## SADDLEBRED ACRES SUBDIVISION SURVEYOR'S CERTIFICATE NORTH QUARTER CORNER OF SECTION 28. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT NORTHFAST CORNER OF SECTION 28. TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY LAKE BASE & MERIDIAN, U.S. SURVEY. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL FOUND WEBER COUNTY SURVEY BRASS CAP WEBER COUNTY, UTAH LAKE BASE & MERIDIAN, U.S. SURVEY. FNGINFERS AND LAND SURVEYORS ACT: AND THAT I HAVE COMPLETED A SURVEY OF THE MONUMENT DATED 1963. GOOD CONDITION FOUND WEBER COUNTY SURVEY BRASS CAP PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE NOVEMBER, 2016 MONUMENT DATED 1963. GOOD CONDITION VERIFIED ALL MEASUREMENTS. AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS S89'15'08"E (BASIS OF BEARINGS) 2643.46'(R) 2643.59'(M) STATE PLANE NORTH AS PER WEBER COUNTY SURVEY PLAT, AND THAT THIS PLAT OF **<u>SADDLEBRED ACRES SUBDIVISION</u>** IN **<u>WEBER COUNTY</u>**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT 1803.15 REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED "BINGHAM ENG" S00°32'11"W— S88'58'51"E\_661.24' FOUND REBAR MARKED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND 15-078-0050 FOUND REBAR 1322.22' LONNIE WINN FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE "BINGHAM FNG" \$89'08'49"E 817.97' (UNREADABLE) 15-078-0091 S88°59'30"E 328.09' REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED 10' P.U.&D.E. -----280.59'-55' TEMPORARY 12.5' HOOPER SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_. –10' P.U.&D.E. IRRIGATION CANAL 42,940 S.F. URNAROUND FOUND REBAR EASEMENT EASEMENT 0.986 ACRES P.U.&D.E. MARKED "REEVE & ASSOC." 43,698 S.F. 50,031 S.F. 40,921 S.F. 1.003 ACRES 1.149 ACRES 40,554 S.F. 0.939 ACRES 9031945 0.931 ACRES 47.184 S.F. UTAH LICENSE NUMBER 1.083 ACRES 10' P.U.&D.E **TAKE OUT 2** -N07°28'54"W MONS AND **GIVE A PI MON** CENTERLINE OF EX. 51,926 S.F. 10 IRRIGATION CANAL - MARKED "REEVE 1.192 ACRES & ASSOC." 40,044 S.F. OWNERS DEDICATION AND CERTIFICATION 0.919 ACRES **15** 41,103 S.F. WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND. DO HEREB' **17** 40,050 S.F. SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT 0.944 ACRES AND NAME SAID TRACT **SADDLEBRED ACRES SUBDIVISION**, AND DO HEREBY DEDICATE TO 0.919 ACRES 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 DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION BASINS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE **21** 46,351 S.F. 1.064 ACRES -S32°03'10"E INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM 41,258 S.F. DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER 0.947 ACRES CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN `S53°20'43"W 0.919 ACRES SUCH EASEMENTS, WITH SAID DETENTION BASINS BEING MAINTAINED BY THE OWNERS OF THE AFFECTED LOTS, AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS **8** 40,120 S.F. SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS -10'P.U.&D.E EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED 0.921 ACRES 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. **22** 40,001 S.F. 40,001 S.F. 0.918 ACRES 0.918 ACRES SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_. The existing location, widths, and other dimensions of all existing or platted streets within and immediately adjacent (within 30') to 12.5' HOOPER the tract to be subdivided. WCO 106-1-5(a)(6) 40,000 S.F. IRRIGATION CANAL 0.918 ACRES EASEMENT **VICINITY MAP 6** 40,001 S.F. -\$55°09'32"W 32.12'<sub>15</sub> WHO IS SIGNING? SCALE: NONE 0.918 ACRES 10' P.U.&D.E **DOESNT MATCH** TYP. Ŝ57°20'38"W RECORD OF \_10' P.U.D.&E **BASIS OF BEARINGS** ADJOINING PLAT 57.02 40,011 S.F. ACKNOWLEDGMENT THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN **NARRATIVE** 0.919 ACRES THE NORTH QUARTER CORNER AND THE NORTHEAST OF SECTION 28. of-way and easement grant o 40,001 S.F. STATE OF UTAH und facilities, as defined in TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. 