

# IVY SPRING SUBDIVISION

AMENDING A PORTION OF LOT 7 AND A PORTION OF LOT 8 OF EASTWOOD SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MARCH, 2018

## LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S68°44'51"E | 98.99    |
| L2   | N02°17'19"E | 32.89    |
| L3   | S75°06'02"E | 16.73    |
| L4   | N14°53'58"E | 16.00    |
| L5   | N75°06'02"W | 32.83    |
| L6   | N02°17'19"E | 42.95    |
| L7   | S02°13'06"E | 158.64   |
| L8   | S30°30'21"W | 3.66     |
| L9   | N21°21'13"E | 7.18     |
| L10  | N68°38'47"W | 32.24    |
| L11  | N68°44'51"W | 42.14    |
| L12  | N02°13'06"W | 158.24   |

## OWNER/DEVELOPER

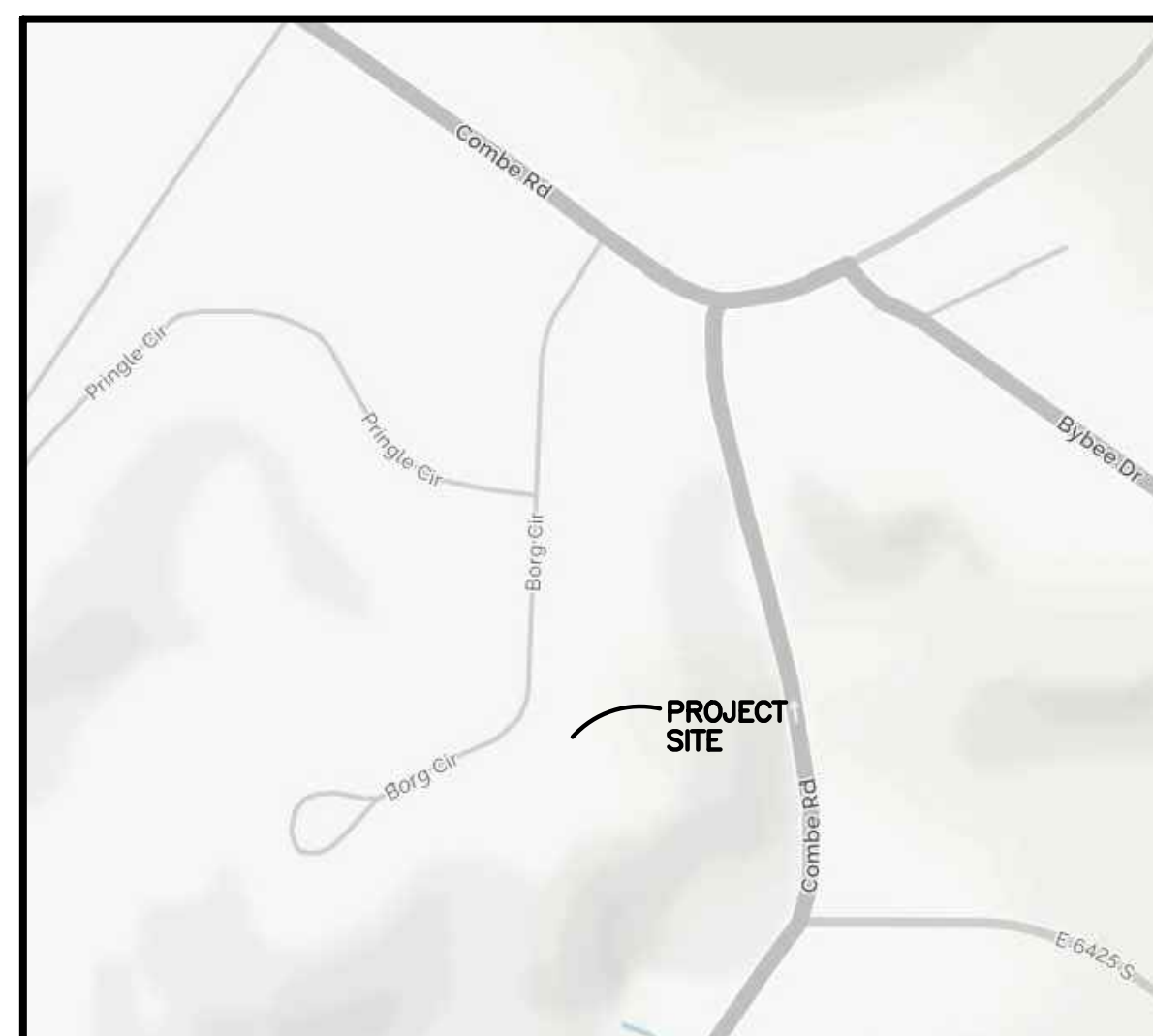
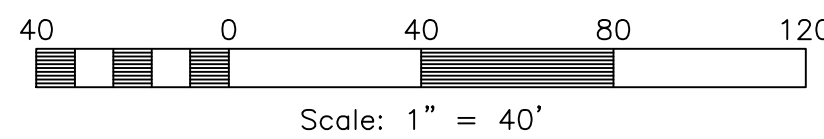
JEROLD AND VALERIE B. IVIE  
6340 BORG CIRCLE  
OGDEN, UT 84403

