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

W N E S

0' 30' 60' 120'
SCALE: 1" = 60'

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 MERIDAN AS SHOWN ON THIS SURVEY PLAT.

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)
DW

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

REX M. ALVORD JR TRUST
TAX ID NO. 22-004-0127

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

16.47

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

(N75°28'39"E 849.33)
N75°28'39"E 832.86

15' DRAINAGE EASEMENT

PERK TEST HOLE

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

(S21°20'04"E 67.00)

PORTION OF LAND TO BE DEDICATED FOR SHAW ROAD RIGHT-OF-WAY CONTAINS 6,148.73 SQ/FT OR 0.14 ACRES

ARC=32.76
RADIUS=267.00
DELTA=07°01'48"

(N21°20'04"W 67.00)

SHAW ROAD

40.00

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

(N89°14'46"W 2215.06)

POINT OF BEGINNING

ARC=202.93
RADIUS=1120.79
DELTA=10°22'26"

PORTION OF ROAD DEDICATED BY STARNES ESTATES 1ST AMENDMENT

ARC=214.87
RADIUS=1186.79
DELTA=10°22'25"
CHORD=S26°31'17"E
CHORD DIST=214.58

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

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

10' P.U. & D.E.

(N31°42'39"W 165.27)

S31°42'39"E 165.27

ADDRESS: 2745 E. SHAW RD (5500 N)

1122.46

S00°45'13"W 2650.40 (MEASURED)
(S00°45'13"W 2650.52 WEBER COUNTY)
BASIS OF BEARING

N00°15'18"E 2647.37 (RECORDED BEARING AS PER 1992 SUBD PLAT OF N.F.R.P. N00°14'00"W)

18.32

ARC=103.98
RADIUS=1024.85
DELTA=5°48'48"

(N85°49'45"E 424

ARC=215.44
RADIUS=227.06
DELTA=54°21'50"

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

1527.23

(N82°54'03"E 23.25)

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

THE UNRECORDED DEDICATION PLAT SEEMS TO AGREE WITH THE OPPOSING SUBDIVISION DEDICATION ALIGNMENT AS WELL AS YOURS. THE OWNERSHIP BETWEEN YOUR BOUNDARY AND THE DEDICATED SECTION OF THE ROAD IS NOT SHOWN. WHO OWNS THE FRONTAGE ALONG YOUR PROPERTY, AS YOU MAY NEED A PRIVATE EASEMENT, OR FOR THEM TO SIGN THE PLAT, TO FORMALLY DEDICATE THE FRONTAGE ALONG YOUR ROAD.

LOT 1
CONTAINS 603,894.30 SQ/FT
OR 13.86 ACRES

1376.55

N08°57'28"W 691.49

REX M. ALVORD JR TRUST
TAX ID NO. 22-004-0129

SET REBAR & CAP STAMPED "UTAH LAND SURVEYING"

SET REBAR & CAP STAMPED "UTAH LAND SURVEYING"

SET REBAR & CAP STAMPED "UTAH LAND SURVEYING"

(N80°32'39"W 154.72)

(WEST 162.44)

(S04°01'05"E 217.05)

S85°58'55"W 697.29
(S85°58'55"W 718.53)

MARJORIE RHODES ALVORD TRUST 1/2
REX M. ALVORD JR TRUST 1/2
TAX ID NO. 22-004-0140

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

LEGEND

Section Monument	Street Monument	Refernce/Witness Monument
Break Line	Set Property Corner with 24"x 5/8" rebar and plastic cap Stamped "UTAH LAND SURVEYING"	0 = (Record bearings and distances) Measured bearings and distances
Property Line		Center Line
Section Line		Easement Line
Gas Line		Water Line
Area to be dedicated to Weber County for public right-of-way		

GENERAL NOTES:

1. 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.

2. 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.

3. 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

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 610,043.03 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 214.58 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 14°18'16" WEST 183.07 FEET; THENCE NORTH 75°28'39" EAST 16.47 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 6,148.73 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 COMBINE THE 2 PARCELS INTO 1 LOT.
-THE FOLLOWING DOCUMENTS WERE USED AND CONSIDERED IN DETERMINING THE LOCATION OF THE BOUNDARY LINES FOR THE SUBJECT PROPERTY; HOWEVER, IT WAS ULTIMATELY DECIDED TO HOLD TO THE LATEST VESTING DEED, WHICH IS A QUIT CLAIM DEED DATED OCTOBER 14, 2008 AS ENTRY NO. 2369794.
-HERE IS A LIST OF THE FOLLOWING DOCUMENTS USED:
  -QUIT CLAIM DEED ENTRY NO. 2369794
  -QUIT CLAIM DEED ENTRY NO. 1622108
  -AMENDED QUIT CLAIM DEED ENTRY NO. 1214681
  -WARRANTY DEED ENTRY NO. 2021278
  -WARRANTY DEED ENTRY NO. 931685
  -BOUNDARY LINE AGREEMENT ENTRY NO. 2075407
  -RECORD OF SURVEY #3588 BY PINNACLE ENGINEERING & LAND SURVEYING, INC
  -RECORD OF SURVEY #1665 BY C.I.S. INC
  -RECORD OF SURVEY #3718 BY C.I.S. INC
  -HADDOCK SUBDIVISION BOOK 44 PAGE 086
  -WEBER COUNTY MONUMENT POSITIONS FOR T7N R1E
  -UNRECORDED DEDICATION PLAT PREPARED BY LANDMARK SURVEYING, INC. DATED MAY 2013 AND AS REFERENCED IN A RECORDED MECHANICS LIEN DATED MAY 12, 2014 AS ENTRY NO. 2686811

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 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

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
STATE OF UTAH

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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____, 2019.

SIGNATURE

PRINT NAME AND TITLE

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2019 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 _____, 2019 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 _____, 2019.

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 _____, 2019.

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 RECORDER

ENTRY NO._____ FEE PAID_____ FILED FOR_____ RECORD AND RECORDED,_____ 2019, AT_____ IN BOOK_____ OF THE OFFICIAL RECORDS, PAGE_____.

RECORDED FOR

WEBER COUNTY RECORDER

_____ DEPUTY.

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 _____, 2019.

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 AFFECT.

SIGNED THIS __ DAY OF _____, 2019

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 _____, 2019.

SIGNATURE

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 _____, 2019.

ATTEST: _____
COUNTY RECORDER

COUNTY COMMISSION CHAIR