0.918 ACRES THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE PROPERTY BOUNDARIES COUNTY OF \_\_\_\_\_ 2, and for other utility SURVEY. SHOWN HEREON AS S89°15'08"E. FOR FUTURE DEVELOPMENT. THE WEST WAS DETERMINED BY A BREAKDOWN OF CENTERLINE OF EX. THE SECTION. THE CENTER & CORNER WAS NOT LOCATED. THE LOCATION WAS ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED IRRIGATION CANAL DETERMINED BASED ON RECORDS FROM THE WEBER COUNTY SURVEYOR AND THE CURVE I ABLE BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) MONUMENTS FOUND, AS SHOWN. THE SOUTHERLY LINES MATCHED THE ALLEN SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION 40,001 S.F. RADIUS ARC LENGTH CHD LENGTH TANGENT CHD BEARING DELTA ESTATES SUBDIVISIONS. THE PARCELS NORTH OF THE SUBJECT PARCEL ARE 0.918 ACRES WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_ 105.71' 53.00' N49°08'07"E 8°25'13' ALIQUOT PARTS. OCCUPATION DID NOT MATCH THE SECTION BREAKDOWN, FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. 86.47' 43.32' S48°22'04"W 6°53'09" 19.28' 9.64' S52°34'41"W 1°32'04" HOWEVER THERE IS AN OLD FENCE WHICH WAS HELD FOR THIS BOUNDARY. SAID FENCE IS REFERENCED IN THE DEED FOR PARCEL 15-078-0050 AND A RECORD OF SURVEY IS ON FILE (ROS # 515) ESTABLISHING THE SOUTH LINE OF SAID **3** 40,001 S.F. PARCEL AS BEING MORE OR LESS ON THE FENCE LINE. THERE WERE TWO NOTARY PUBLIC 0.918 ACRES COMMISSION EXPIRES BINGHAM ENGINEERING REBAR AND CAP FOUND MARKING THE SOUTHERLY LINE TAKE OUT 2 OF PARCEL # 15-078-0001, WHICH FELL MORE OR LESS IN THE FENCE LINE MONS AND (NO RECORD OF SURVEY WAS ON FILE AS OF THE DATE OF THIS SURVEY). THE GIVE A PI MON ACKNOWLEDGMENT -55' TEMPORARY LOCATION OF THE FOUND REBAR WAS HONORED AS IT IS MORE OR LESS IN THE **LEGEND** TURNAROUND OLD FENCE. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 46,476 S.F. **EASEMENT** STATE OF UTAH 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT 1.067 ACRES ALL TURN AROUND = SECTION CORNER COUNTY OF \_\_\_\_\_ CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EASMEMENTS ARE RADIUS EXTENSION OF THE SIDE LOT LINES. PLEASE STATE, ALSO NEED = SET STREET MONUMENT 12.5' HOOPER ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED TO BE ABLE TO RETRACE IRRIGATION CANAL BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_ **BOUNDARY DESCRIPTION** = SET 5/8" X 24" REBAR AND PLASTIC THEM EASEMENT BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE CAP STAMPED "REEVE & ASSOCIATES" PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 64,881 S.F. \_\_ OF SAID CORPORATION AND THAT THEY **HOW MUCH OF** 1.489 ACRES WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS: = FOUND REBAR SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND THE 12.5 EASMEMENT IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED. = BOUNDARY LINE BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT 20 OF ALLEN ESTATES SUBDIVISION PHASE 2, SAID POINT BEING N89°15'08"W 840.44 FEET AND - = LOT LINE 0 SOO°32'11"W 1322.22 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION COMMISSION EXPIRES NOTARY PUBLIC 28; THENCE ALONG THE WEST BOUNDARY LINE OF ALLEN ESTATES SUBDIVISION က ---- --- = ADJOINING PROPERTY 23.01' 12.46' N54°34'11"W 45° 95.81' 49.93' N74°20'52"E 32° PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) S44°55'30"W 162.04 FEET, (2) ---- = EASEMENTS C26 200.00' 114.27' 112.72' 58.74' N74°20′52″E 32°44′10″ C27 230.00' 50.37' 50.27' 25.29' S64°15′14″W 12°32′54″ C28 230.00' 81.04' 80.62' 40.94' N80°37′19″E 20°11′17″ ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.81 FEET, A Project Info. RADIUS OF 719.98 FEET, A CHORD BEARING OF S49°08 07"W, AND A CHORD LENGTH OF 105.71 FEET, (3) S53°20'43"W 281.