## CURVE TABLE

| #  | RADIUS  | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA      |
|----|---------|------------|------------|---------|-------------|------------|
| C1 | 90.00'  | 79.31'     | 76.77'     | 42.44'  | N02°14'53"W | 50°29'29"  |
| C2 | 50.00'  | 25.99'     | 25.70'     | 13.30'  | N12°36'09"W | 29°46'56"  |
| C3 | 160.00' | 138.00'    | 133.76'    | 73.62'  | N26°59'49"E | 49°24'59"  |
| C4 | 20.00'  | 38.04'     | 32.56'     | 28.02'  | N56°46'14"E | 108°57'50" |
| C5 | 28.00'  | 50.15'     | 43.71'     | 34.96'  | N53°35'39"E | 102°36'39" |
| C6 | 28.00'  | 37.82'     | 35.01'     | 22.43'  | N36°24'21"W | 77°23'21"  |
| C7 | 90.00'  | 16.05'     | 16.03'     | 8.05'   | N17°53'21"E | 10°13'01"  |
| C8 | 90.00'  | 63.26'     | 61.97'     | 33.00'  | N07°21'24"W | 40°16'27"  |

## LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = AREA OF NON-DISTURBANCE
- = 10' UTILITY EASEMENT
- = EXISTING BUILDING
- = P.U.E. = PUBLIC UTILITY EASEMENT



## VICINITY MAP

SCALE: NONE

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°42'41"E PER UTAH STATE PLANE NORTH AS PER WEBER COUNTY.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO A TWO LOT SUBDIVISION AS SHOWN. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". BOUNDARY OF LOT 7 OF EASTWOOD SUBDIVISION ROTATED TO MATCH WEBER COUNTY SECTION BEARING SHEETS. THE BOUNDARY WAS DETERMINED BY RETRACING THE ORIGINAL PLAT USING THE SECTION CORNERS SHOWN HEREON. NO ORIGINAL LOCAL SURVEY MONUMENTS WERE RECOVERED WITHIN THE SUBDIVISION AND THE RECORD TIES TO THE SECTION CORNER MONUMENTS FIT STREET IMPROVEMENTS AND FENCE LINE OCCUPATIONS RELATIVELY WELL IN THIS AREA. THE SOUTH LINE WAS DETERMINED BY A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2915112. NO DIMENSIONS SHOWN ON RECORDED EASTWOOD SUBDIVISION FOR THE 10' UTILITY EASEMENT. EASEMENT PLACED FROM LOCATION OF EXISTING OVERHEAD POWER LINES OBSERVED DURING FIELD SURVEY.

## BOUNDARY DESCRIPTION

A PORTION OF LOT 7 AND LOT 8 OF EASTWOOD SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

