

# HAMMONS RANCH SUBDIVISION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
TOWN OF LIBERTY, WEBER COUNTY, UTAH  
APRIL 2018

**UTAH LAND SURVEYING, LLC**  
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR  
FARMINGTON, UT 84025  
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[www.utahlandsurveying.com](http://www.utahlandsurveying.com)

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING STATE PLANE NORTH BEARING BETWEEN FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

REX ALVORD  
TAX ID NO. 22-004-0127

SET REBAR & CAP STAMPED  
"UTAH LAND SURVEYING"  
ON SHAW ROAD RIGHT-OF-WAY LINE  
WHICH IS 16.47 FEET INSIDE DEED LINE

FOUND 3" WEBER COUNTY SURVEYOR BRASS CAP  
MONUMENT (1963) IN GOOD CONDITION  
EAST QUARTER CORNER, SECTION 7,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

PORTION OF LAND TO BE DEDICATED  
FOR SHAW ROAD RIGHT-OF-WAY  
CONTAINS 6,151.13 SQ/FT OR 0.14 ACRES

PORTION TO BE DEDICATED FOR  
SHAW ROAD TO WEBER COUNTY  
CONTAINS 6,150 SQ/FT OR 0.14 ACRES

ARC=40.87  
RADIUS=333.00  
DELTA=07°01'53"  
CHORD=S17°49'09"E  
CHORD DIST=40.84

ARC=32.76  
RADIUS=207.00  
DELTA=07°01'48"

ARC=89.42  
RADIUS=1015.77  
DELTA=05°02'39"  
CHORD=S19°21'48"E  
CHORD DIST=89.40

ARC=214.87  
RADIUS=1186.79  
DELTA=10°22'25"  
CHORD=S26°31'17"E  
CHORD DIST=214.88

DEDICATION PLAT OF SHAW ROAD  
AS PREPARED BY LANDMARK SURVEYING, INC.  
DATED AUGUST 2013

ARC=51.90  
RADIUS=227.06  
DELTA=13°05'47"  
CHORD=S38°15'24"E  
CHORD DIST=51.79

ARC=394.84  
RADIUS=1015.77  
DELTA=22°16'17"  
CHORD=S33°01'26"E  
CHORD DIST=392.36

A LEGAL DESCRIPTION FOR OVERALL HAMMONS RANCH SUBDIVISION  
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 00°45'13" WEST ALONG THE  
SECTION LINE 1122.46 FEET AND NORTH 89°14'46" WEST 2215.06 FEET  
FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE  
SOUTHEASTERLY 394.84 FEET ALONG THE ARC OF A 1015.77 FOOT  
RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°16'17"  
(WHICH LONG CHORD BEARS SOUTH 33°01'26" EAST 392.36 FEET);  
THENCE SOUTH 85°58'55" WEST 718.53 FEET; THENCE SOUTH 04°01'05"  
EAST 217.05 FEET; THENCE WEST 162.44 FEET; THENCE NORTH 80°32'39"  
WEST 154.72 FEET; THENCE NORTH 08°57'28" WEST 691.49 FEET;  
THENCE NORTH 75°28'39" EAST 849.33 FEET; THENCE SOUTH 13°39'25"  
EAST 248.30 FEET TO A POINT ON A 1015.77 FOOT RADIUS CURVE;  
THENCE SOUTHEASTERLY 89.42 FEET ALONG THE ARC OF SAID CURVE TO  
THE LEFT THROUGH A CENTRAL ANGLE OF 05°02'39" (WHICH LONG  
CHORD BEARS S19°21'48"E 89.40 FEET) TO THE POINT OF BEGINNING.  
CONTAINS 610,039.90 SQ/FT OR 14.00 ACRES

