

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

West Quarter Corner, Section 33,  
Township 7 North, Range 3 East, S.L.B.&M.  
Found 1944 GLO Monument in N-S fence.  
1.0 ABG and in Good Condition.

East Quarter Corner, Section 33,  
Township 7 North, Range 3 East, S.L.B.&M.  
Found 1944 GLO Monument in N-S fence.  
1.0 ABG and in Good Condition.

# 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  
30 Jan, 2013

## 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.

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 N.89°57'42"E 5204.61' FEET), AND HOLDING TO THE AS LOCATED POSITION OF SAID 1/4 CORNER, WHICH LIES IN A NORTH-SOUTH FENCE.

CAUSEY ROAD'S LOCATION HAS BEEN RETRACED BY THE USE OF THE 1979 SURVEY OF BINCHAM ENGINEERING. THE CENTERLINE ALIGNMENT OF SAID ROAD HAS BEEN HELD AS IT WAS ORIGINALLY CREATED.

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:

## 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 PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RED CLIFF 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 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\_\_\_\_

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

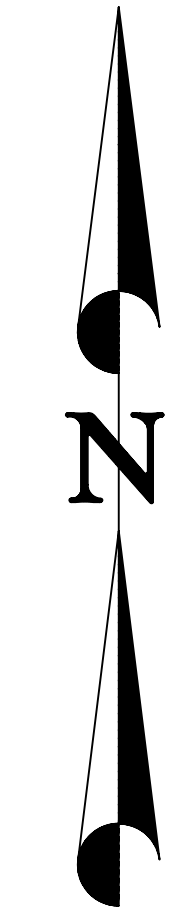
**C. L. S. Inc.**  
810 CANYON ROAD  
OGDEN, UTAH 84404  
PH. 801-399-4935 CLSCLN@AOL.COM

**NOTE:**

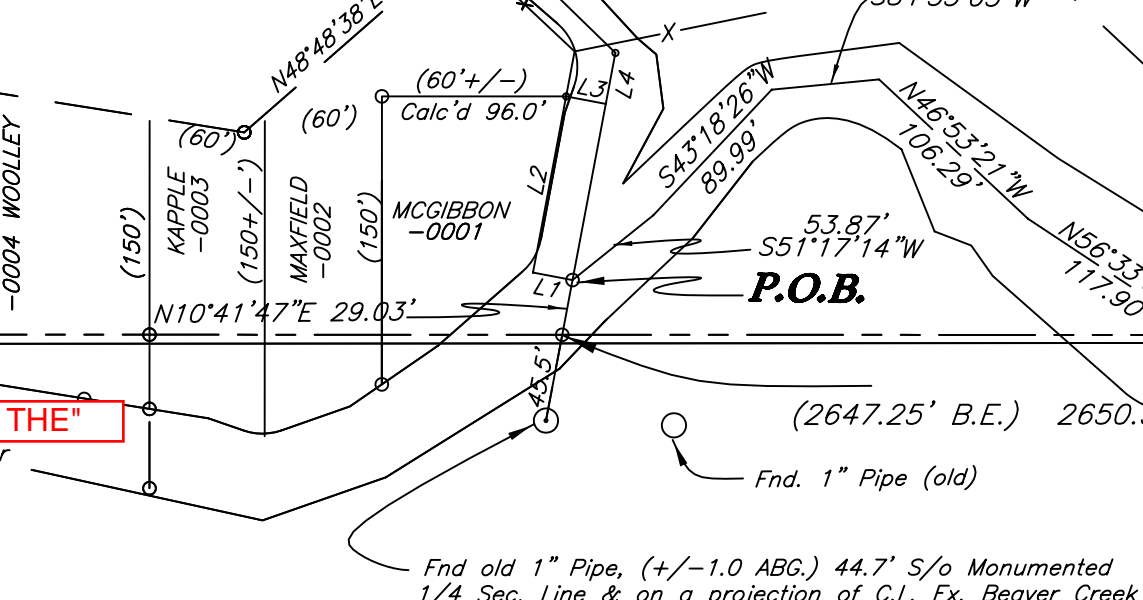
- 1) L1-N.79°18'13"W 21.01'
- 2) L2-N.10°41'47"E 93.36'
- 3) L3-S.79°18'13"E 21.01'
- 4) L4-N.10°41'47"E 21.01'
- 5) L5-S.84°33'05"W 56.15'
- 6) L6-S.84°33'05"W 56.15'
- 7) L7-S.84°33'05"W 56.15'
- 8) L8-S.84°33'05"W 56.15'
- 9) L9-S.84°33'05"W 56.15'
- 10) L10-S.84°33'05"W 56.15'
- 11) L11-S.84°33'05"W 56.15'
- 12) L12-S.84°33'05"W 56.15'
- 13) L13-S.84°33'05"W 56.15'
- 14) L14-S.84°33'05"W 56.15'
- 15) L15-S.84°33'05"W 56.15'
- 16) L16-S.84°33'05"W 56.15'
- 17) L17-S.84°33'05"W 56.15'
- 18) L18-S.84°33'05"W 56.15'
- 19) L19-S.84°33'05"W 56.15'
- 20) L20-S.84°33'05"W 56.15'
- 21) L21-S.84°33'05"W 56.15'
- 22) L22-S.84°33'05"W 56.15'
- 23) L23-S.84°33'05"W 56.15'
- 24) L24-S.84°33'05"W 56.15'
- 25) L25-S.84°33'05"W 56.15'
- 26) L26-S.84°33'05"W 56.15'
- 27) L27-S.84°33'05"W 56.15'
- 28) L28-S.84°33'05"W 56.15'
- 29) L29-S.84°33'05"W 56.15'

