

(1979 Survey S 89°57'42" E 5204.61')  
Meas'd N.89°45'36"W 5206.67' Basis of Bearings

# RED CLIFF SUBDIVISION

A PART OF THE S.W. 1/4 OF SECTION 33,  
T. 7 N., R. 3 E., S.L.B.&M.  
WEBER COUNTY, UTAH  
21 Mar, 2012

West Quarter Corner, Section 33,  
Township 7 North, Range 3 East, S.L.B.&M.  
Found 1944 GLO Monument in N-S fence.  
Coloration?

East Quarter Corner, Section 33,  
Township 7 North, Range 3 East, S.L.B.&M.  
Found 1944 GLO Monument in N-S fence.  
Coloration?

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE HANSEN PROPERTY, A DIVISION FROM THE 1979 SURVEY OF THE DEXTER FARR PROPERTY, AND CREATE A 2-LOT SUBDIVISION FROM THAT PARCEL KNOWN AS WEBER COUNTY TAX I.D. No. 23-013-0256.

THE DEXTER FARR PROPERTY WAS THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. THE 1979 SURVEY CREATED THE CENTERLINE ALIGNMENT OF CAUSEY ROAD AND USED ITS DEFINITION TO DIVIDE FARR'S PROPERTY INTO TWO PARCELS, THE FARR'S AND THE FEENEY'S.

PER THE 1979 SURVEY, THE FARR PROPERTY WAS BOUNDED BY THE CENTERLINE OF CAUSEY ROAD ON THE NORTH, THE WEST SIDE WAS THE CENTERLINE OF BEAVER CREEK, SOUTH LINE WAS THE CENTERLINE OF THE SOUTH FORK OF OGDEN RIVER AND THE EAST LINE WAS THE SECTION LINE.

IN A 1989 SURVEY, THE FARR PROPERTY WAS DIVIDED INTO FIVE PARCELS, THERE IS NO RECORD OF SURVEY, BUT WE HAVE FOUND REBARS & CAPS THAT MARK SOME OF THE DIVIDING LINES OF THOSE PARCELS. THERE IS A DIFFERENCE BETWEEN THE CONTROL USED IN 1989 VS 1979 SURVEYS, IN COMPARING THE DEEDS OF RECORD TO THE FIELD STAKING, SOME PARCELS MEASURE 9-11 FEET, MORE OR LESS, TO THE DEED CALLS ALONG THEIR FRONTAGES.

BASIS OF BEARINGS IS ALONG THE AS MONUMENTED NORTH LINE OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. FOUND GLO MONUMENTS AT THE WEST 1/4 AND THE EAST 1/4 OF SAID SECTION 33, WHICH BEARS N.89°45'36"W 5206.67' (1979 SURVEY S.89°57'42" E, 5204.61 FEET), AND HOLDING TO THE AS LOCATED POSITION OF SAID E1/4 CORNER, WHICH LIES IN A NORTH-SOUTH FENCE. IN USING THIS BASIS OF MONUMENTS, IT ALLOWS THE RETRACEMENT OF THE 1979 SURVEY TO MORE CLOSELY FIT THE CONTROL FOUND AND USED BY THE 1979 SURVEY.

CAUSEY ROAD'S LOCATION HAS BEEN RETRACED BY THE USE OF THE 1979 SURVEY OF BINGHAM ENGINEERING. THE CENTERLINE ALIGNMENT OF SAID ROAD HAS BEEN HELD AS IT WAS ORIGINALLY CREATED. WHEN COMPARING THE END POINT OF THE ROAD (CENTERLINE BRIDGE ABUTMENT) THE CENTERLINE OF ROAD WAS LONG BY 1.7'. WE HELD TO EAST QUARTER CORNER LOCATION AND THE CENTERLINE OF THE BRIDGE ABUTMENT, AS LOCATED, AND ROTATED THE CENTERLINE OF CAUSEY ROAD AND ITS ENTIRE ALIGNMENT BETWEEN THESE TWO POINTS, RECORD TO AS LOCATED.

THE EDGE OF PAVEMENT SHOWS A BETTER RELATIONSHIP TO THE ROTATED DEED OF CAUSEY ROAD ALONG THE EASTERN 1600 FEET, BUT VARIES ALONG THE WESTERN HALF OF SAID ROAD AREA. THERE ARE TOPOGRAPHIC ISSUES ON EITHER SIDE OF SAID ROAD, THAT MAY OF INFLUENCED WHERE THE FENCE LINES COULD OF BEEN SET, SOME OF THE ISSUES WERE PULLING OFF AREAS MADE AND FENCES GOING AROUND THEM, OTHER ISSUES MAY OF BEEN ELEVATION, COMING OUT OF THE BEAVER CREEK AND THE STEEP CUTS THAT HAD TO OF BEEN MADE ON THE NORTHERN SIDE OF SAID ROAD AREA.

