

LONGHORN SUBDIVISION PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2025



VICINITY MAP
NOT TO SCALE

NOTE

NO BASEMENTS OR FINISHED FLOORS BELOW THE TBC ELEVATION

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°13'19" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY 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, PARCELS, AND STREETS AS SHOWN. ALL PROPERTY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1345.26 FEET NORTH 00°38'39" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14 (SOUTH QUARTER CORNER BEING NORTH 89°13'19" WEST 2643.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14); THENCE NORTH 89°13'20" WEST 491.80 FEET; THENCE SOUTH 00°44'41" WEST 11.23 FEET; THENCE NORTH 89°22'10" WEST 178.69 FEET; THENCE NORTH 00°00'04" EAST 211.15 FEET; THENCE NORTH 20°15'34" EAST 70.35 FEET; THENCE NORTH 00°46'45" EAST 167.83 FEET; THENCE NORTH 89°59'56" WEST 150.01 FEET; THENCE NORTH 00°00'04" EAST 270.02 FEET; THENCE SOUTH 89°59'56" EAST 200.00 FEET; THENCE NORTH 63°25'57" EAST 73.79 FEET; THENCE SOUTH 89°59'56" EAST 190.00 FEET; THENCE NORTH 00°00'04" EAST 582.82 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°31'02" EAST 352.85 FEET ALONG SAID NORTH LINE TO THE CENTER OF SAID SECTION 14; THENCE SOUTH 00°38'39" WEST 1325.33 FEET ALONG THE WEST LINE OF SAID SECTION 14 TO THE POINT OF BEGINNING.

CONTAINING 729,811 SQUARE FEET OR 16.754 ACRES.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	165.37'	116.69'	114.28'	60.89'	S20°12'46"E	40°25'41"
C2	198.37'	139.97'	137.08'	73.04'	S20°12'46"E	40°25'41"
C3	231.37'	76.74'	76.39'	38.73'	S09°30'04"E	19°00'16"
C4	220.01'	86.57'	86.01'	43.85'	S29°42'54"E	22°32'39"
C5	163.07'	113.67'	111.39'	59.26'	S70°01'53"W	39°56'23"
C6	196.07'	138.35'	135.50'	72.19'	S69°47'13"W	40°25'41"
C7	229.07'	72.96'	72.66'	36.79'	S59°02'45"W	18°15'00"
C8	229.07'	73.13'	72.82'	36.88'	S77°18'58"W	18°17'25"
C9	229.07'	14.15'	14.15'	7.08'	S88°13'52"W	3°32'24"
C10	180.00'	129.45'	126.68'	67.67'	N70°10'34"E	41°12'22"
C11	150.00'	107.88'	105.57'	56.39'	N70°10'34"E	41°12'22"
C12	120.00'	86.30'	84.45'	45.11'	N70°10'34"E	41°12'22"
C13	208.00'	149.45'	146.26'	78.12'	S19°50'34"E	41°10'05"
C14	175.00'	125.74'	123.05'	65.72'	S19°50'34"E	41°10'05"
C15	142.00'	102.03'	99.85'	53.33'	S19°50'34"E	41°10'05"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°59'56"E	60.00'
L2	N89°59'56"W	70.00'

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 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

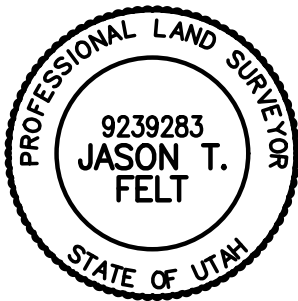
SURVEYOR'S CERTIFICATE

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 PROFESSIONAL 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 **LONGHORN SUBDIVISION PHASE 1** 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 ONE LOT AND A PARCEL AS SHOWN ON THE PLAT AND NAME SAID TRACT **LONGHORN SUBDIVISION PHASE 1**, AND 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 DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, SEWER EASEMENTS, AND IRRIGATION CANAL 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 ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE PARCEL A TO WEBER COUNTY FOR A TRAIL AND DO HEREBY DEDICATE PARCEL B TO WEBER COUNTY AS OPEN SPACE AND DO HEREBY DEDICATE A 75 FOOT IRRIGATION EASEMENT TO WARREN IRRIGATION COMPANY TO BE OWNED AND MAINTAINED BY WEBER COUNTY.

SIGNED THIS _____ DAY OF _____, 20____.

FOR: 2020 LLC

NAME/TITLE

DATE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF _____, 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



**Reeve
& Associates, Inc.**

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.

Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 5-6-2024
Name: LONGHORN
SUBDIVISION PHASE 1
Number: 6298-23
Revision: 8-27-24 NA
Scale:
Checked:

Weber County Recorder

Entry No. _____ Fee Paid _____
At _____ Filed For Record _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

SHEET 2 OF 2

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WEBER COUNTY, UTAH
MARCH, 2025CENTER OF SECTION 14,
TOWNSHIP 6 NORTH, RANGE
3 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY
(CALCULATED)10-036-0043
MEIBOS FAMILY LIMITED LIABILITY COMPANY

S00°38'39"W 2670.59'

55' TEMP.
TURN-AROUND
EASEMENTSOUTH QUARTER CORNER OF
SECTION 14, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY
(FOUND WEBER COUNTY SURVEY
BRASS CAP MONUMENT)10-036-0005
WARREN IRRIGATION COMPANY

S89°31'02"E 352.85'

75' IRRIGATION EASEMENT

75.00'

N00°00'04"E 582.82'

N89°31'02"W 2636.52'

S89°31'02"E 352.85'

2283.67'

10-036-0066
2020 LLC55' TEMP.
TURN-AROUND
EASEMENTPARCEL 'A'
6000' S.F.WEST QUARTER CORNER OF
SECTION 14, TOWNSHIP 6
NORTH, RANGE 3 WEST, SALT
LAKE BASE AND MERIDIAN,
U.S. SURVEY (FOUND WEBER
COUNTY SURVEY BRASS CAP
MONUMENT)

N00°47'24"E 2656.99'

10'X20' SNOW
STORAGE EASEMENT10-036-0066
2020 LLC55' TEMP.
TURN-AROUND
EASEMENTSOUTHWEST CORNER OF SECTION
14, TOWNSHIP 6 NORTH, RANGE 3
WEST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY (FOUND
WEBER COUNTY SURVEY BRASS
CAP MONUMENT)

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES"
- SET CENTERLINE MONUMENT
- BOUNDARY LINE
- LOT LINE
- SECTION TIE LINE
- ADJOINING PROPERTY
- EASEMENT
- EXISTING FENCE LINE

60 0 60 120 180
Scale: 1" = 60'Reeve
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