A LEGAL DESCRIPTION FOR PORTION OF LAND WITHIN HAMMONS  
RANCH SUBDIVISION TO BE DEDICATED TO WEBER COUNTY FOR SHAW  
ROAD RIGHT-OF-WAY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 00°45'13" WEST ALONG THE  
SECTION LINE 1122.46 FEET AND NORTH 89°14'46" WEST 2215.06 FEET  
FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 7 NORTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE  
SOUTHEASTERLY 394.84 FEET ALONG THE ARC OF A 1015.77 FOOT  
RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°16'17"  
(WHICH LONG CHORD BEARS SOUTH 33°01'26" EAST 392.36 FEET);  
THENCE SOUTH 85°58'55" WEST 21.24 FEET TO A POINT ON A 227.06  
FOOT NON-TANGENT CURVE; THENCE NORTHWESTERLY 51.90 FEET  
ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL  
ANGLE OF 13°05'47" (WHICH LONG CHORD BEARS NORTH 38°15'24"  
WEST 51.79 FEET); THENCE NORTH 31°42'30" WEST 165.27 FEET TO THE  
POINT ON A 1186.79 FOOT RADIUS CURVE; THENCE NORTHWESTERLY  
214.87 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A  
CENTRAL ANGLE OF 10°22'25" (WHICH LONG CHORD BEARS NORTH  
26°31'17" WEST 214.88 FEET); THENCE NORTH 21°20'04" WEST 67.00  
FEET TO THE POINT ON A 333.00 FOOT RADIUS CURVE; THENCE  
NORTHWESTERLY 40.87 FEET ALONG THE ARC OF SAID CURVE TO THE  
RIGHT THROUGH A CENTRAL ANGLE OF 07°01'53" (WHICH LONG CHORD  
BEARS NORTH 17°49'09" WEST 40.84 FEET); THENCE NORTH 13°39'25"  
WEST 183.07 FEET; THENCE NORTH 75°28'39" EAST 164.77 FEET; THENCE  
SOUTH 13°39'25" EAST 248.30 FEET TO A POINT ON A 1015.77 FOOT  
RADIUS CURVE; THENCE SOUTHEASTERLY 89.42 FEET ALONG THE ARC OF  
SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°02'39"  
(WHICH LONG CHORD BEARS S19°21'48"E 89.40 FEET) TO THE POINT OF  
BEGINNING.  
CONTAINS 6,151.13 SQ/FT OR 0.14 ACRES

**SURVEY NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO  
RE-ESTABLISH THE PROPERTY LINES OF THE  
SUBJECT PROPERTY AND THEN TO DIVIDE  
SAID PROPERTY INTO TWO LOTS FOR  
FUTURE RESIDENTIAL DEVELOPMENT.

FOUND NEW POSITION OF 3" WEBER COUNTY  
SURVEYOR BRASS CAP MONUMENT (1998)  
IN GOOD CONDITION  
SOUTHEAST CORNER, SECTION 7,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

CALCULATED POSITION OF  
OLD SOUTHEAST CORNER, SECTION 7,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

REX ALVORD  
TAX ID NO. 22-004-0129

BLAINE RALEIGH ZWAHLEN  
TAX ID NO. 22-004-0051

- GENERAL NOTES:**
- 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.
  - AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE 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.
  - HAMMONS RANCH SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOLOGIST SITE RECONNAISSANCE AND REVIEW HAS BEEN PERFORMED BY GCS GEOSCIENCES (DATE: NOVEMBER 28, 2017 AND JOB NO. 2017-44). THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

SURVEY PERFORMED FOR:  
JESSE HAMMOND  
2947 S. MIDLAND DR.  
OGDEN, UT 84401

**LEGEND**

	SECTION MONUMENT		STREET MONUMENT		REFERENCE/WITNESS MONUMENT
	BREAK LINE		PROPERTY LINE		CENTER LINE
	SECTION LINE		EASEMENT LINE		WATER LINE
	GAS LINE		AREA TO BE DEDICATED TO WEBER COUNTY FOR PUBLIC RIGHT-OF-WAY		

## 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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2018.

SIGNATURE

## 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 \_\_\_\_, 2018

SIGNATURE

## WEBER COUNTY ENGINEER

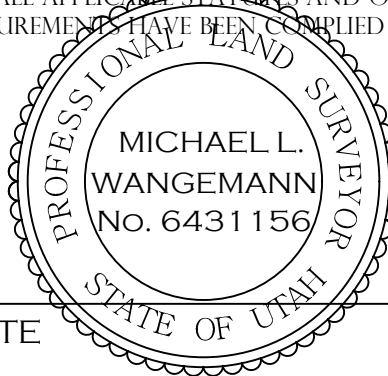
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2018.

SIGNATURE

## SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED 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 **HAMMONS RANCH 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 RECORDERS OFFICE AND FROM SAID SURVEY MADE BY MY OWN THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



MICHAEL L. WANGEMANN, PLS #6431156

DATE

## 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 HEREON AND NAME SAID TRACT:

## HAMMONS RANCH SUBDIVISION

AND DO HEREBY DEDICATE TO PUBLIC USE ALL ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES.

AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2018

SIGNATURE  
JESSE HAMMONS

PRINT NAME AND TITLE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT \_\_\_\_\_ IS THE  
OF \_\_\_\_\_ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND  
HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

RESIDING IN \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT \_\_\_\_\_ IS THE  
OF \_\_\_\_\_ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND  
HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

RESIDING IN \_\_\_\_\_

## PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_, 2018.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## WEBER/MORGAN HEALTH DEPARTMENT

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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2018.

SIGNATURE

## HAMMONS RANCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
TOWN OF LIBERTY, WEBER COUNTY, UTAH

## 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 \_\_\_\_, 2018.

ATTEST:

COUNTY RECORDER

COUNTY COMMISSION CHAIR

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FILED FOR  
FEE PAID \_\_\_\_\_  
RECORD AND RECORDED  
2014, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR

WEBER COUNTY RECORDER

\_\_\_\_\_. DEPUTY.