

Sun Crest Meadows Subdivision Phase 1

Weber County, Utah
A Part of the Northwest Quarter of Section 32,
Township 6 North, Range 2 West, Salt Lake Base & Meridian

Please show the existing location, widths and other dimensions of all existing or platted streets and other important features such as, but not limited to, railroad lines, sanitary sewers, storm drains, water supply mains, fire hydrants, water wells, land drains, culverts, watercourses, wetlands, stream corridor setbacks, floodplain, fence lines or other lines of occupation, exceptional topography, easements and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided. LUC 106-1-5(a)(6).

Northwest Corner of Section 32, T. 6 N., R. 2 W., S.L.B.&M. Found Weber County Brass Cap Mon. Dated 2003 in good condition.

North Quarter Corner of Section 32, T. 6 N., R. 2 W., S.L.B.&M. Found Weber County Brass Cap Mon. Dated 1963 in good condition.

When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information will be shown, on the subdivision plat with the note: "Remaining Agricultural Parcel, Not Approved For Development." The remaining parcel boundary need not be labeled with bearings or distances nor is a description of the remainder parcel required. Remaining parcels are not part of the subdivision. LUC 106-1-8(c)3

This project cannot bring any buildings on other properties out of compliance with building setbacks. Any buildings currently not meeting building code are required to be demolished, per the Planning Commission's motion dated February 21, 2017.

The applicant will be required to prove that this requirement is met prior to final approval from the Western Weber Planning Commission.

LEGEND

- Subject Property Line
- - - Interior Lot Lines
- - - Adjoining Property Line
- - - Previous Property Line
- Centerline
- - - Public Utility Easement (PUE)
- - - Ditch
- - - Field Separation Line
- - - Fence Line (Wire)
- - - Fence Line (wood or Vinyl)
- - - Street Monument
- - - Found rebar set by others
- - - Set 5/8"x24" Rebar With Cap
- - - Section Corner

Line #	Bearing & Distance
L1	N 89°15'50" W 6.90'
L2	N 0°41'00" E 16.18'
L3	S 0°34'18" W 16.04'

Stanley Nielsen
15-086-0027

(C1) Δ = 18°55'11" R = 220.00' L = 152.85' LC = 72.32' S 81°16'19" W	(C2) Δ = 28°34'44" R = 250.00' L = 124.70' LC = 123.41' N 76°26'32" E	(C3) Δ = 17°56'37" R = 250.00' L = 124.70' LC = 68.90' S 76°26'32" W
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(C4) Δ = 17°29'29" R = 500.00' L = 152.84' LC = 152.05' N 9°25'44" E	(C5) Δ = 10°38'07" R = 220.00' L = 40.78' LC = 40.78' N 85°24'51" E	(C6) Δ = 17°56'37" R = 220.00' L = 68.90' LC = 68.62' N 71°07'29" E
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(C7) Δ = 28°34'44" R = 280.00' L = 139.66' LC = 138.22' S 76°26'32" W	(C8) Δ = 9°39'33" R = 220.00' L = 37.09' LC = 37.04' S 66°58'57" W	(C9) Δ = 28°34'44" R = 220.00' L = 139.66' LC = 138.22' N 76°26'32" E
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(C10) Δ = 16°45'45" R = 530.00' L = 155.06' LC = 154.80' N 9°03'52" E	(C11) Δ = 18°18'57" R = 470.00' L = 150.25' LC = 149.61' N 9°50'28" E
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Signature Block dates should read 2018.

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the 11 Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Carson Jones of Blackburn Jones. The POB for this Subdivision is on the projection of the west boundary line of the Nielsen Acres Subdivision. The new south right-of-way line of 2550 South Street is that which seems to fit in best harmony for a future 66' wide right-of-way. Said south right-of-way line does not line up with that as platted on the Nielsen Acres Subdivision. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 32, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears North 89°06'33" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Stanley Nielsen
15-086-0018

WEBER COUNTY COMMISSION ACCEPTANCE

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 _____ Day of _____, 2017.

Chairman, Weber County Commission

Attest

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 _____, 2017.

Chairman, Weber County Planning Commission

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 _____, 2017.

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 _____, 2017.

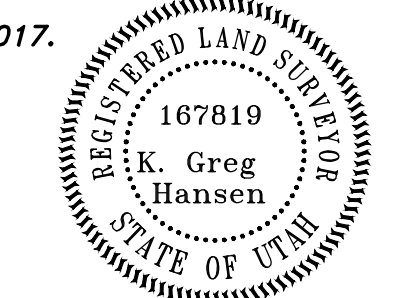
Weber-Morgan Health Department

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 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 have hereby Subdivided said tract into eleven (11) lots, known hereafter as Sun Crest Meadows Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is 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 or under my supervision on the ground, I further hereby 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 _____, 2017.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH STREET LOCATED 807.96 FEET NORTH 89°06'33" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 23.55 FEET SOUTH 00°34'18" WEST FROM THE NORTHEAST CORNER OF SAID SECTION NORTHWEST QUARTER;

RUNNING THENCE SOUTH 00°34'18" WEST 279.45 FEET ALONG THE WEST BOUNDARY LINE OF NIELSEN ACRES SUBDIVISION FILED AS ENTRY NO. 1637888 IN THE FILES OF THE WEBER COUNTY RECORDER TO THE SOUTHWEST CORNER OF SAID NIELSEN ACRES SUBDIVISION; THENCE SOUTH 89°06'33" EAST 233.82 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID NIELSEN ACRES SUBDIVISION; THENCE SOUTH 00°41'00" WEST 232.19 FEET; THENCE NORTH 89°15'50" WEST 6.92 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE, A DISTANCE OF 72.65 FEET, CHORD BEARS SOUTH 81°16'19" WEST 72.32 FEET, HAVING A CENTRAL ANGLE OF 18°55'11"; THENCE SOUTH 00°43'54" WEST 246.66 FEET; THENCE NORTH 89°19'00" WEST 406.46 FEET; THENCE NORTH 84°30'36" WEST 61.51 FEET; THENCE NORTH 89°19'00" WEST 267.01 FEET; THENCE NORTH 09°58'17" EAST 149.66 FEET; THENCE NORTH 00°41'00" EAST 615.75 FEET TO SAID EXISTING SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°33'42" EAST 554.73 FEET ALONG SAID EXISTING SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 11.997 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots and streets, as shown on this plat and name said tract Sun Crest Meadows Subdivision Phase 1 and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority in witness we have here unto set our signature this _____ day of _____, 2017.

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber
On the _____ day of _____, 2017, personally appeared before me, the undersigned notary public in and for said state and county _____, being duly sworn, acknowledged to me that he/she/they is/are the majority owner(s) of XXXXXXXXXX LLC and that they signed the above owner's dedication, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND

RECORDED _____

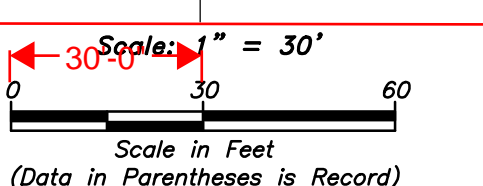
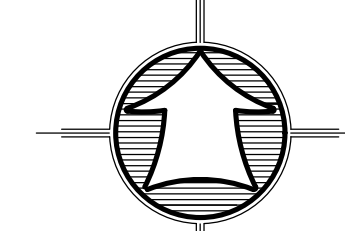
IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____ DEPUTY



Please verify that scale is accurate. LUC 106-1-8(c)1

Developer:
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905 24th Street
Ogden, Utah 84404
(801) 776-0068



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