

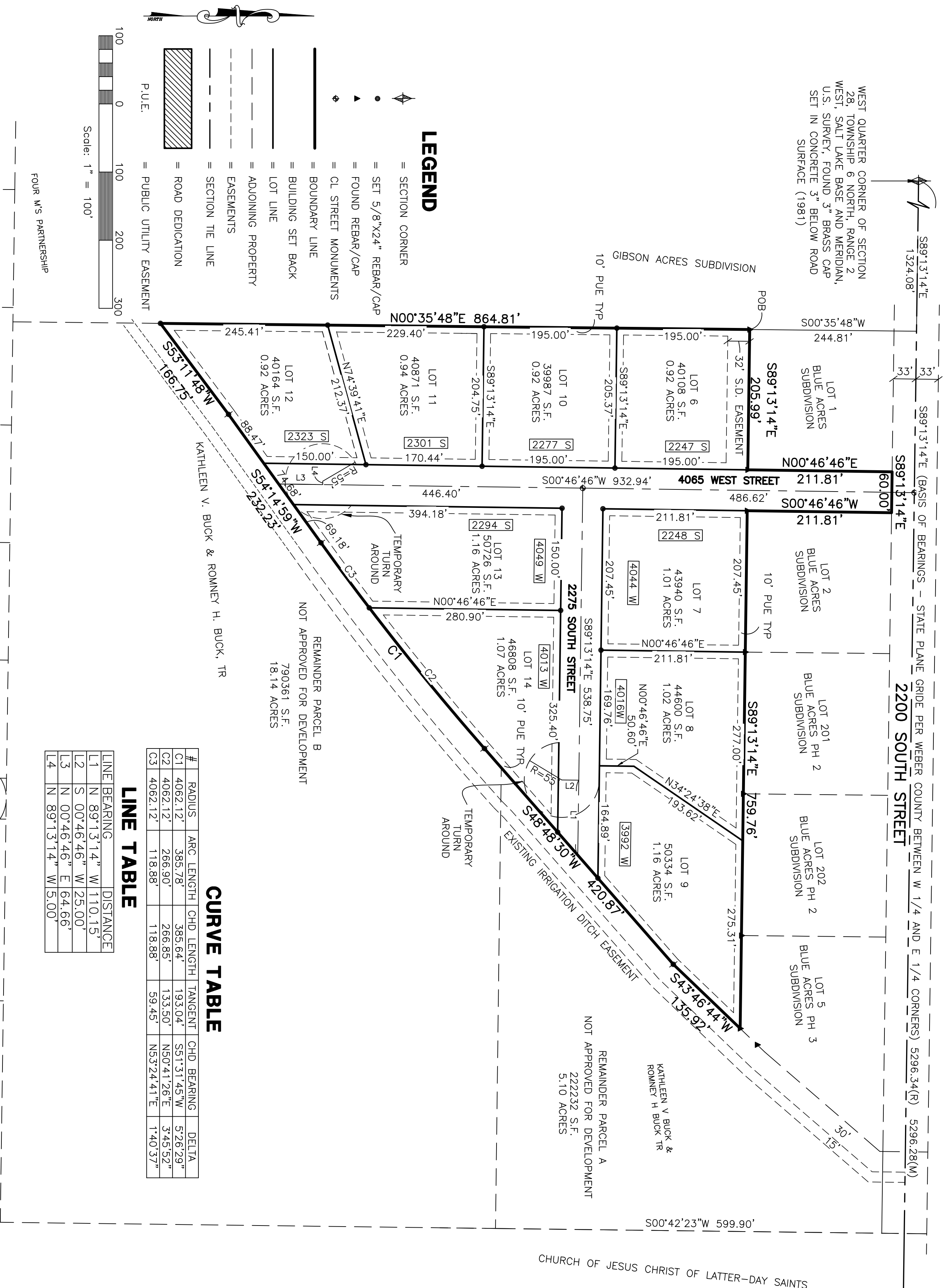
# BLUE ACRES SUBDIVISION PHASE 4

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY 2015

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, DETERMINED LOCALLY BY THE WEBER COUNTY RECORDS ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°13'14"E

EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 3" BELOW ROAD SURFACE (1983)  
SET 1" BELOW ROAD SURFACE (1983)



### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD. BEARING	DELTA
C1	4062.12'	385.78'	385.64'	193.04'	S51°31'45"W	5°26'29"
C2	4062.12'	266.90'	266.85'	133.50'	N50°41'26"E	3°45'52"
C3	4062.12'	118.88'	118.88'	59.45'	N53°24'41"E	1°40'37"

### LINE TABLE

LINE BEARING	DISTANCE
L1 N 89°13'14" W	110.15
L2 S 00°46'46" W	25.00
L3 N 00°46'46" E	64.66
L4 N 89°13'14" W	5.00

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DUNE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL ROADWAY AND LOT CORNERS HERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REBE & ASSOCIATES".

