

OWNSHIP WEBER 5 NORTH, RANG R COUNTY, UTAH JUNE, 2011 RANGE

SALT

LAKE

BASE

AND

MERIDIAN,

U.S.

SURVEY

PART

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SOUTHEAST

QUARTER

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SECTION

SIS 9 **BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE 1/4 SECTION BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF S TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MI U.S. SURVEY. SHOWN HEREON AS N88°58'34"W 2669.27' ION LINE F SECTION 23, MERIDIAN,

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO 2 LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED BY THE LOCATION OF WOODLAND ESTATES SUBDIVISION UNIT 1, RAINTREE SUBDIVISION NO 3, AND MICHAEL BELL SUBDIVISION. THE LOCATION OF COMBE ROAD RIGHT OF WAY WAS TAKEN FROM THE PLAT OF MICHAEL BELL SUBDIVISION. THE BOUNDARY OF THE BROUGH PROPERTY WAS DETERMINED BY THE RECORDED DEED CALLS. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

CENTER OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE _
1 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY

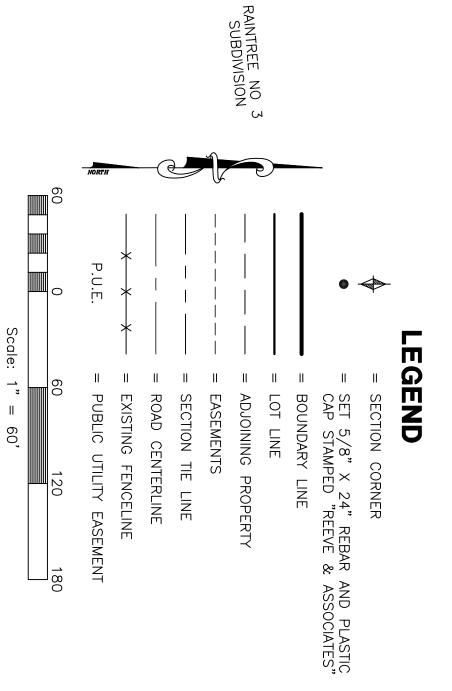
(BASIS OF BEARINGS) S88*58'44"E_2669.07'

BOUNDARY DESCRIPTION

UTHEAST QUARTER OF AND MERIDIAN, U.S. SURVEY. 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, SCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF COMBE LANE IN WEBER COUNTY, UTAH, SAID POINT LIES SO0*02*47*W 1155.88 FEET AND S89*57*13*E 861.43 FEET FROM THE CENTER OF SECTION 23, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1)N54*45*41*W 148.21 FEET; (2)ALONG A CURVE TO THE RIGHT WHOSE ARC IS 196.69 FEET, WITH A RADIUS OF 506.71 FEET, WHOSE CHORD BEARS N43*38*28*W 195.46 FEET; THENCE N35*57*00*E 335.25 FEET TO THE SOUTHERLY BOUNDARY OF WOODLAND ESTATES SUBDIVISION; THENCE ALONG SAID BOUNDARY AND EXTENSION THEREOF S86*54*58*E 513.62 FEET; TO THE BOUNDARY OF RAINTREE SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1)S00*58*25*W 35.86 FEET; (2)S89*01*35*E 91.76 FEET; (3)S06*01*23*E 301.81 FEET TO THE BOUNDARY OF RAIN TREE SUBDIVISION NO.2; THENCE ALONG SAID BOUNDARY S35*00*00*E 82.40 FEET TO THE NORTHERLY LINE OF MICHAEL BELL SUBDIVISION; THENCE ALONG SAID SUBDIVISION N89*37*44*W 244.62 FEET TO THE BROUGH PROPERTY; THENCE ALONG SAID PROPERTY THE FOLLOWING SEVEN (7) COURSES: (1)N02*00*00*E 100.09 FEET; (2)S85*10*20*W 116.04 FEET; (3)S47*45*00*W 101.30 FEET; (4)S36*15*17*W 78.74 FEET; (5)S29*54*06*W 23.84 FEET; (6)S37*52*47*W 22.41 FEET; (7)S39*05*53*W 56.44 FEET TO THE NORTHERLY LINE OF COMBE LANE; THENCE ALONG SAID LINE N54*45*41*W 100.27 FEET TO THE POINT OF BEGINNING ET TO THE
EVEN (7) COURSES:
00"W 101.30 FEET;
"W 22.41 FEET;
THENCE ALONG





20e.01,52"E 201.81,

Reeve & Associates, Inc. - Solutions You Can Build C

S00<mark>,|||</mark>'47"W_11<u>5</u>5.<u>88</u>'

-10' P.U.E. (TYP.)