AT THE SOUTHWEST CORNER OF THE HANSEN SURVEY, THE DEED CALLS FOR A BRANCH OF THE BEAVER CREEK, THE LOCATION PER DEED OF A SMALL, MAN MADE 3-4 FOOT BRICK CHANNEL CUTS INTO THE BEAVER CREEK AND DIVERTS WATER AROUND THE BACK SIDE OF SOME SUMMER CABINS, LIES 200 FEET WEST OF THE TRUE CONFLUENCE OF THE BEAVER CREEK AND THE SOUTH FORK RIVER, HANSEN HAS QUIT CLAIMED TO MCGIBBON ANY INTEREST IN THEIR RESPECTIVE DEEDS WHICH CALLS FOR THE WESTERN BANK OF THE BEAVER CREEK.

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT THE POINT OF CONFLUENCE AT THE BEAVER CREEK WITH THE SOUTH FORK OF THE OGDEN RIVER, SAID POINT BEARS N.89°59'10"W 1542.58 FEET ALONG THE AS MONUMENTED SECTION LINE, MORE OR LESS, TO THE PROJECTION OF THE CENTERLINE OF SAID BEAVER CREEK (SAID POINT ALSO BEING S.89°59'10"E 1107.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION) AND N.10°41'47"E 29.03 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO A POINT AT THE CENTERLINE OF THE SOUTH FORK OF OGDEN RIVER, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE N.79°18'13"W 21.01 FEET, MORE OR LESS, TO THE WESTERN BANK OF SAID CREEK, THENCE N.10°41'47"E 93.36 FEET ALONG SAID CREEK, THENCE S.79°18'13"E 21.01 FEET TO CENTERLINE OF SAID BEAVER CREEK, THENCE THE FOLLOWING TWENTY-NINE COURSES ALONG SAID BEAVER CREEK, AS FOLLOWS:

- N.10°41'47"E 27.03 FEET, N.45°45'42"W 104.21 FEET,
- N.52°47'E 74.53 FEET, N.74°7'55"W 25.28 FEET, N.2°19'47"E 35.08 FEET,
- N.2°51'55"E 144.70 FEET, N.5°11'22"E 26.61 FEET, N.26°37'18"E 39.87 FEET,
- N.42°42'E 26.21 FEET, N.1°33'56"E 112.36 FEET, N.37°01'47"E 128.94 FEET,
- N.48°12'23"E 43.33 FEET, N.29°45'28"E 39.51 FEET, N.13°15'25"E 101.00 FEET,
- N.7°35'11"W 61.60 FEET, N.37°19'17"E 83.35 FEET, N.11°39'58"E 138.94 FEET,
- N.2°11'35"E 36.21 FEET, N.50°14'10"E 49.60 FEET, N.15°07'07"W 25.68 FEET,
- N.5°37'31"E 42.63 FEET, N.36°38'56"W 41.02 FEET, N.10°20'18"W 90.01 FEET,
- N.55°03'57"W 53.92 FEET, AND N.54°14'08"W 45.24 FEET, N.29°25'22"W 68.93 FEET,
- N.9°08'00"W 76.92 FEET AND NORTH 30.01 FEET TO THE CENTER OF THE BEAVER CREEK BRIDGE, SAID POINT ALSO BEING THE CENTERLINE OF CAUSEY ROAD, PER A 1979 SURVEY, THENCE THE FOLLOWING THREE COURSES ALONG SAID CAUSEY ROAD, AS FOLLOWS:
- N.88°15'30"E 255.92 FEET (N.87°27'04"E 257.71 FEET) TO A POINT OF CURVE, THENCE 172.12 FEET ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE LEFT, (LC BEARS N.81°12'51"E 171.687 FEET), AND N.74°10'12"E (N.73°51'48"E) 701.65 FEET, MORE OR LESS, TO A POINT WHICH BEARS N.02°02'38"W FROM FINDING BINGHAM ENGINEERING (1989 SURVEY) REBARS AND CAPS, MARKING THE EASTERN BOUNDARY OF THE HANSEN PROPERTY, THENCE S.2°02'38"E (S.0°11'43"W) 1410.70 FEET ALONG SAID MONUMENTED LINE, MORE OR LESS, TO THE CENTERLINE OF THE SOUTH FORK OF OGDEN RIVER, THENCE ALONG THE CENTERLINE OF SAID RIVER THE FOLLOWING SEVENTEEN COURSES, AS FOLLOWS:
- S.72°20'41"W 91.15 FEET, S.67°59'39"W 245.67 FEET, S.76°10'50"W 135.06 FEET,
- S.72°24'24"W 91.55 FEET, S.57°01'31"W 77.52 FEET, S.52°38'12"W 66.35 FEET,
- S.61°56'06"W 113.55 FEET, S.57°52'55"W 91.04 FEET, S.67°39'05"W 41.66 FEET,
- S.43°14'48"W 69.86 FEET, S.34°52'35"W 53.41 FEET, S.53°34'56"W 39.75 FEET,
- N.56°33'30"W 117.90 FEET, N.46°53'21"W 106.29 FEET, S.84°33'05"W 56.15 FEET,
- S.43°18'26"W 89.99 FEET, AND S.51°17'14"W 53.87 FEET TO THE POINT OF BEGINNING, CONTAINING 1,733,805.2 Sq Ft / 39.80 AC., MORE OR LESS.

