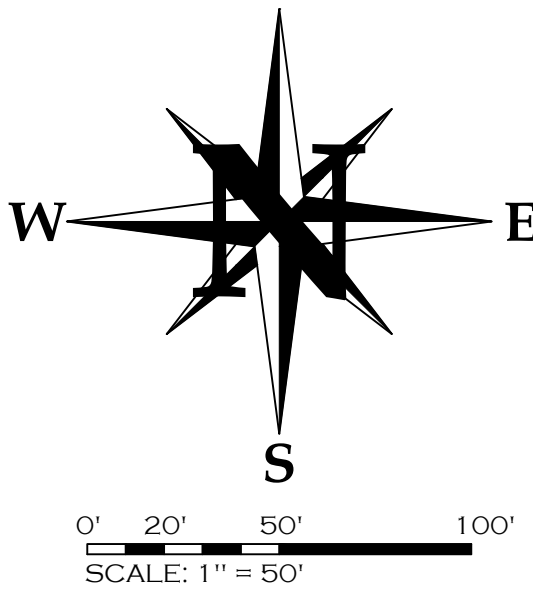


HAMMONS RANCH SUBDIVISION

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



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

LOT 1
CONTAINS 610,043.03 SQ/FT
OR 14.00 ACRES

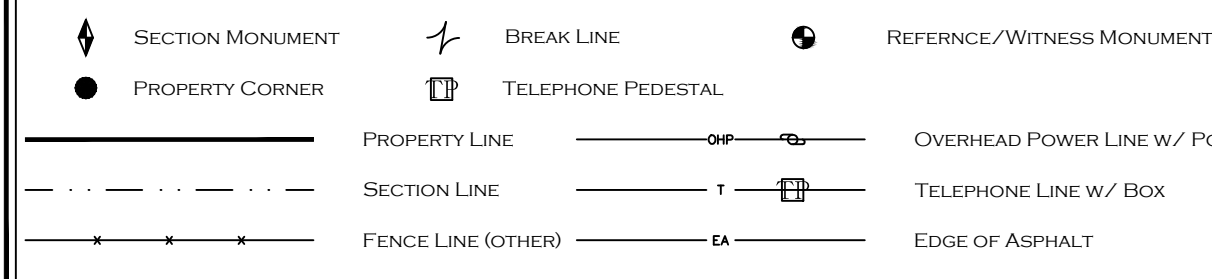
AS PREPARED BY LANDMARK SURVEYING, INC.
DATED AUGUST 2013

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

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING 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.

LEGEND



1122.46
500° 45' 13" W 2650.407 MEASURED
(500° 45' 13" W 2650.52 WEBER COUNTY)
BASIS OF BEARING
500° 15' 18" E 2647.37 (RECORDED BEARING AS PER 1992 SUBD PLAT OF N.F.R.P. NO. 1400" W)

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR
AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE
MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED
AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO
SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY
ENCROACH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF
ADJOINING PROPERTIES ENCROACH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY
LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE
ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR
ENCUMBRANCES UPON THE PROPERTY SURVEYED.

Michael L. Wangemann, PLS

Date of Plat or Map: April 24, 2017

PLS# 6431156-2201



LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR OVERALL HANMMONS 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 HANMMONS 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 214.58 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 16°47'25" EAST 164.47 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

GENERAL NOTES

1. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS
OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER
PERMANENT MARKERS OR AS OTHERWISE STATED.

SHEET TITLE

PRELIMINARY SUBDIVISION PLAT

PREPARED FOR

JESSE HAMMONS
2947 S. MIDLAND DRIVE
OGDEN, UTAH 84401

LOCATION: SOUTHEAST 1/4, SEC7, T7N, R1E, SLB&M

REV	DATE	DESCRIPTION	DATE:	04/11/2018
1			SCALE:	1" = 50'
2			DRAWN:	MLW
3			CHECKED:	MLW
4				
5				

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775

www.utahlandsurveying.com

JOB NUMBER

1095-17

SHEET
1 OF 1