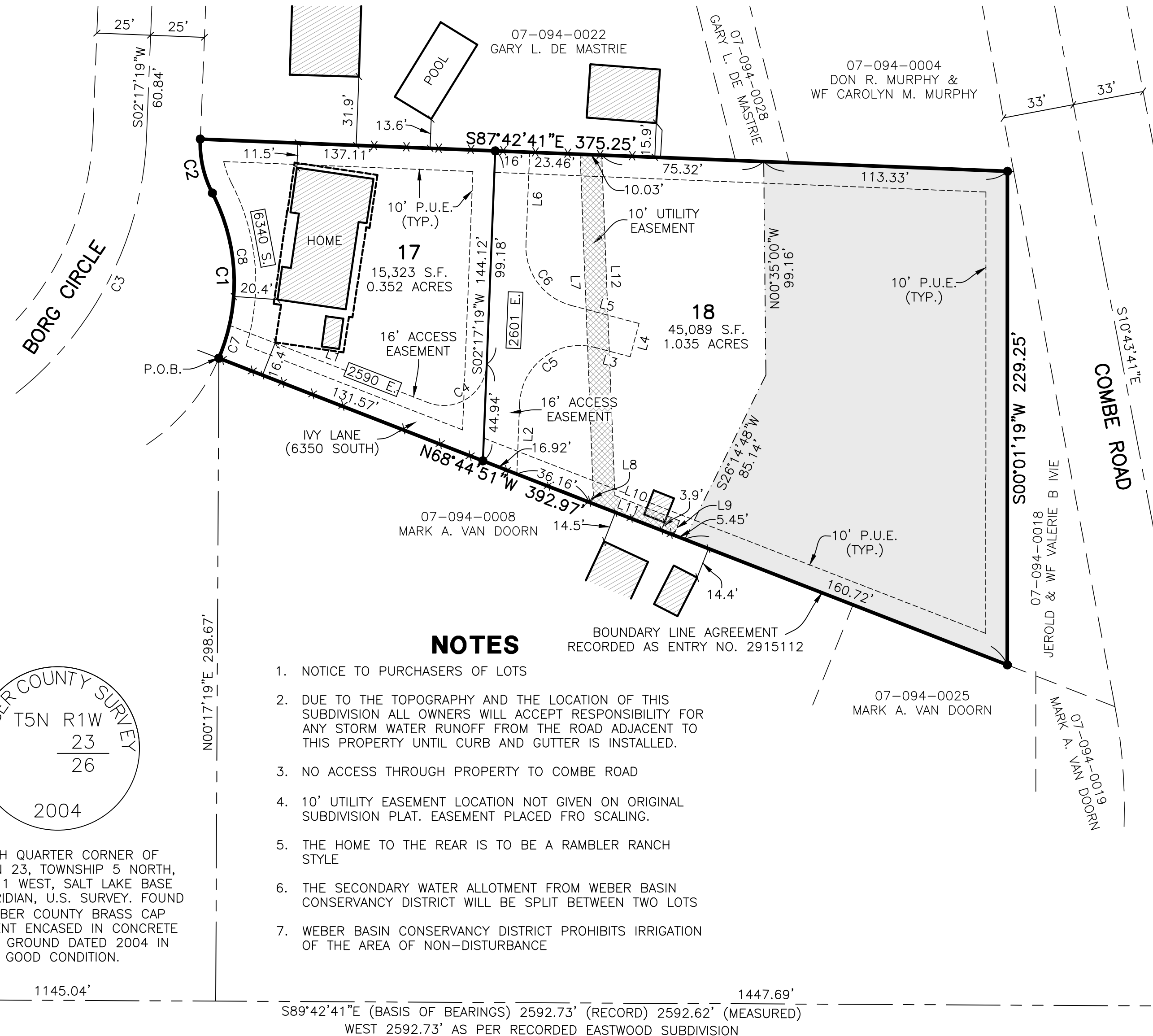
PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BORG CIRCLE, SAID POINT BEING S89°42'41"E ALONG THE SECTION LINE, 1145.04 FEET AND N00°17'19"E 298.67 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF BORG CIRCLE THE THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF BORG CIRCLE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 79.31 FEET, A DELTA ANGLE OF 50°29'29", A CHORD BEARING OF N02°14'53"W, A RADIAL BEARING OF N67°00'09"W, AND A CHORD LENGTH OF 76.77 FEET AND (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 25.99 FEET, A DELTA ANGLE OF 29°46'56", A CHORD BEARING OF N12°36'09"W, AND A CHORD LENGTH OF 25.70 FEET TO THE NORTHWEST CORNER OF LOT 7 OF EASTWOOD SUBDIVISION; THENCE S87°42'41"E ALONG THE NORTH LINE OF LOT 7 OF EASTWOOD SUBDIVISION, 375.25 FEET; THENCE S00°01'19"W 229.25 FEET; THENCE N68°44'51"W ALONG A BOUNDARY LINE AGREEMENT ON AN EXISTING FENCELINE RECORDED AS ENTRY NO. 2915112, 392.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,412 SQUARE FEET OR 1.387 ACRES MORE OR LESS

