

# HALE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16  
TOWNSHIP 6 NORTH RANGE 2 EAST  
SALT LAKE BASE & MERIDIAN, US SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2018

Recorders say the name is to close to "Hales Subdivision", please modify the name to be more unique. Hales Estates and Hales Subdivision are already in use.

**SURVEYOR'S CERTIFICATE**

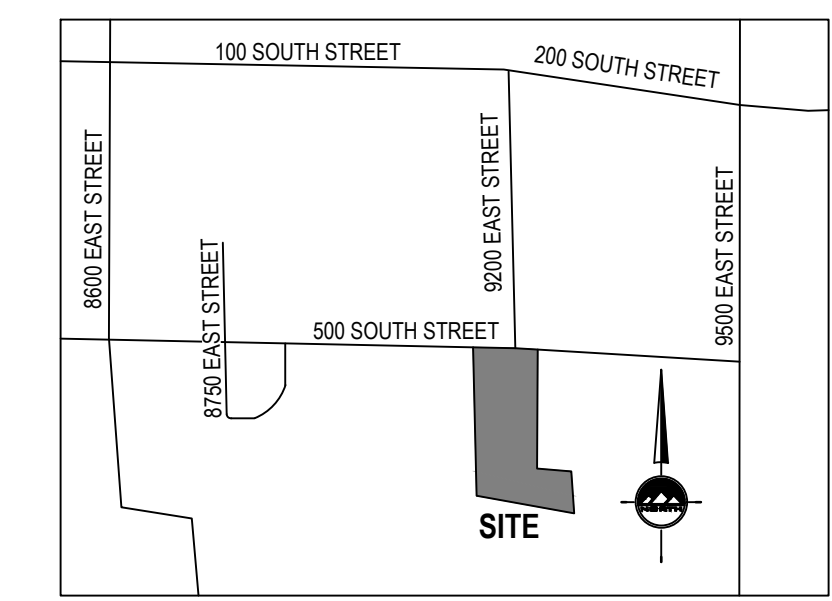
I, **MICHAEL B. HERBST**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, of the professional engineers and surveyors act; and that I hold certificate No. **5046930** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have completed a survey of the tract of land shown on this plat and described below in accordance with Section 17-23-17, and have verified all measurements based upon data compiled from records in the Weber County Recorder's Office, and have placed monuments on this plat and have subdivided said tract of land into lots and streets, hereafter to be known as **HALE SUBDIVISION** in Weber County, Utah, and that the same has been correctly surveyed and staked on the ground as shown on this plat. 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 \_\_\_\_\_, 2018

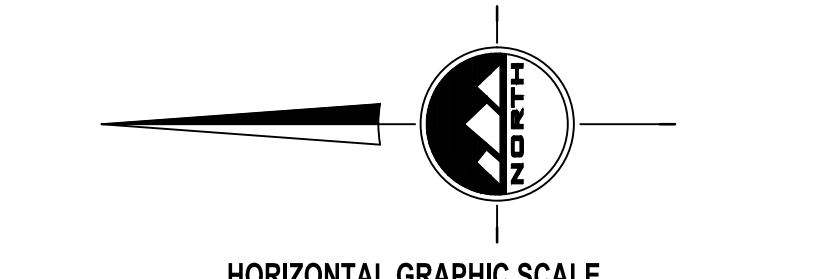
Utah License Number \_\_\_\_\_ MICHAEL HERBST



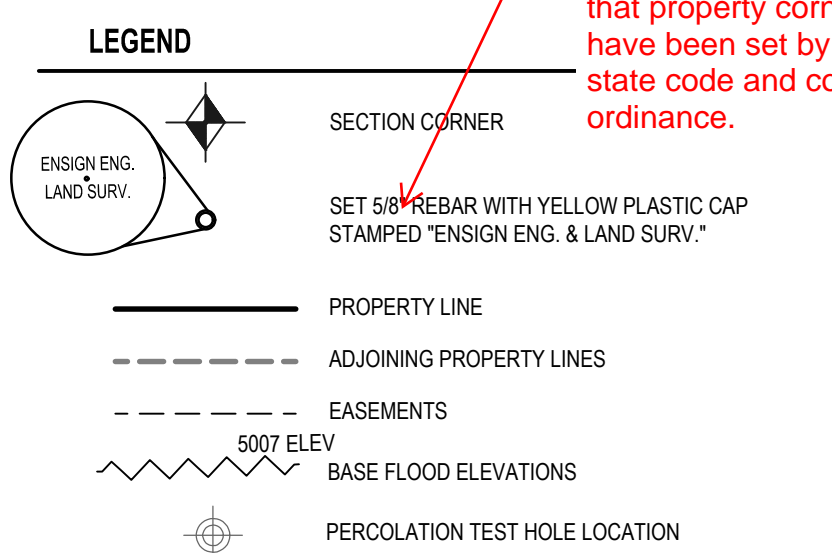
Please change this language to specify that monuments have been set verses staked on the ground.



