY

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A 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 **ANSEMI ACRES SUBDIVISION PHASE 3** 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____.

9239283
UTAH LICENSE NUMBER



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 **ANSEMI ACRES SUBDIVISION PHASE 3**, 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 AND STORM DRAIN EASEMENTS, 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 ALSO DEDICATE THE PARCEL A TO THE DEVELOPER TO BE OWNED AND MAINTAINED BY THE SAME AND ALSO DEDICATE THE DRAINAGE EASEMENT TO THE CITY FOR DRAINAGE PURPOSES TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 307 AND ALSO GRANT AND DEDICATE UNTO ALL OWNERS OF LOTS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SCHOOL DISTRICT

Weber County

Per planning review the remnant parcel A is to be deeded to the adjacent lot within Smart Fields or dedicated as part of the public ROW.

NAME/TITLE

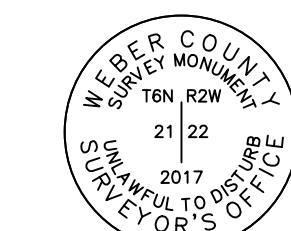
ACKNOWLEDGMENT

STATE OF UTAH } SS.
COUNTY OF _____ }

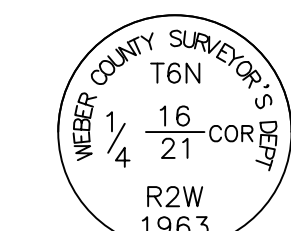
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

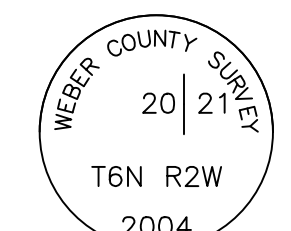
NOTARY PUBLIC



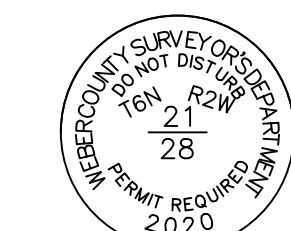
MONUMENT DETAIL 1 (NOT TO SCALE)



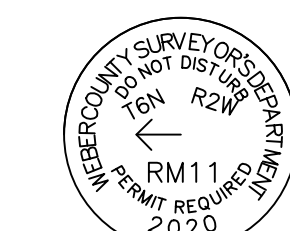
MONUMENT DETAIL 2 (NOT TO SCALE)



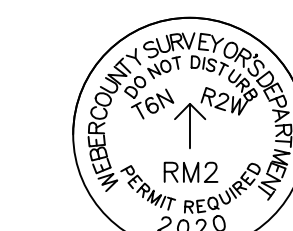
MONUMENT DETAIL 3 (NOT TO SCALE)



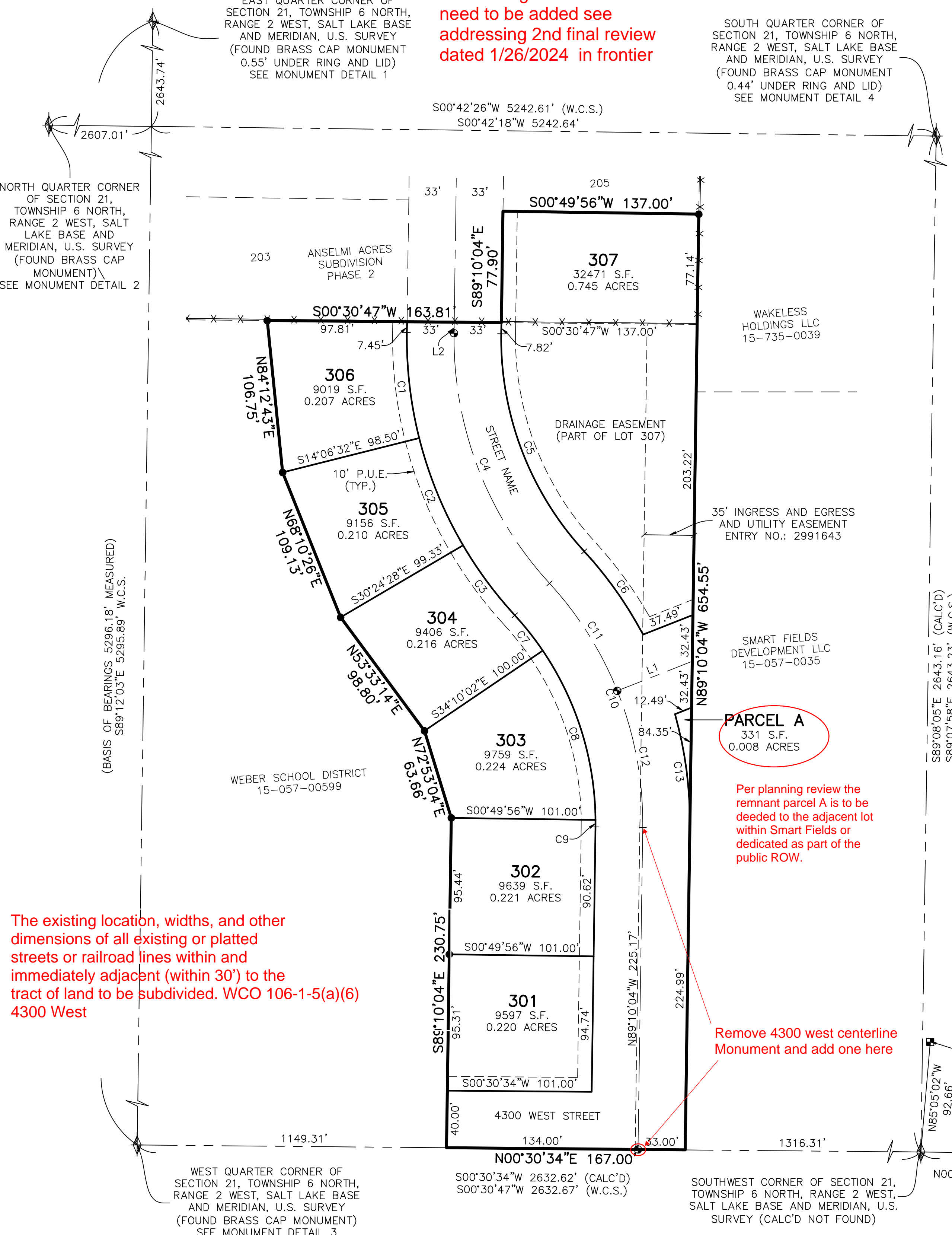
MONUMENT DETAIL 4 (NOT TO SCALE)



MONUMENT DETAIL 5 (NOT TO SCALE)



MONUMENT DETAIL 6 (NOT TO SCALE)



The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) 4300 West

PARCEL A
331 S.F.
0.008 ACRES

Per planning review the remnant parcel A is to be deeded to the adjacent lot within Smart Fields or dedicated as part of the public ROW.

Remove 4300 west centerline Monument and add one here

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 TITLE

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____.
DIRECTOR, 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.