

# TWO SADDLES HIGH SUBDIVISION

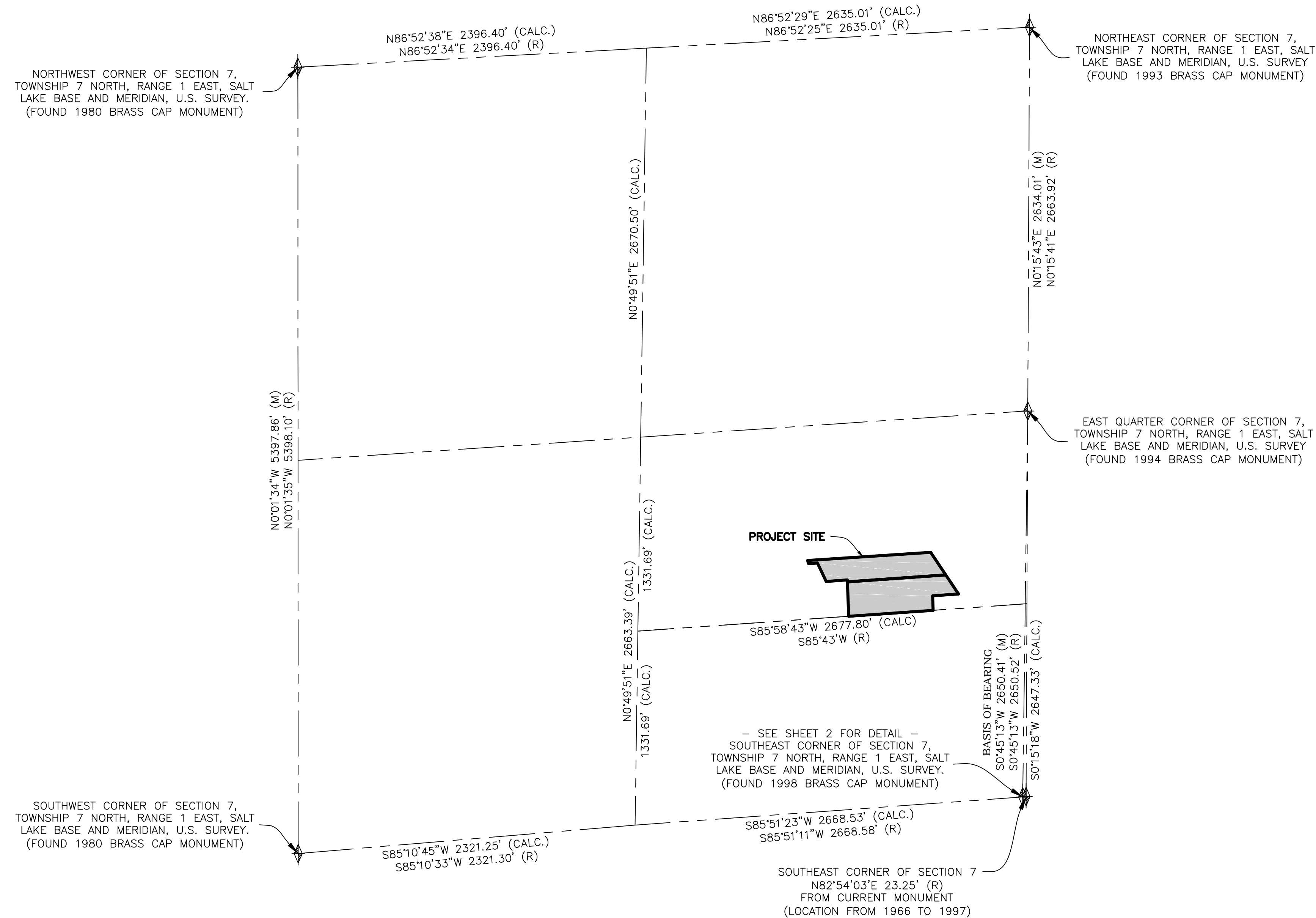
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 SEPTEMBER, 2012



VICINITY MAP  
 NO SCALE

## SECTION 7 DETAIL

Scale: 1" = 500'



### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH FORK ROAD, SAID POINT BEING S00°45'13"W 1262.96 FEET ALONG THE CURRENT SECTION LINE AND N89°14'47"W 458.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S85°58'43"W 177.47 FEET; THENCE S04°11'05"E 99.58 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7; THENCE ALONG SAID SOUTH LINE, S85°58'43"W 586.52 FEET; THENCE LEAVING SAID SOUTH LINE, N02°03'43"W 249.47 FEET; THENCE S85°58'47"W 145.06 FEET; THENCE N25°25'55"W 140.00 FEET; THENCE S85°57'18"W 62.00 FEET; THENCE N14°35'42"W 22.83 FEET TO THE SOUTH LINE OF NORTH FORK RIVER PROPERTIES; THENCE N86°13'18"E ALONG SAID SOUTH LINE 846.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NORTH FORK ROAD; THENCE S33°47'54"E ALONG SAID WESTERLY RIGHT OF WAY LINE 344.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.598 ACRES

### AGRICULTURAL CONDITIONS NOTE

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE TIE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°45'13"W.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO MAKE A TWO LOT SUBDIVISION OF THE TESCH PROPERTY AS SHOWN ON THIS PLAT.