1) Add a note about the owner accepting water from the roadway

2) Will you change this to "MAY" Space "OF THE"



Scale: 1" = 100'



(A)  
Δ = 14°05'18"  
R = 700.00'  
L = 172.12'  
LC = 171.69'  
(N 80°54'26" E)  
LCB N81°12'51" E

(B)  
Δ = 14°05'18"  
R = 733.00'  
L = 180.23'  
LC = 179.78'  
N 81°12'51" E

**LOT 2**  
Cont. 19.728 Ac. +/-

**LOT 1**  
Cont. 19.215 Ac. +/-

Why does the stream corridor stop here?

100' Setback is from the typical high water mark (Typically the top of bank), not the center of the stream.

Does this hatch mean road dedication?

**REVIEWED**  
By Michael Tuttle at 2:38 pm, Feb 14, 2013

- 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"x24" REBAR/C.L.S., CAP.
  - DEED LINES.
  - CENTER LINE.
  - EP 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

## 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 PLAT AND NAME SAID TRACT **RED CLIFF SUBDIVISION** 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 THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED 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 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\_\_\_\_

COUNTY SURVEYOR

## 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\_\_\_\_

SIGNATURE

## OGDEN VALLEY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN, OGDEN VALLEY PLANNING COMMISSION

## 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TITLE

CHAIRMAN, WEBER COUNTY 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 \_\_\_\_\_, 20\_\_\_\_

SIGNATURE

**COUNTY RECORDER**

ENTRY No. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED: \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
OF OFFICIAL RECORDS.  
RECORDED FOR: \_\_\_\_\_

COUNTY RECORDER: \_\_\_\_\_

BY: \_\_\_\_\_

As Located S89°25'01"E 2647.30'  
(1979 Survey S89°45'38"E 2657.75' Calc'd)

Found 1944 GLO Monument-Mrk'd 1/4 33  
on 1" Pipe +/-1.5' ABG, on Steep NE Slope  
near bottom of Ravine, East of Red Canyon,  
+/-200' Ab. River Bank in Good Condition.