235650 S.F. 5.410 ACRES

ZEMOS

040g.

N29°54'06"E 21.60'

10' P.U.E. (TYP.)

5·10²C 116.04

<u>589°57'13"E</u>

861.43

.О.В

-S29*54'06"W 23.84'

MICHAEL BELL SUBDIVISION

N89°37'44"W

-S36°15'17"W 78.74'

WOODLAND ESTATES

N02°00'00"E-100.09'

RAINTREE NO 2 SUBDIVISION

WEST OF Sr

WOODLAND

ESTATES

SUB

36°54'58"E

513.62'

S89°01'35"E 91.76'

-S00*58'25"W 35.86'

CURVE **TABLE**

DELTA 22°14'26"

MAP

VICINITY NOT TO SCA

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

CHAIRMAN,

WEBER COUNTY

COMMISSION

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

S39°05'53"W /56.44

-S37.52,47,W /22.41,

TO CERTIFY THAT THIS SUBDIVISION PLAT, THE TION OF STREETS AND OTHER PUBLIC WAYS AND IAL GUARANTEE OF PUBLIC IMPROVEMENTS ATED WITH THIS SUBDIVISION, THEREON ARE HERE AND ACCEPTED BY THE COMMISSIONERS OF COUNTY LITTLE.

WEBER COUNTY SURVEYOR

HEREBY EREBY CERTIFY THAT THE WE ICE HAS REVIEWED THIS PLATE RECTNESS, SECTION CORNER HAVE AND MONUMENTS ON ICES. THE APPROVAL OF THE E WEBER COUNTY SURVEYOR'S PLAT FOR MATHEMATICAL RNER DATA, AND FOR HARMONY S ON RECORD IN COUNTY OT RELIEVE THE LICENSED LAND WEBER ENSED LAND EYOR'S

I HAVE EXAMINED THE FINANCIAL G DOCUMENTS ASSOCIATED WITH THIS IN MY OPINION THEY CONFORM WITH ORDINANCE APPLICABLE THERETO A AFFECT.

SIGNED THIS _____ DAY OF ____ WEBER COUNTY AND -SUARANTEE AND OTHER
SUBDIVISION PLAT, AND
TH THE COUNTY
AND NOW IN FORCE AND ATTORNEY

ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

COUNTY

SURVEYOR

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 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF ARLEN BELL ESTATES 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.

D. KUNZ					
ATE OF	, ;;	XUN.	ROBER	EGIS	TEREU CA

SIGNED

SIHT

DAY OF

150228 UTAH LICENSE NUMBER



WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS—OF—WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT ARLEN BELL ESTATES, 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 DESIGNATED HEREON AS PUBLIC UTILITY, 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.

ON THE S BEFORE ME, THE UND S WHO BEING BY ME DI FREELY, VOLUNTARILY,	STATE OF UTAH COUNTY OF		SIGNED THIS
ON THE DAY OF BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SIGNER(S) OF THE ABOVE OF THE BEING BY ME DULY SWORN, DID ACKNOWLE FREELY, VOLUNTARILY, AND FOR THE PURPOSES)ss.	ACKNOWI	DAY OF
ON THE DAY OF, 20, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME SIGNED FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.		ACKNOWLEDGMENT	20

ACKNOWLEDGMENT

COMMISSION EXPIRES

NOTARY PUBLIC

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STATE OF UTAH COUNTY OF ____

)SS.

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

Project
Surveyor: 꼬 Info.

Associates, Inc. 4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403 (801) 621-3100 FAX: (801) 621-2666 www.reeve-gssoc.com Begin Date: 06-29-09 Name: ARLEN BELL Designer: N. ANDERSON KUNZ

Weber County Recorder Number:_ Revision:_ Scale:___ Checked:_

4087-05

ESTATES

And Recorded, _____ In Book _____ Of The Official Filed For Recorded.

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___.

County