VICINITY MAP (NO SCALE)



HORIZONTAL GRAPHIC SCALE (IN FEET) HORIZ: 1 inch = 100 feet.



### GENERAL NOTES:

- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U. & D.E.) ARE 10' UNLESS OTHERWISE NOTED HEREON. NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U. & D.E.
- PERMETER DESCRIPTION OF SUBDIVISION IS TAKEN FROM THE RECORD WARRANTY DEEDS: 1) ENTRY #1516003, BOOK 1902, PAGE 1054. 2) ENTRY #1945230, BOOK 2381, PAGE 526 AND 3) ENTRY #1945229, BOOK 2381, PAGE 524. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 ALONG THE FRONTAGE OF 500 SOUTH STREET. LOT 1 IS A REMAINDER PARCEL OF THE WARRANTY DEED REFERENCED ABOVE AND IS A REPRESENTATION OF THE BOUNDARY ACCORDING TO THE WARRANTY DEEDS REFERENCED ABOVE. NO FIELD SURVEY OF THE EAST AND SOUTH LINES OF LOT 1 HAS BEEN PERFORMED.
- THE WEST LINE OF THE SUBDIVISION WAS DETERMINED TO BE ALONG AN OLD WIRE FENCE WHO'S LOCATION IS SHOWN HEREON.
- LOCATION OF THE NORTH BRANCH OF THE SOUTH FORK OF THE OGDEN RIVER REPRESENTED HEREON WAS APPROXIMATED FROM AERIAL PHOTOGRAMMETRY OBTAINED FROM THE UTAH AGRC COLLECTED IN 2012. NO FIELD SURVEY WAS PERFORMED OF THE RIVER AND THE LINES SHOWN HEREON ARE ONLY A REPRESENTATION OF THE RIVERS LOCATION.
- DISTANCES IN PARENTHESES ARE EASEMENT TIES.
- FOUND CORNERS MARKED BY REEVE AND ASSOCIATES NOTED ON GOLDEN MEADOWS ESTATES SUBDIVISION
- AREA WITHIN FLOOD ZONE AE IS NON BUILDABLE. FLOODPLAIN BOUNDARY SHOWN WAS BASED ON FEMA FIRMETTE MAP NO. 480507C0263F, EFFECTIVE DATE: 6/2/2015.
- 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.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION. THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SHOWN HEREON AS SOUTH 0°35'57" WEST. THE EAST BOUNDARY LINE WAS DETERMINED BY THE SONGER PROPERTY AND GOLDEN MOUNTAIN ESTATES SUBDIVISION. THE NORTH BOUNDARY LINE WAS DETERMINED BY THE 500 SOUTH STREET RIGHT-OF-WAY. THE 500 SOUTH STREET RIGHT-OF-WAY WAS DETERMINED BY LOCATING EXISTING FENCES AND PROPERTY CORNERS ALONG THE FRONTAGE OF 500 SOUTH STREET AND MATCHED THAT AS SHOWN ON THE MELLE SUBDIVISION. THE WEST LINE WAS DETERMINED TO BE ALONG AN OLD WIRE FENCE AS DESCRIBED IN GENERAL NOTE 3. THE SOUTH LINE WAS DETERMINED BY USING DEED CALLS. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND CAP STAMPED "ENSGN ENG."