THE CENTERLINE OF NORTH FORK ROAD WAS PROVIDED BY THE WEBER COUNTY SURVEYOR'S OFFICE AS SHOWN ON THIS PLAT.

PARCELS ARE DEEDED TO THE 1/16 LINE THAT DIVIDES THE NORTH AND SOUTH HALVES OF SOUTHEAST QUARTER OF THE SECTION. THE HISTORICAL SECTION CORNERS HAVE BEEN RELOCATED MAKING IT DIFFICULT TO DETERMINE THE LOCATION AT THE TIME OF DEED CREATION. NO CLEAR OCCUPATION INFORMATION EXISTS FOR THIS LOCATION AND OTHER SURVEYS SHOW VARYING CALCULATIONS. WE HAVE CALCULATED THIS LINE BASED ON THE BEST AVAILABLE EVIDENCE AT THE TIME OF SURVEY, AND RECOMMEND THAT OWNERS ON EACH SIDE OF THE LINE FILE BOUNDARY LINE AGREEMENTS AS TO WHERE THEY BELIEVE THE LINE IS TO BE, BOTH HISTORICALLY AND TO CLEAR UP ANY FUTURE TITLE ISSUES.

ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### NOTES

FEMA FLOOD ZONE - THE FEMA MAP 49057C0225E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005 SHOWS THE AREA WEST OF NORTH FORK ROAD TO BE INCLUDED IN ZONE "A" WITH NOT BASE FLOOD ELEVATION DETERMINED.

### REFERENCE PLATS

NORTH FORK RIVER PROPERTIES, RECORDED IN BOOK 34, AT PAGE 36, ON JULY 9, 1992 OF OFFICIAL RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE.

HADLOCK SUBDIVISION, RECORDED IN BOOK 61, AT PAGE 86, ON JUNE 13, 2005 OF OFFICIAL RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE.

SURVEY NO. 000649, JOHN VAN ALFEN PROPERTY RECORD OF SURVEY DATED SEPTEMBER 10, 1991, AS FOUND IN THE WEBER COUNTY SURVEYOR'S OFFICE.

SURVEY NO. 003160, DAN RHODES CERTIFICATION OF SURVEY DATED FEBRUARY 12, 2003, AS FOUND IN THE WEBER COUNTY SURVEYOR'S OFFICE.

SURVEY NO. 003718, STARNES ESTATES - 1ST AMENDMENT DATED JULY 23, 2006, AS FOUND IN THE WEBER COUNTY SURVEYOR'S OFFICE.

### LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PROPOSED FIRE HYDRANT LOCATION
- = ADJOINING PROPERTY
- = TEST PIT LOCATION
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = TOP OF RIVER BANK
- = ROAD CENTERLINE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (CALC.) = CALCULATED BEARING OR DISTANCE
- [D] = DEED BEARING OR DISTANCE
- = EXISTING BUILDING

### DEVELOPER

GARTH AND TRUDY TESCH  
 5317 NORTH FORK ROAD  
 LIBERTY, UTAH 84310  
 801-745-4309

4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-asso.com

Project Info.	
Surveyor:	R. KUNZ
Designer:	N. ANDERSON
Begin Date:	08-08-11
Name:	TWO SADDLES HIGH SUBDIVISION
Number:	6009-01
Revision:	7/23/13
Scale:	N.T.S.
Sheet:	1 of 2

