

# ARLEN BELL ESTATES

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH

## BASIS OF BEARINGS

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

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO 3 LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED BY THE LOCATION OF WOODLAND ESTATES SUBDIVISION UNIT 1, RAINTREE SUBDIVISION NO 2 AND RAINTREE SUBDIVISION NO 3, WOODLAND ESTATES UNIT 1, EASTWOOD SUBDIVISION AND MICHAEL BELL SUBDIVISION. THE LOCATION OF COMBE ROAD RIGHT OF WAY WAS DETERMINED BY A DEED RECORDED AS BOOK 885 PAGE 180 IN THE WEBER COUNTY RECORDERS OFFICE. THE BOUNDARY OF THE BROUGH PROPERTY WAS DETERMINED BY THE RECORDED DEED CALLS. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF COMBE ROAD IN WEBER COUNTY, UTAH, SAID POINT LIES S00°03'02"W 1257.20 FEET AND S89°56'58"E 1005.15 FEET FROM THE CENTER OF SECTION 23; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) N54°45'41"W 306.89 FEET; AND (2) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 224.95 FEET, A RADIUS OF 506.71 FEET, A CHORD BEARING OF N42°02'36"W, AND A CHORD LENGTH OF 223.11 FEET TO THE EASTERLY LINE OF THE ASCHENBACH PROPERTY; THENCE ALONG SAID PROPERTY N36°58'33"E 324.08 FEET TO THE SOUTH BOUNDARY OF WOODLAND ESTATES SUBDIVISION UNIT 1; THENCE ALONG SAID BOUNDARY S86°51'51"E 516.16 FEET TO THE BOUNDARY OF RAINTREE SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES: (1) S00°58'30"W 37.03 FEET; (2) S89°01'35"E 91.76 FEET; (3) S06°01'15"E 301.81 FEET; (4) S33°00'00"E 82.28 FEET TO THE BOUNDARY OF MICHAEL BELL SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: (1) N89°36'46"W 244.94 FEET; (2) S01°59'55"W 57.91 FEET; (3) S39°00'00"W 35.00 FEET; (4) S75°14'27"W 42.06 FEET; (5) N36°39'50"W 18.26 FEET; (6) N89°14'46"W 95.50 FEET; (7) S35°14'19"W 107.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 347456 SQUARE FEET AND 7.98 ACRES



VICINITY MAP  
NOT TO SCALE

## LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = PUBLIC UTILITY EASEMENT
- = EXISTING STRUCTURE

Scale: 1" = 60'

## CURVE TABLE

CURVE	RADIUS	LENGTH	CHD LTH	CHD DIR	DELTA
C1	506.71'	224.95'	223.11'	N42°02'36"W	25°26'11"