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF GLENNA WAY; THENCE S32°03'10"E ALONG THE SAID EAST RIGHT-OF-WAY LINE areas of the county which are zoned for agriculture \_\_\_\_\_ = CENTERLINE (A-1, A-2, A-3, and V-3), the following statement shall Designer: 18.06 FEET; THENCE S53°20'43"W 60.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1 be required on each page of the final plat: - X X X = EXISTING FENCELINE GLENNA WAY; THENCE N32°03'10"W ALONG SAID WEST RIGHT-OF-WAY LINE 18.06 EAST QUARTER CORNER OF SECTION 28, 'Agriculture is the preferred use in the agriculture FEET TO THE WEST BOUNDARY LINE OF ALLEN ESTATES SUBDIVISION PHASE 1 AND TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT -----= DETENTION BASIN EASEMENT LINE zones. Agricultural operations as specified in the Land PHASE 2 THE FOLLOWING SIX (6) COURSES: (1) S53°20'43"W 150.49 FEET, (2) LAKE BASE & MERIDIAN, U.S. SURVEY. Use Code for a particular zone are permitted at any = PUBLIC UTILITY & DRAINAGE EASEMENT S53°04'16"W 93.25 FEET, (3) THENCE S55°09'32"W 32.12 FEET, (4) S57°20'38"W FOUND WEBER COUNTY SURVEY BRASS CAP time including the operation of farm machinery and no 57.02 FEET, (5) S57°58'47"W 1181.15 FEET, (6) S56°49'23"W 65.68 FEET TO THE MONUMENT DATED 1963. GOOD CONDITION allowed agricultural use shall be subject to restrictions SADDLEBRED ACRES EAST RIGHT-OF-WAY LINE OF FUTURE 3900 WEST STREET; THENCE S48°45'37"W on the basis that it interferes with activities of future = ROAD DEDICATION FOR FUTURE STREET 37.99 FEET TO THE CENTERLINE OF FUTURE 3900 WEST STREET; THENCE residents of this subdivision." WCO 106-1-8(c)(5). 5160 S 1500 W, RIVERDALE, UTAH 84405 Number: 4948-06 (42,416 S.F.) N00°42'57"E ALONG SAID CENTERLINE, 1300.06 FEET; THENCE S88°58'51"E 661.24 ~S48°45'37"W FEET; THENCE S89°08'49"E 817.97 FEET; THENCE S88°59'30"E 328.09 FEET TO THE **DEVELOPER:** 1"=80' POINT OF BEGINNING. IVORY HOMES 2200 SOUTH STREET Checked:\_ 970 WOODOAK LN. SALT LAKE CITY, UT. 84117 CONTAINING 1,246,849 SQUARE FEET OR 28.624 ACRES MORE OR LESS. Scale: 1" = 80'Weber County Recorder WEBER COUNTY PLANNING WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY Entry No.\_\_\_\_\_ Fee Paid \_\_\_\_ Filed For Record COMMISSION APPROVAL HEREBY CERTIFY THAT THE REQUIRED PUBLIC THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S And Recorded, \_\_\_\_\_ IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND LINE TABLE OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY At \_\_\_\_\_ In Book \_\_ FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS IN MY OPINION THEY CONFORM WITH THE COUNTY SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. Of The Official Records, Page THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY WITH LINES AND MONUMENTS ON RECORD IN COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_. FOR THE INSTALLATION OF THESE IMPROVEMENTS APPROVED AND ACCEPTED BY THE COMMISSIONERS OF AFFECT. OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_. Recorded For: WEBER COUNTY, UTAH. COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND DOES THIS NEED THE HEALTH DEPT BLOCK?? All proposed streets shall be named or numbered under a definite system SIGNED THIS \_\_\_\_\_, SURVEYOR WHO EXECUTED THIS PLAT FROM THE approved by the county surveyor and conform as far as practicable to the RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. adopted street naming and numbering system of the county. Unless there are SIGNED THIS \_\_\_\_\_, 20\_\_\_, street alignment situations where a street name may be better WCO Weber County Recorder 106-1-8(c)(1)e; UCA 17-27a-603(1)(c) CHAIRMAN, WEBER COUNTY COMMISSION (NAMES AND ADDRESSES WILL BE GIVEN AT SECOND REVIEW) CHAIRMAN, WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ENGINEER WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY \_\_ Deputy. ATTEST TITLE eve & Associates, Inc. - Solutions You Can Build (