## A-1 ZONE NOTE

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. PARTICULAR OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF RAIN MACHINES AND ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO THE DISCRETION OF THE ZONING DEPARTMENT. THIS SUBDIVISION IS NOT A RESIDENTIAL SUBDIVISION" (MUD. ORD. #3-82, JANUARY 26, 1982)

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 1, BLUE ACRES SUBDIVISION, A POINT WHICH LIES S89°13'14"E, 1324.08' AND S00°35'47"W, 244.81' FEET; THENCE N00°46'46"E, 211.81 FEET TO THE SOUTH LINE OF 2200 SOUTH STREET; THENCE ALONG SAID SOUTH LINE EAST 60.00 FEET; THENCE S00°46'46"W, 211.81 FEET; THENCE ALONG SAID CANAL, THE FOLLOWING LINE (5) COURSES: (1) S43°16'14"W, 135.92 FEET; (2) S48°48'30"W, 420.87 FEET; (3) WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 385.78', WITH A RADIUS OF 4062.12', WITH A CHORD BEARING OF S51°31'45"W, WITH A CHORD LENGTH OF 385.64'; (4) S54°14'59"W, 232.23 FEET; (5) S53°11'45"W, 169.75 FEET; THENCE N00°35'48"E, 864.81 FEET TO THE POINT OF BEGINNING, CONTAINING 482088.67 SQUARE FEET, 11.067 ACRES.

## REMAINDER PARCEL A

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH EASEMENT LINE OF AN EXISTING CANAL, SAID POINT LIES S89°13'14"E, 2530.94 FEET FROM THE W 1/4 CORNER OF SAID SECTION 28, THENCE S89°13'14"E, 120.00 FEET; THENCE S00°42'23"W, 632.90 FEET; THENCE ALONG THE NORTH EASEMENT LINE OF AN EXISTING CANAL, THENCE ALONG SAID CANAL, THE FOLLOWING COURSES: (1) N48°48'30"E, 385.78 FEET; (2) N48°48'30"E, 37.42 FEET; (3) N48°48'30"E, 37.42 FEET; THENCE S89°17'03"E, 676.09 FEET; THENCE N00°35'48"E, 216.80 FEET TO THE POINT OF BEGINNING, CONTAINING 790361.71 SQUARE FEET, 18.144 ACRES.

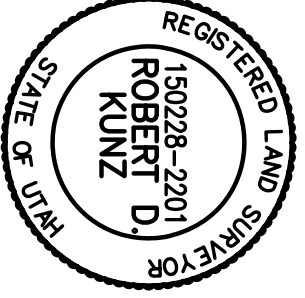
## REMAINDER PARCEL B

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH EASEMENT LINE OF AN EXISTING CANAL, SAID POINT LIES S89°13'14"E, 1324.87 FEET AND S00°35'47"W, 1109.62 FEET FROM THE W 1/4 CORNER OF SAID SECTION 28, THENCE ALONG THE NORTHERLY LINE OF AN EXISTING CANAL EASEMENT THE FOLLOWING COURSE: (1) N53°11'48"E, 166.75 FEET; (2) N54°14'59"E, 232.23 FEET; (3) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 385.78', WITH A RADIUS OF 4062.12', WITH A CHORD BEARING OF N51°31'45"E, WITH A CHORD LENGTH OF 385.64'; (4) N48°48'30"E, 37.42 FEET; THENCE S89°17'03"E, 676.09 FEET; THENCE S00°42'57"W, 726.80 FEET TO THE POINT OF BEGINNING, CONTAINING 790360.71 SQUARE FEET, 18.144 ACRES.

## SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, 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 4 OF THE UTAH PLAT ACT AND THE PLAT OF THIS BLUE ACRES SUBDIVISION PHASE 4 IS REPRESENTED ON THIS PLAT AND THE BASIS OF BEARINGS IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, DETERMINED LOCALLY BY THE WEBER COUNTY RECORDS ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°13'14"E. 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\_\_\_\_  
150228  
ROBERT D. KUNZ  
UTAH LICENSE NUMBER

## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDUDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS OF WAY) AND HEREBY DEDICATE THE PUBLIC USE OF SAID TRACT OF LAND TO THE PUBLIC AND HEREBY DEDICATE THE PUBLIC USE 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, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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 WHICH EVER IS APPLICABLE AS BEING NECESSARY FOR SUCH PURPOSES. THE TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON IS HEREBY GRANTED TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND DULIFIED 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

KATHLEEN V. BUCK, TRUSTEE  
ROMNEY H. BUCK, TRUSTEE

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ (AND) \_\_\_\_\_, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KATHLEEN V. BUCK AND ROMNEY H. BUCK, TRUSTEES, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE ABOVE OWNERS DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES HEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## Project Info.

Surveyor: R. KUNZ  
Designer: N. ANDERSON  
Begin Date: 10-01-13  
Name: BLUE ACRES SUBDIVISION PHASE 4  
Number: 5036-01  
Revision: \_\_\_\_\_  
Scale: 1"=100'  
Checked: \_\_\_\_\_



## DEVELOPER/OWNER

ROMNEY BUCK  
4115 WEST 2550 SOUTH  
OGDEN, UTAH 84404  
801-540-7235

## Webster County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Webster County Recorder  
Deputy.

## 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 EFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 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

## 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 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