### SURVEY RECORDING DATA

DEVELOPER  
**KATIE HALE**  
9215 E 500 S  
HUNTSVILLE, UT 84317  
410.900.5152

DATE: \_\_\_\_\_  
DRAWING No. \_\_\_\_\_

### BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN WEBER COUNTY UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWEST CORNER OF GOLDEN MOUNTAIN ESTATES SUBDIVISION, AT A POINT ON THE CENTERLINE OF 500 SOUTH STREET, SAID POINT BEING SOUTH 0°03'57" WEST 789.40 FEET AND NORTH 89°56'03" WEST 157.67 FEET AND NORTH 86°47'50" WEST 280.57 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING:
- THENCE ALONG THE WEST AND SOUTH LINE OF GOLDEN MOUNTAIN ESTATES SUBDIVISION THE FOLLOWING (4) COURSES AND DISTANCES
- (1) SOUTH 0°27'10" EAST 615.70 FEET;
  - (2) SOUTH 45°27'10" EAST 42.43 FEET;
  - (3) SOUTH 0°27'10" EAST 442.72 FEET;
  - (4) NORTH 89°32'50" EAST 250.00 FEET TO THE SOUTHEAST CORNER OF SAID GOLDEN MOUNTAIN ESTATES SUBDIVISION;
- THENCE SOUTH 0°27'10" EAST 337.13 FEET;  
THENCE NORTH 81°01'33" WEST 888.94 FEET TO AN OLD WIRE FENCE LINE;  
THENCE NORTH 01°06'18" WEST 1128.73 FEET ALONG SAID OLD WIRE FENCE LINE TO AN ANGLE POINT;  
THENCE NORTH 00°45'40" EAST 190.04 FEET CONTINUING ALONG SAID OLD WIRE FENCE LINE AND LINE EXTENDED, TO THE CENTERLINE OF 500 SOUTH STREET;  
THENCE SOUTH 86°47'50" EAST 606.99 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET TO THE POINT OF BEGINNING.
- CONTAINS 915,936 SQUARE FEET OR 21.027 ACRES.

### OWNER'S 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 **HALE SUBDIVISION**, and do hereby dedicate to the public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares and also to 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 also dedicating to the governing authority a sensitive lands streams corridor easement as shown hereon in compliance with Weber County zoning ordinance #45-2, wherein no structure, accessory structures, road, or parking areas shall be built within the setback from the river (stream) as measured from the high-water mark of the river (stream).

Signed this \_\_\_ Day of \_\_\_\_\_, 2018

By: PHILLIP N. HALE REVOCABLE TRUST ITS: TRUSTEE  
By: BARBARA B. HALE REVOCABLE TRUST ITS: TRUSTEE

### TRUST ACKNOWLEDGMENT

STATE OF UTAH J.S.S.  
County of WEBER

On the \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of WEBER in the State of Utah, who after being duly sworn, acknowledged to me that he is the TRUSTEE of PHILLIP N. HALE REVOCABLE TRUST, and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said TRUST for the purposes therein mentioned and acknowledged to me that said TRUST executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC

### TRUST ACKNOWLEDGMENT

STATE OF UTAH J.S.S.  
County of WEBER

On the \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of WEBER in the State of Utah, who after being duly sworn, acknowledged to me that she is the TRUSTEE of BARBARA B. HALE REVOCABLE TRUST, and that she signed the Owner's Dedication freely and voluntarily for and in behalf of said TRUST for the purposes therein mentioned and acknowledged to me that said TRUST executed the same.

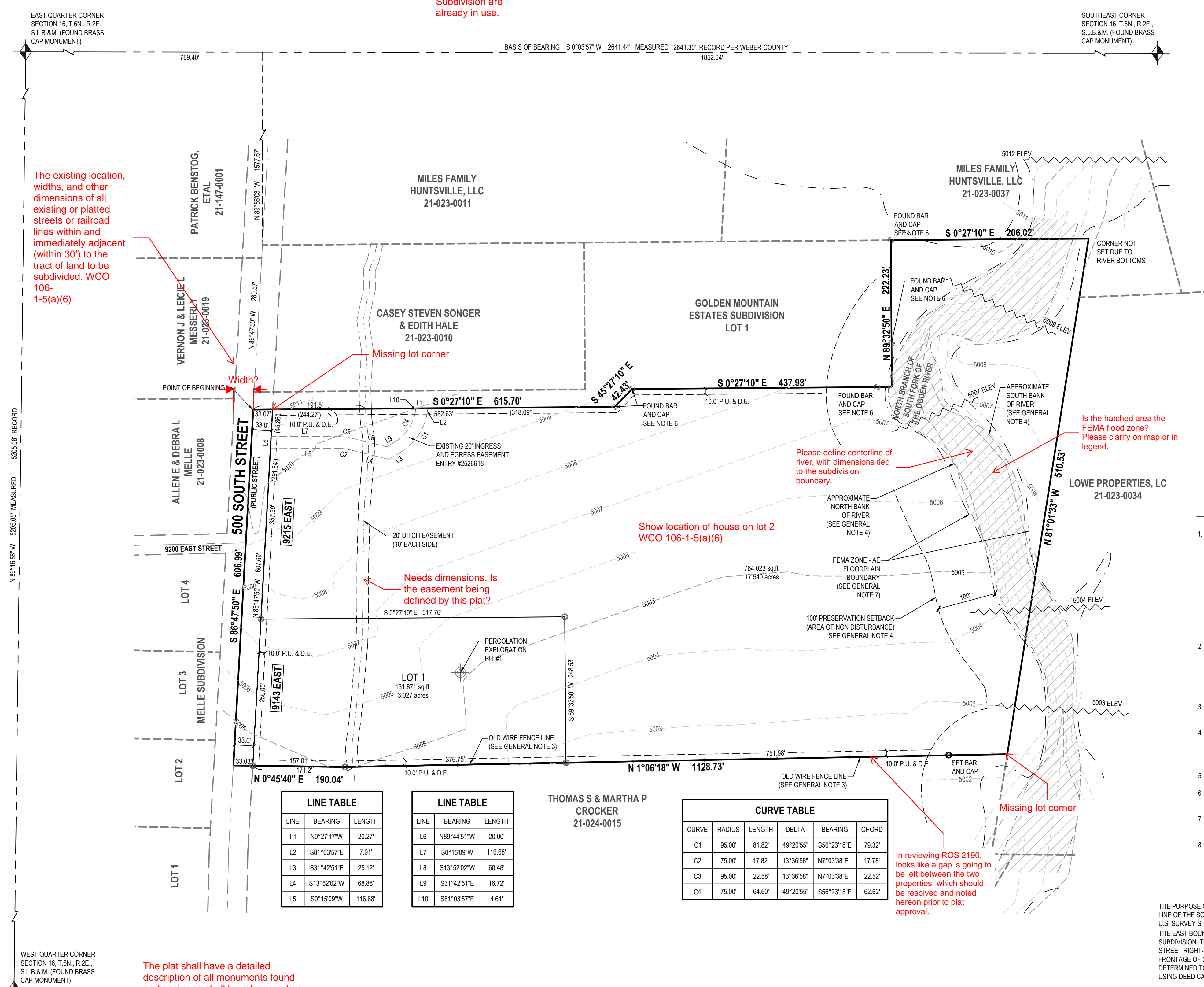
MY COMMISSION EXPIRES: \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC

## HALE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16  
TOWNSHIP 6 NORTH RANGE 2 EAST  
SALT LAKE BASE & MERIDIAN  
WEBER COUNTY, UTAH

<b>WEBER COUNTY RECORDER</b>	
ENTRY NO. _____	FILED FOR RECORD AND
PAID _____	RECORDED THIS _____ DAY OF _____, 20___
AT _____ IN BOOK _____	PAGE _____ OF OFFICIAL RECORDS
PROJECT NUMBER: 8078	
MANAGER: M.HERBST	
DRAWN BY: A.SHELBY	
CHECKED BY: M.HERBST	
DATE: 10/21/18	
BY _____ WEBER COUNTY RECORDER	
DEPUTY RECORDER	



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N0°27'17"W	20.27'
L2	S81°03'57"E	7.91'
L3	S31°42'51"E	25.12'
L4	S13°52'02"W	68.88'
L5	S0°15'09"W	116.68'

**LINE TABLE**

LINE	BEARING	LENGTH
L6	N89°44'51"W	20.00'
L7	S0°15'09"W	116.68'
L8	S13°52'02"W	60.48'
L9	S31°42'51"E	16.72'
L10	S81°03'57"E	4.61'

THOMAS S & MARTHA P CROCKER  
21-024-0015

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	95.00'	81.82'	49°20'55"	S56°23'18"E	79.32'
C2	75.00'	17.82'	13°36'58"	N7°03'38"E	17.78'
C3	95.00'	22.58'	13°36'58"	N7°03'38"E	22.52'
C4	75.00'	64.60'	49°20'55"	S56°22'18"E	62.62'

In reviewing ROS 2190, looks like a gap is going to be left between the two properties, which should be resolved and noted hereon prior to plat approval.

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

WEST QUARTER CORNER SECTION 16, T.6N., R.2E., S.L.B. & M. (FOUND BRASS CAP MONUMENT)

EAST QUARTER CORNER SECTION 16, T.6N., R.2E., S.L.B. & M. (FOUND BRASS CAP MONUMENT)



**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 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 effect.  
Signed this \_\_\_ day of \_\_\_\_\_, 20\_\_\_  
Signature \_\_\_\_\_

**WEBER COUNTY PLANNING COMMISSION APPROVAL:**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_  
Chairman, Weber County Planning Commission

**WEBER COUNTY ENGINEER:**  
I hereby certify that the required public improvements standards and drawings for this subdivision conform with County Standards and the amount of the financial guarantee is sufficient for the installation of these improvements.  
Signed this \_\_\_ day of \_\_\_\_\_, 20\_\_\_  
Signature \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE:**  
This is to certify that 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  
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