BOYD RUSSELL SUBDIVISION 1ST AMENDMENT

S89'13'14"E 300.00'

__150.00'__

154.29' 15975 WJ 100'46'08"E 30.00'

`N89°13'52"W 176.00'⁻⁻

59548 S.F.

3976 W.

⁻⁻150.00'----

10' P.U.E.—

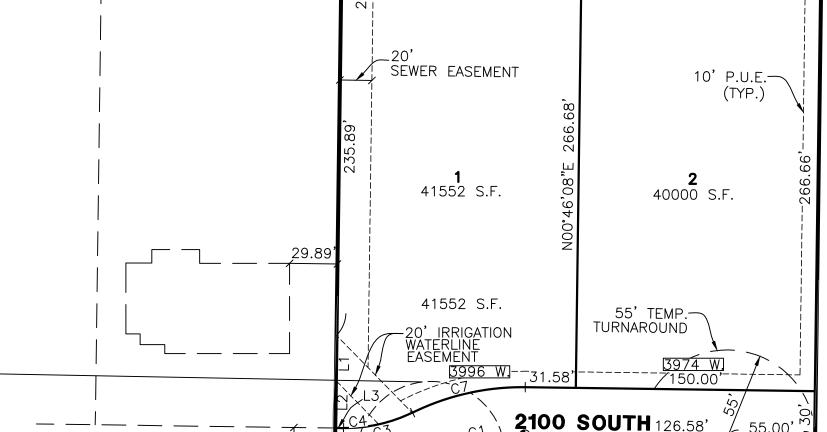
-___150.00².___

PART OF THE NORTHWEST QUARTER OF SECTION 28, T.6N., R.2W., S.L.B & M., U.S. SURVEY WEBER COUNTY, UTAH

DECEMBER, 2015



Vicinity Map SCALE: NONE



A. JAY SMITH = 4.21%

15-078-0110

STREET 589°13′52″E 181.58

←10' P.U.E.

⁻⁻S89°13'52"E 150.00'⁻⁻

5 51017 S.F.

12.70

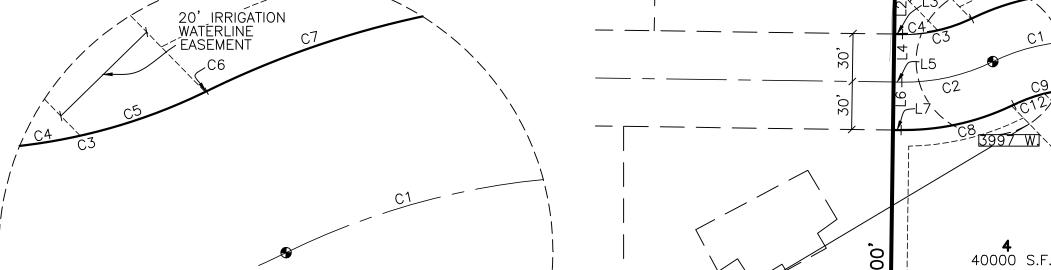
N89°13'14"W 300.00'

S89°13'14"E (BASIS OF BEARINGS) 5296.19' MEASURED (5296.35' RECORD)

UTAH STÀTE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY

2200 SOUTH STREET

(TYP.)



CURVE TABLE

			<u> </u>			
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	
C1	125.00	58.75	58.21'	29.93'	S77°18'16"W	26°55'44
C2	125.00		58.24'	29.95	N77°18'43"E	26°56'38
C3	95.00'	44.67'	44.26'	22.76	N77°18'43"E	26°56'38
C4	95.00'	22.27	22.22'	11.19	S84°04'02"W	13°26'01
C5	95.00'	22.13'	22.08'	11.11	S70°40'41"W	13°20'40
C6	95.00'	0.27	0.27	0.14	S63°55'23"W	0°09'57
C7	155.00		72.18'	37.11	N77°18'16"E	26°55'44
C8	155.00	72.89'	72.22'	37.13	S77°18'43"W	26°56'38
C9	95.00'	44.65	44.24'	22.75	S77°18'16"W	26°55'44
C10	155.01		70.67'	36.29	N77°36'24"E	26°21'11
C11	142.80		1.59'	0.80'	N64°08'05"E	0°38'22
C12	95.00	20.33	20.29'	10.20	N69°58'16"E	12°15'43

C13 95.00' 24.32' 24.25' 12.23' S83°26'08"W 14°40'00

WEBER COUNTY PLANNING

COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SIGNED THIS _____, 20__.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°46'08"W	28.22'
L2	S00°46'08"W	29.71
L3	N89°12'58"W	5.18
L4	S00°46'08"W	30.00'
L5	S89°12'58"E	5.17
L6	S00°46'08"W	30.00'
L7	S89°12'58"E	5.16

WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. 2004 WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION

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

3998 W.

2224.07

ATTEST

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 _____,

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE

WEBER COUNTY SURVEYOR

— N00°46'46"E

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 THE 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

Developer:

Gabbard Homes

Lonnie Gabbard

4052 S. 5025 W.

(801) 390-1050

West Haven, UT. 84401

LEGEND

= FOUND SECTION CORNER

= SET CENTERLINE MONUMENT

= BOUNDARY LINE

= EXISTING BUILDING

= PUBLIC UTILITY EASEMENT

--- = ADJOINING PROPERTY

- - - - SECTION TIE LINE

Scale: 1" = 60'

BASIS OF BEARINGS

HEREON AS: S89°13'14"E.

THE SIDE LOT LINES.

SURVEY, DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN

NARRATIVE

STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET

WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6

OFFICIAL PLAT THEREOF RECORDED AND OF RECORD IN THE OFFICE

AGRICULTURE NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES.

AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE

FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING

AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS

THE OPERATION OF FARM MACHINERY AND NO ALLOWED

EAST QUARTER CORNER OF

SECTION 28, TOWNSHIP 6 NORTH,

MONUMENT IN GOOD CONDITION

RANGE 2 WEST, SALT LAKE BASE &

MERIDIAN. FOUND 1963 BRASS CAP

NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S.

ALL OF THE BOYD RUSSELL SUBDIVISION, ACCORDING TO THE

OF THE WEBER COUNTY RECORDER AT BOOK 54 PAGE 50.

CONTAINING 290,400 SQUARE FEET OR 6.67 ACRES.

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY WAS

DETERMINED BY RETRACING LOTS 1 AND 2 OF BOYD RUSSELL SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AT BOOK 54, PAGE 50. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP

----- = EASEMENTS

= SET 5/8" X 24" REBAR AND PLASTIC

CAP STAMPED "REEVE & ASSOCIATES"

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
AFFCT

ORDINANCE APPLICABI	LE THERETO	AND N	IOW IN	FORCE
AFFECT.	5.11.05			
SIGNED THIS	DAY OF		,	20

WEBER COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE

I, <u>TREVOR J. HATCH</u>, 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 RUSSELL PLACE 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

ONCERNING ZONI /ITH.	NG REQUIREMENTS	REGARDING L	LOI MEASUREME	NIS HAVE BEEN COMPLIEL
GIGNED THIS	DAY OF _		, 20	9031945
903194	5			TREVOR J.) 9
UTAH LICENSE	NUMBER	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 RUSSELL PLACE SUBDIVISION, 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, SANITARY SEWER, STORM WATER DETENTION PONDS 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND TO HEREBY GRANT A TEMPORARY TURNAROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURNAROUND EASEMENT SHALL BE REVOKED AND NULLIFIED 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
DUSTEN RUSSELL	ALLYSON M RUSSELL
DERK L RUSSELL	

	ACKNOWLEI	DGMENT	
STATE OF UTAH COUNTY OF)ss. _)		
BEFORE ME, THE UNDER SIGNORMAN SHOWN SEING BY ME DUL	RSIGNED NOTARY PUBLIC, . SNER(S) OF THE ABOVE OW	WNER'S DEDICATION AND CERTIFICATION, EDGE TO ME SIGNED IT	-

STATE OF UTAH COUNTY OF ___ _, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC. BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE __ OF SAID CORPORATION AND THAT THEY

ACKNOWLEDGMENT

BEHALF	OF	SAID	CORPORATION	FOR	THE	PURPOSES	THEREIN	MENTIONED.	

SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND

RA	Reeve & Associates, Inc. 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
	TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.co

COMMISSION EXPIRES

COMMISSION EXPIRES

	Project Info.
	Surveyor:
	T. HATC
	Designer: E. ROCH
e	Begin Date: 9-22-1
nc.	Name: RUSSELL P
	CLIDDIVIC

NOTARY PUBLIC

NOTARY PUBLIC

SUBDIVISION Number: 6554-01 Revision:_ Scale: 1"=60' Checked:___

Weber County Recorder

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT TH AND SITE CONDITIONS FOR INVESTIGATED BY THIS OFFI

HIVE STOKED BY THE STITLE THE THE THE TREETED TON	
ON-SITE WASTEWATER DISPOSAL SYSTEMS.	
SIGNED THIS DAY OF, 20	

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

HE SOILS, PERCOLATION RATES, THIS SUBDIVISION HAVE BEEN ICE AND ARE APPROVED FOR POSAL SYSTEMS. OF, 20	And Recorded, At In Book Of The Official Records, Recorded For:

Weber County Recorder

 $_{\scriptscriptstyle -}$ Deputy.

Reeve & Associates, Inc. - Solutions You Can Build