SHOW THE ROAD DEDICATION  
SHOW & DIMENSIONS REQUIRED  
P.U.L.E.s (SEE PARAGRAPHS)  
SHOW ALL SOIL EXPLOREATION  
HOWES, W/DI#s (LOT 2?)  
RIVER PRESERVATION SETBACKS  
NEED TO BE SHOWN AND  
LABELED AS "AREA OF NO-DISTURBANCE!"

Rebar/caps Block  
A 3' x 3' 1/2" REQUIRED IN THE  
Lower Right Corner  
MONUMENTS MUST BE SET & SHOWN AT ALL  
ACCESSIBLE BOUNDARIES & LOT CORNERS

EXTERIOR BOUNDARY LINES ARE  
THE BOLDEST LINES ON THE PLAN  
& LOT LINES LESS THAN THAT BUT  
BOLDER THAN LOCATION LINES

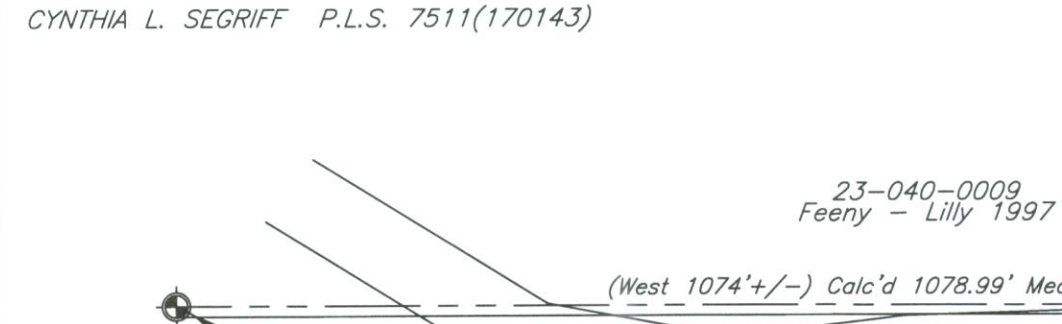
WE ARE ASKING BINGHAM TO PROVIDE US  
A COPY OF THE 1979 SURVEY THAT  
YOU MENTIONED SO WE CAN BEETTER  
UNDERSTAND THE ORIGINAL SURVEY  
DEFINITIONS OF ORIGINAL PROPERTY  
BOUNDARIES WHICH WERE HELD WITH  
THE ROAD SETBACKS

## SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIF, 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 LICENSING ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF "MOUNTAIN VALLEY SUBDIVISION-FIRST AMENDMENT" IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT DESCRIPTION OF THE 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 COMPIED WITH.

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

CYNTHIA L. SEGRIF, P.L.S. 7511(170143)