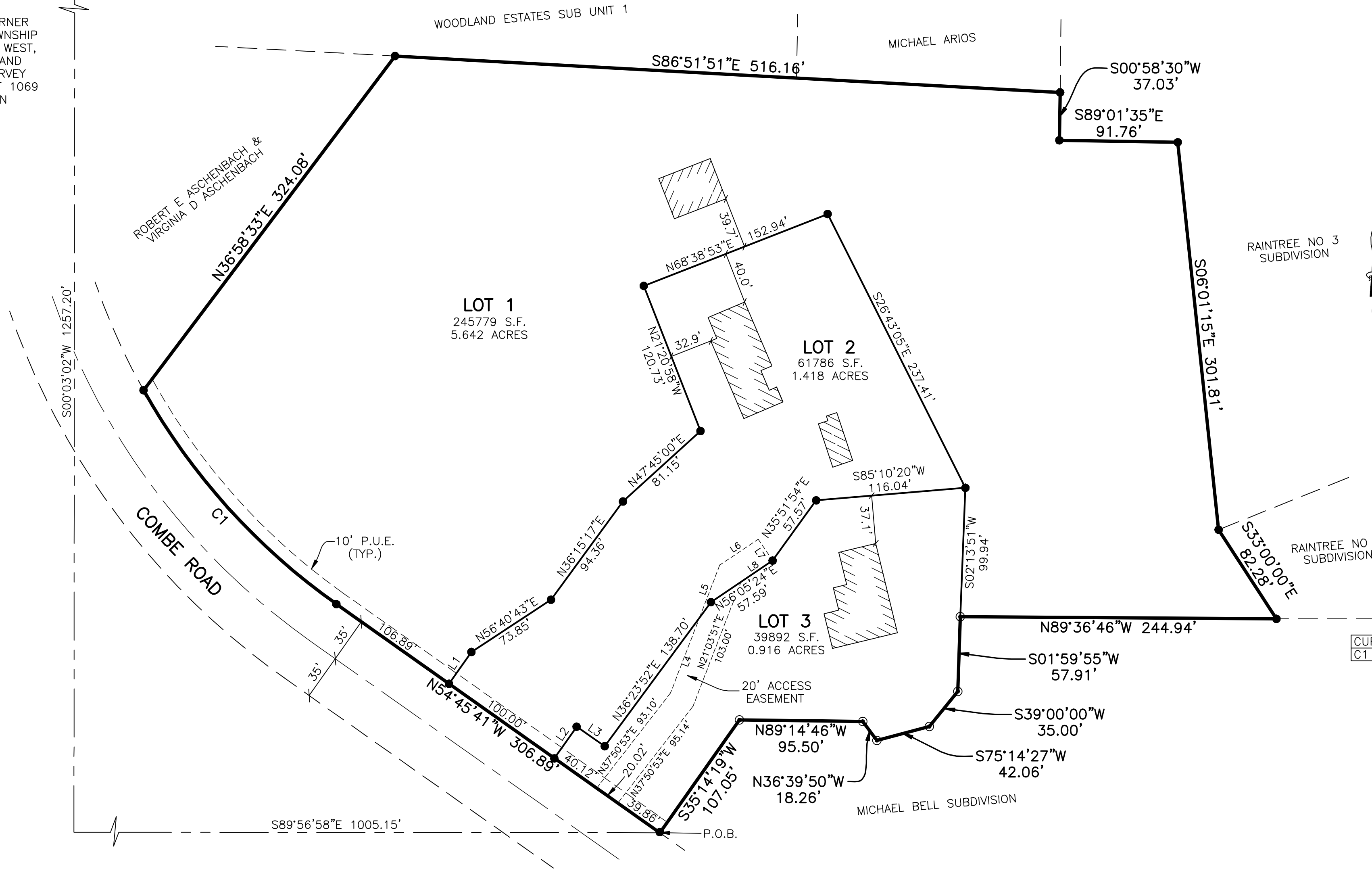
## LINE TABLE

LINE	BEARING	DISTANCE
L1	N35°14'19"E	30.00'
L2	N35°14'19"E	30.00'
L3	S54°45'41"E	26.48'
L4	N21°03'51"E	62.77'
L5	N21°03'51"E	43.59'
L6	N56°05'24"E	35.92'
L7	S33°54'36"E	20.00'
L8	S56°05'24"W	29.61'

CENTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND 3IN BCM SET 1069 GOOD CONDITION

(BASIS OF BEARINGS) MEASURED  
S88°58'34"E 2669.07'  
(S88°58'34"E 2669.30')  
(WEBER COUNTY REC.)

WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND 3IN BCM SET 1069 GOOD CONDITION



## 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 WORKS 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

## 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 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\_\_\_\_.

WEBER-MORGAN HEALTH DEPARTMENT

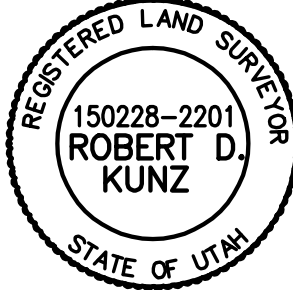
## Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
\_\_\_\_\_ Filed For Record  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
\_\_\_\_\_  
Weber County Recorder  
\_\_\_\_\_  
Deputy.

## 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.

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



150228  
UTAH LICENSE NUMBER

ROBERT D. KUNZ

## 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 (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT ARLEN BELL ESTATES, 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 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.

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

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY 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 IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

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

COMMISSION EXPIRES

NOTARY PUBLIC

## Project Info.

Surveyor: R. KUNZ  
Designer: N. ANDERSON  
Begin Date: 06-29-09  
Name: ARLEN BELL ESTATES  
Number: 4087-05  
Revision: 12-20-11 r.k.  
Scale: 1"=60'  
Checked: \_\_\_\_\_