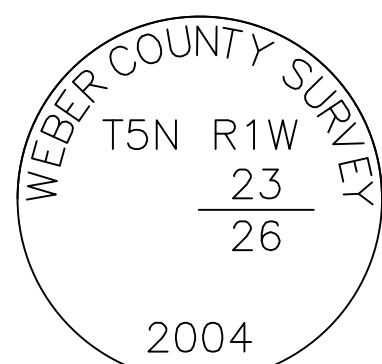
## GEOLOGIC REPORT NOTE:

THERE IS A GEOLOGIC REPORT AVAILABLE FOR PUBLIC REVIEW THAT WAS PREPARED BY CHARLES PEYTON P.C., C.E.G. DATED FEBRUARY 20, 2018, JOB NO. 01-18 WHICH DESIGNATES AN AREA OF NON-DISTURBANCE AS FOUND ON PAGE 3 OF THE REPORT. "THE EASTERN PORTION OF THE PROPERTY WHICH IS A SCRUB OAK COVERED SLOPE DOWN TO COMBE ROAD SHOULD NOT BE PLANNED FOR ANY DEVELOPMENT. IT IS RECOMMENDED THAT A GEOLOGIC REVIEW IS MADE OF THE EXCAVATIONS TO BE CERTAIN THAT GEOLOGIC FEATURES OBSERVED ARE NOT DETRIMENTAL TO HOME CONSTRUCTION."

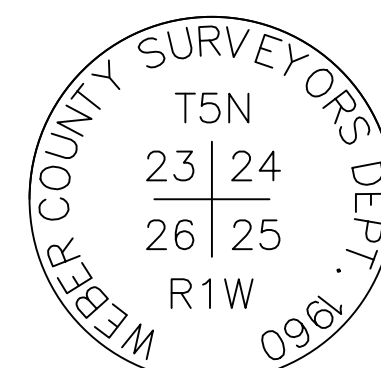


## NOTES

- NOTICE TO PURCHASERS OF LOTS
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- NO ACCESS THROUGH PROPERTY TO COMBE ROAD
- 10' UTILITY EASEMENT LOCATION NOT GIVEN ON ORIGINAL SUBDIVISION PLAT. EASEMENT PLACED FRO SCALING.
- THE HOME TO THE REAR IS TO BE A RAMBLER RANCH STYLE
- THE SECONDARY WATER ALLOTMENT FROM WEBER BASIN CONSERVANCY DISTRICT WILL BE SPLIT BETWEEN TWO LOTS
- WEBER BASIN CONSERVANCY DISTRICT PROHIBITS IRRIGATION OF THE AREA OF NON-DISTURBANCE



SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" WEBER COUNTY BRASS CAP MONUMENT ENCASED IN CONCRETE BELOW GROUND DATED 2004 IN GOOD CONDITION.



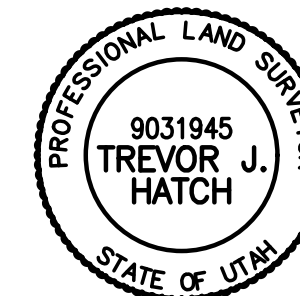
SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" WEBER COUNTY BRASS CAP MONUMENT ENCASED IN CONCRETE FLUSH WITH GROUND DATED 1960 IN GOOD CONDITION.

## SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 **IVY SPRING 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 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\_\_\_\_.

9031945  
UTAH LICENSE NUMBER



## 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 **IVY SPRING SUBDIVISION**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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 ERRECTED WITHIN SUCH EASEMENTS AND ALSO DO GRANT AND DEDICATE A 16 FOOT ACCESS AND PRIVATE UTILITY EASEMENT AS SHOWN ON PLAT IN FAVOR OF THE OWNERS OF LOT 18.

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

\_\_\_\_\_  
JEROLD IVIE

\_\_\_\_\_  
VALERIE B. IVIE

## 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

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY \_\_\_\_\_ 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:  
T. HATCH

Designer:  
N. ANDERSON

Begin Date:  
03-20-18

Name:  
IVY SPRING SUBDIVISION

Number:  
6993-01

Revision:  
1"=40'

Checked:



## 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 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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\_\_\_\_.

\_\_\_\_\_  
DIRECTOR, 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.