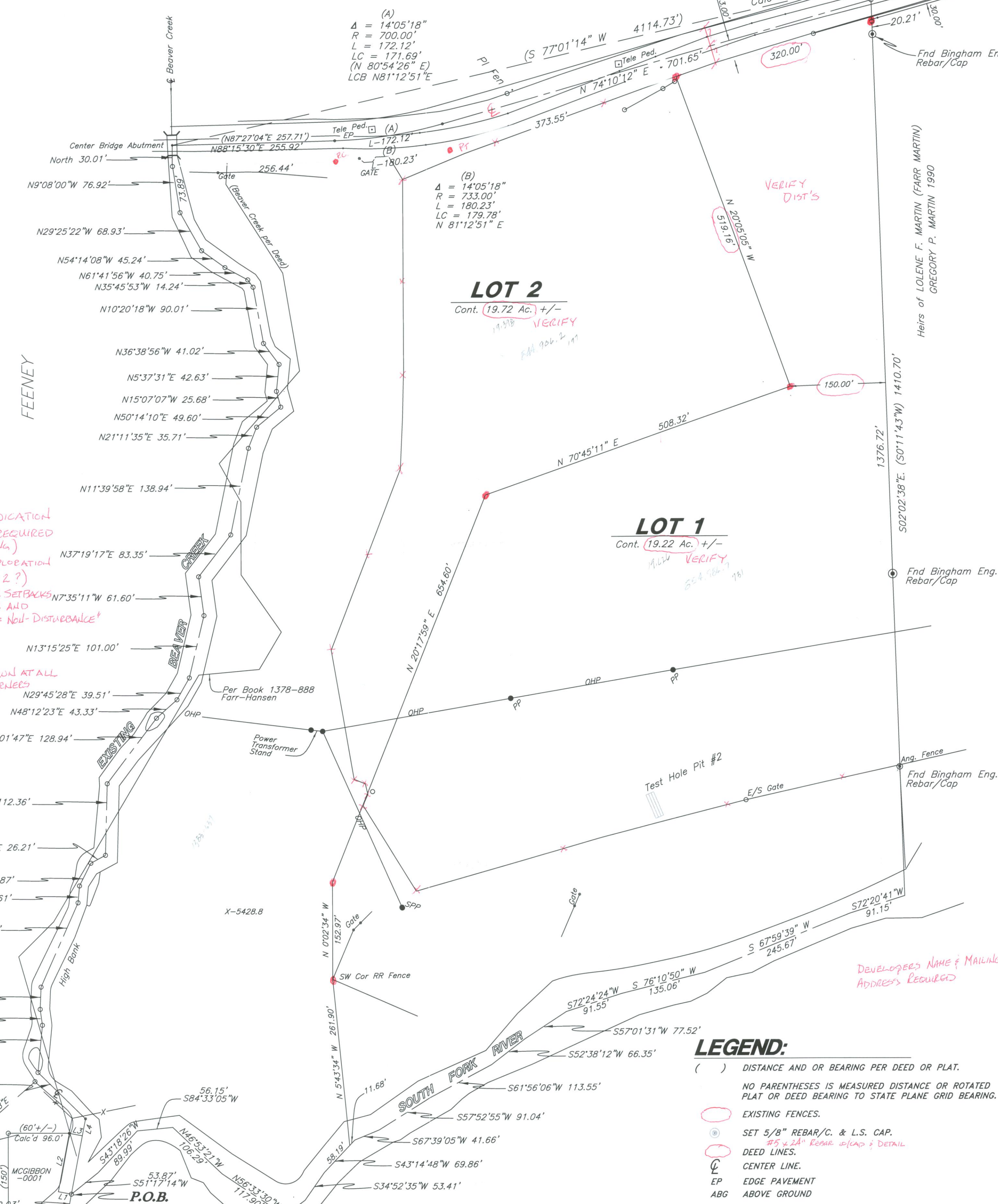


Southwest Corner of Section 33,  
Township 7 North, Range 3 East, S.L.B.&M.  
FOUND 1944 GLO Monument  
Found 2 Inch Pipe +/- 2 FT TALL, 5.6 South of Monument  
Used in the 1979 Survey.

C. L. S., Inc.  
810 CANYON ROAD  
OGDEN, UTAH 84404  
Ph. 801-399-4935 CLSCLNG@AOL.COM

## NOTE:

- L1-N.79°18'13"W 21.01'
- L2-N.10°41'47"E 95.36'
- L3-S.79°18'13"E 21.01'
- L4-N.10°41'47"E 27.03'



## OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAN AND NAME SAID TRACT (XXXXXXXXXXXXXXXXXXXX) AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER. AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

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

## ACKNOWLEDGEMENT

STATE OF UTAH /  
COUNTY OF WEBER /  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
PERSONALLY APPEARED \_\_\_\_\_, AND  
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.  
NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

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

## WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

## WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

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

CHAIRMAN, WEBER COUNTY COMMISSION

## LEGEND:

- ( ) DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- SET 5/8" REBAR/C. & L.S. CAP.
- DEED LINES.
- CENTER LINE.
- EDGE PAVEMENT
- ABG ABOVE GROUND

## 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

As Located S89°25'01"E 2647.30'  
(1979 Survey S89°45'38"E 2657.75' Calc'd)  
Fnd. 1944 GLO Monument-Mrk'd 1/4 - 33  
on 1" Pipe +/- 1.5' ABG, on Steep N Slope  
near bottom of Rowena, East of Red Canyon,  
+/- 200' Ab. River Bank.

SIGNATURE