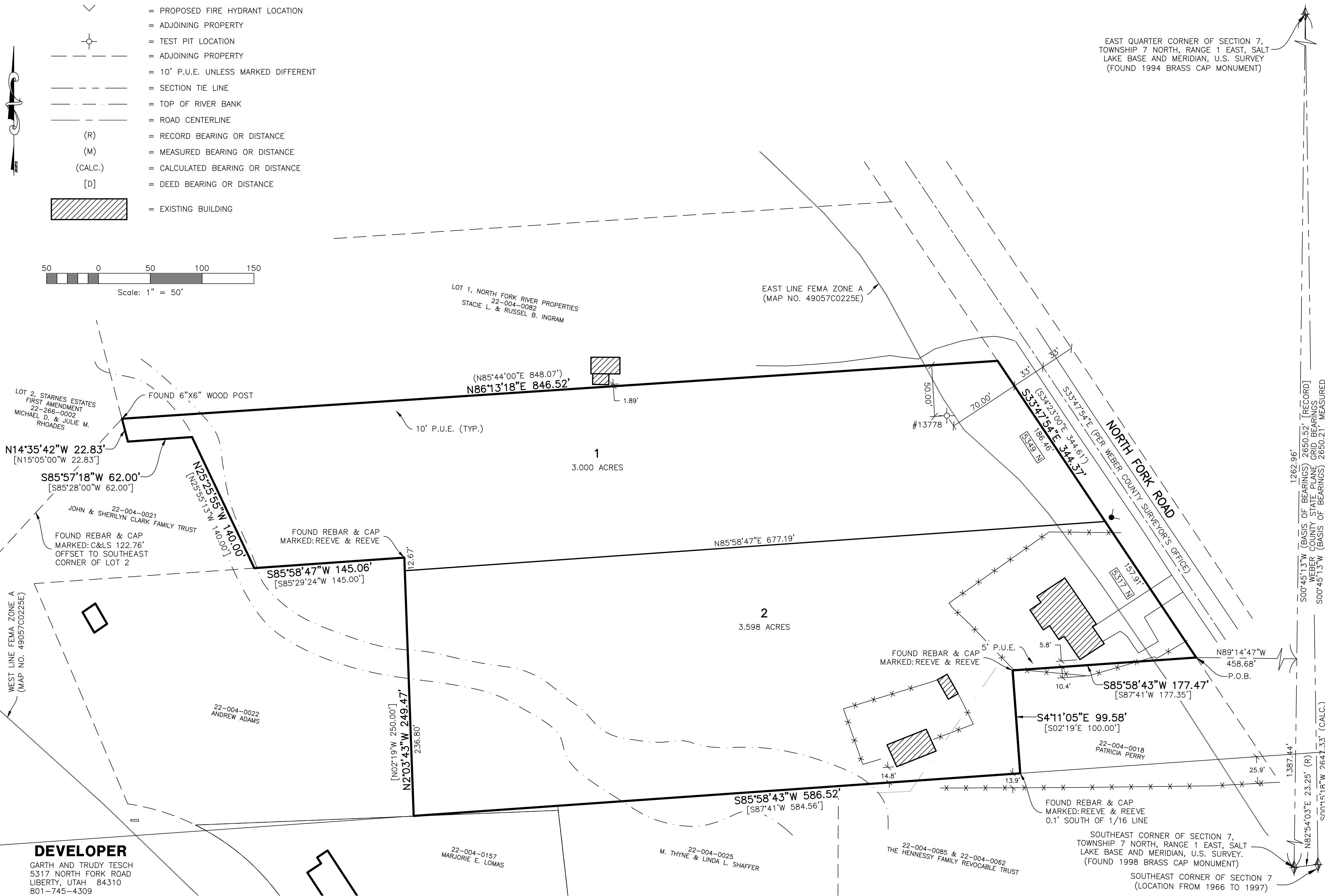
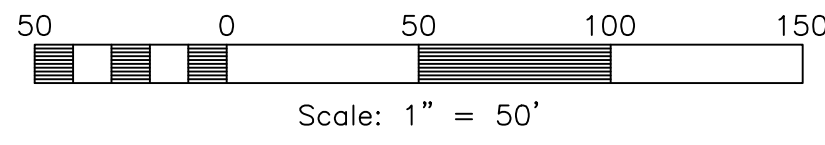
Weber County Recorder	
Entry No. _____	Fee Paid _____
And Recorded _____	Filed For Record _____
At _____ In Book _____	Of The Official Records, Page _____
Recorded For: _____	
_____	Weber County Recorder
_____	Deputy.

# TWO SADDLES HIGH SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH

## LEGEND

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- = PROPOSED FIRE HYDRANT LOCATION
- = ADJOINING PROPERTY
- = TEST PIT LOCATION
- = ADJOINING PROPERTY
- = 10' P.U.E. UNLESS MARKED DIFFERENT
- = SECTION TIE LINE
- = TOP OF RIVER BANK
- = ROAD CENTERLINE
- = RECORD BEARING OR DISTANCE
- = MEASURED BEARING OR DISTANCE
- = CALCULATED BEARING OR DISTANCE
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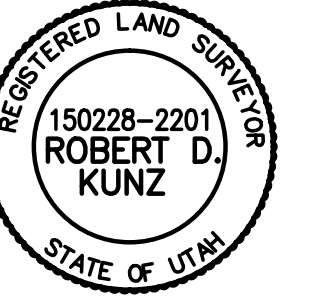


EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 1994 BRASS CAP MONUMENT)

## 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 TWO SADDLES HIGH 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 REQUISITE SWORN, DID ACKNOWLEDGE TO ME, I SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

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 A TWO LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT TWO SADDLES HIGH SUBDIVISION, AND DO HEREBY 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

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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: 08-08-11  
Name: TWO SADDLES HIGH SUBDIVISION  
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5317 NORTH FORK ROAD  
LIBERTY, UTAH 84310  
801-745-4309

## 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.