BOYD RUSSELL SUBDIVISION 1ST AMENDMENT

S89'13'14"E 300.00'

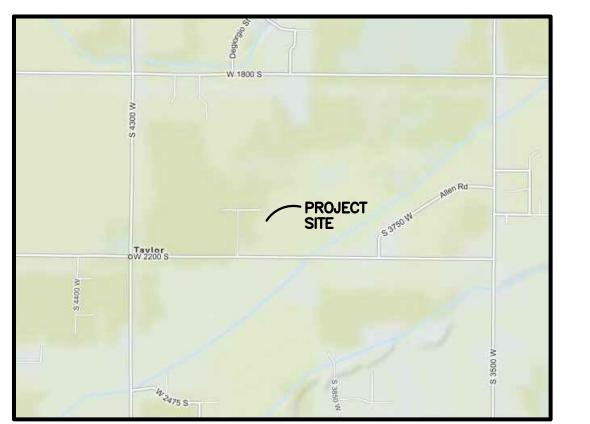
__150.00'__

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

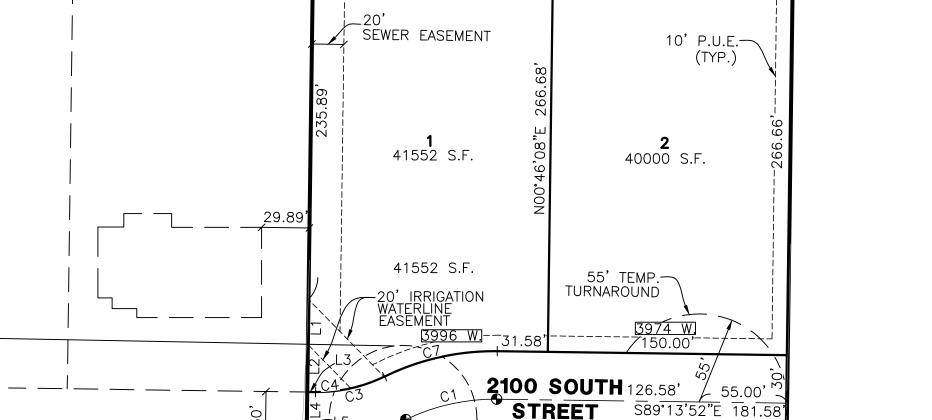
DECEMBER, 2015

A. JAY SMITH = 4.21%

15-078-0110



Vicinity Map SCALE: NONE



←10' P.U.E.

⁻⁻S89°13'52"E 150.00'--

5 51017 S.F.

12.70

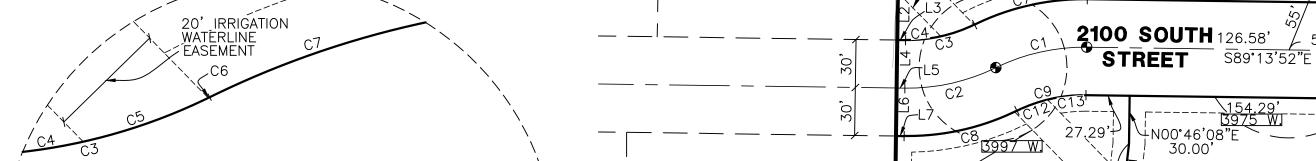
N89°13'14"W 300.00'

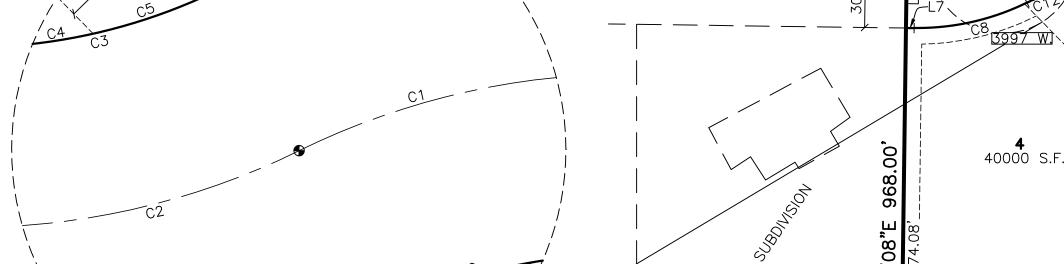
S89°13'14"E (BASIS OF BEARINGS) 5296.19' MEASURED (5296.35' RECORD)

UTAH STÀTE PLANE NORTH GRID AS PER WEBER COÙNTY SURVEY

2200 SOUTH STREET

(TYP.)





CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
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	
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	71.30'	70.67	36.29	N77°36'24"E	26°21'11
	142.80	1.59'	1.59'	0.80'	N64°08'05"E	0°38'22
IC12	95.00'	20.33	20.29'	10.20'	N69°58'16"F	12°15'43

C13 95.00' 24.32' 24.25' 12.23' S83°26'08"W 14°40'0

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___.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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__.

WEBER COUNTY, UTAH.

ATTEST

2224.07

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

3998 W.

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 SIGNED THIS _____,

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE

`N89°13'52"W 176.00'⁻⁻

-___150.00².___

__ _ _ _

59548 S.F.

3976 W.

⁻⁻150.00'----

10' P.U.E.─

WEBER COUNTY SURVEYOR

— N00°46'46"E

REFERENCE THE BOYD **RUSSEL SUB AND MORE**

METES AND BOUNDS

AMENDEMNT THE LOT

THIS NUMBER YOU CAN CONTACT ME DIRECTLY.

PARTIUCLARLY DESCRIBE BY

IF THIS IS CHANGING TO AN

NUMBERS NEED TO CHANGE

TO START WHERE THE LAST NUMBERS ENDED. IF YOU HAVE ANY QUESTIONS ON

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

WEBER COUNTY ATTORNEY

Gabbard Homes

Lonnie Gabbard

4052 S. 5025 W.

(801) 390-1050

West Haven, UT. 84401

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

Developer:

O NO II W W	10 - /	" I LIO/ (DE	''		 / (I V D	11011	11.4	1 0110	_
AFFECT.									
SIGNED	THIS		DAY	OF	 		_,	20	

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

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

WITH.	ZONING	REQUIREMENTS	REGARDING	LOI	MEASUREMENTS	HAVE BEEN	COMPLIED
SIGNED THIS		DAY OF _			, 20	90319 TREVO	R J.) %
90	31945					HATO	
UTAH LIC	ENSE NU	JMBER	TREVOR	J. HA	тсн	STATE O	TAH

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	

ACKNOWLI	EDGMENT
STATE OF UTAH)ss. COUNTY OF)	
ON THE DAY OF BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC SIGNER(S) OF THE ABOVE OF THE ABOVE OF THE PURPOSES OF THE PURPOSES	, (AND) OWNER'S DEDICATION AND CERTIFICATION, LEDGE TO ME SIGNED IT
COMMISSION EXPIRES	NOTARY PUBLIC

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, AN IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

D	

TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-asset

	I HAICH
	Designer: E. ROCHE
9	Begin Date: 9-22-15
c.	Name: RUSSELL PLACE
	SUBDIVISION
oc.com	Number: 6554-0
	1

Checked:___

Weber County Recorder

Weber County Recorder

Scale: 1"=60'

__ Filed For Record

Project Info.

Surveyor:

NOTARY PUBLIC

WEBER-MORGAN HEALTH DEPARTMENT

COMMISSION EXPIRES

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND

INVESTIGATED DI TITIS	OTTICE AND AND AND	I NOVED TON
ON-SITE WASTEWATER	DISPOSAL SYSTEMS.	
SIGNED THIS	DAY OF	, 20
		•

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

JBDIVISION HAVE BEEN ARE APPROVED FOR STEMS.	And Recorded, _ At In Of The Official F Recorded For:

Αt			_ In	Book	
Of	The	Off	icial	Records,	Ρ
Rec	orde	id F	or.		
1100	orac	, u	01.		

 $_{\scriptscriptstyle -}$ Deputy.