

# ARROWHEAD MEADOW PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH

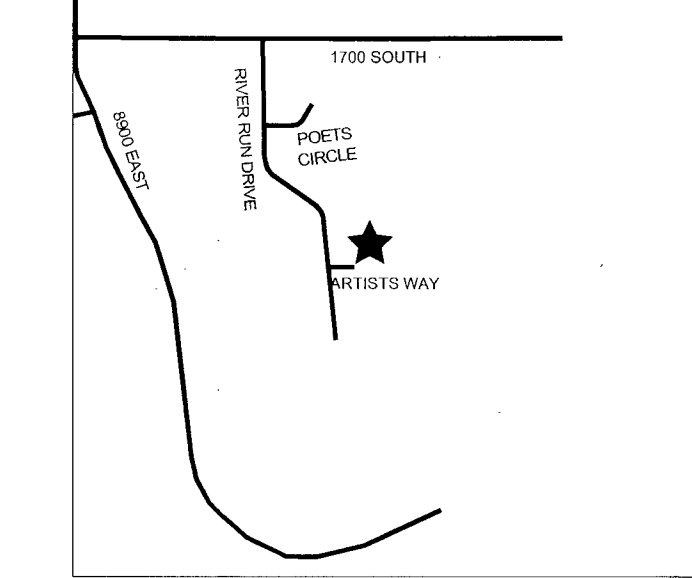
JULY 2020

### BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER BEING LOCATED NORTH 89°10'35" WEST 1178.36 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28; RUNNING THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER NORTH 89°10'35" WEST 349.36 FEET TO THE EAST BOUNDARY LINE OF MONASTERY COVE SUBDIVISION PHASE 1; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION TWO (2) COURSES: (1) NORTH 02°08'21" WEST 495.95 FEET; THENCE SOUTH 89°17'55" EAST 601.87 FEET; THENCE SOUTH 37°52'13" EAST 151.16 FEET; THENCE SOUTH 00°09'27" EAST 1000.76 FEET; THENCE NORTH 87°43'20" EAST 255.34 FEET; THENCE SOUTH 00°40'17" EAST 245.17 FEET; THENCE SOUTH 00°39'40" EAST 248.71 FEET; THENCE NORTH 90°00'00" WEST 439.83 FEET; THENCE SOUTH 01°24'05" WEST 355.59 FEET TO THE POINT OF BEGINNING, CONTAINING 29.50 ACRES MORE OR LESS.

### VICINITY MAP

NOT TO SCALE



### NOTES

1. CURRENT WEBER COUNTY ZONE FV-3.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0476F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. AREA TABULATIONS:
  - 3.1. TOTAL SUBDIVISION AREA - 348,614 SQ.FT.
  - 3.2. TOTAL LOT AREA - 337,057 (96.68%) SQ.FT.
  - 3.3. TOTAL RIGHT-OF-WAY AREA - 11,581 SQ.FT. (3.32%)
4. EPHEMERAL STREAM - FLOW LINE IS SHOWN BASED ON FIELD MEASUREMENTS OF A SLIGHT DEPRESSION, THERE IS NO DISCERNIBLE TOP BANK.
5. PUBLIC ROADWAY LENGTH - 134 LINEAR FEET.
6. PRIVATE RIGHT-OF-WAY LENGTH - 489 LINEAR FEET.
7. 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.

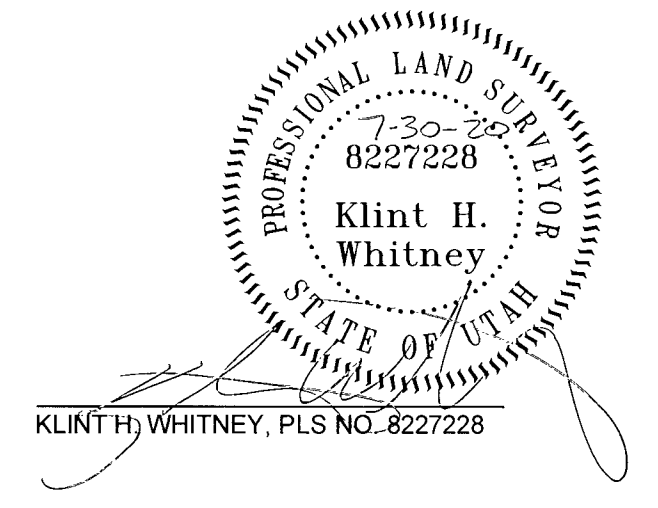
### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO (2) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CURTIS HYDE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°07'48" WEST WEBER COUNTY, UTAH NORTH, AND 89° STATE PLANE GRID BEARING. THE BOUNDARY OF THE SUBDIVISION WAS ESTABLISHED BY THE NEIGHBORING DEDICATED SUBDIVISION MONASTERY COVE SUBDIVISION PHASE 1 ENTRY NUMBER 1656217 AND BY WARRANTY DEEDS, ENTRY NUMBERS 2123884 AND 2123883.

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ARROWHEAD MEADOW PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 30<sup>th</sup> DAY OF JULY, 2020.



### OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:  
**ARROWHEAD MEADOW PHASE 1**  
AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT OF WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, DEDICATION OF UTILITY AND ACCESS EASEMENTS.

SIGNED THIS 6 DAY OF AUGUST, 2020.

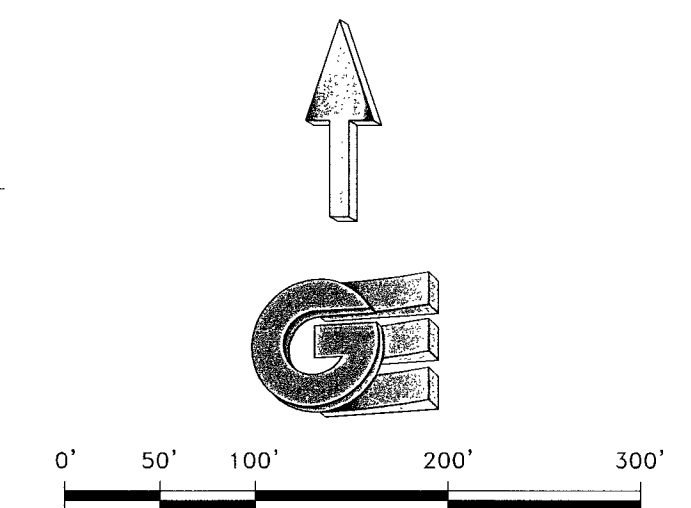
BY: BEN N WHITESIDES TRUSTEE  
BY: BONNIE J WHITESIDES TRUSTEE

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this 6 day of Aug, 2020, personally appeared before me BEN N WHITESIDES, AND BONNIE J WHITESIDES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she/they, are the TRUSTEES OF THE BENJAMIN AND BONNIE WHITESIDES TRUST, DATED FEBRUARY 28, 2019, and that said document was signed by him/her in behalf of said trust, and said BEN N WHITESIDES, AND BONNIE J WHITESIDES acknowledged to me that said trust executed the same.

STAMP: 109793  
NOTARY PUBLIC: 12/23/2023



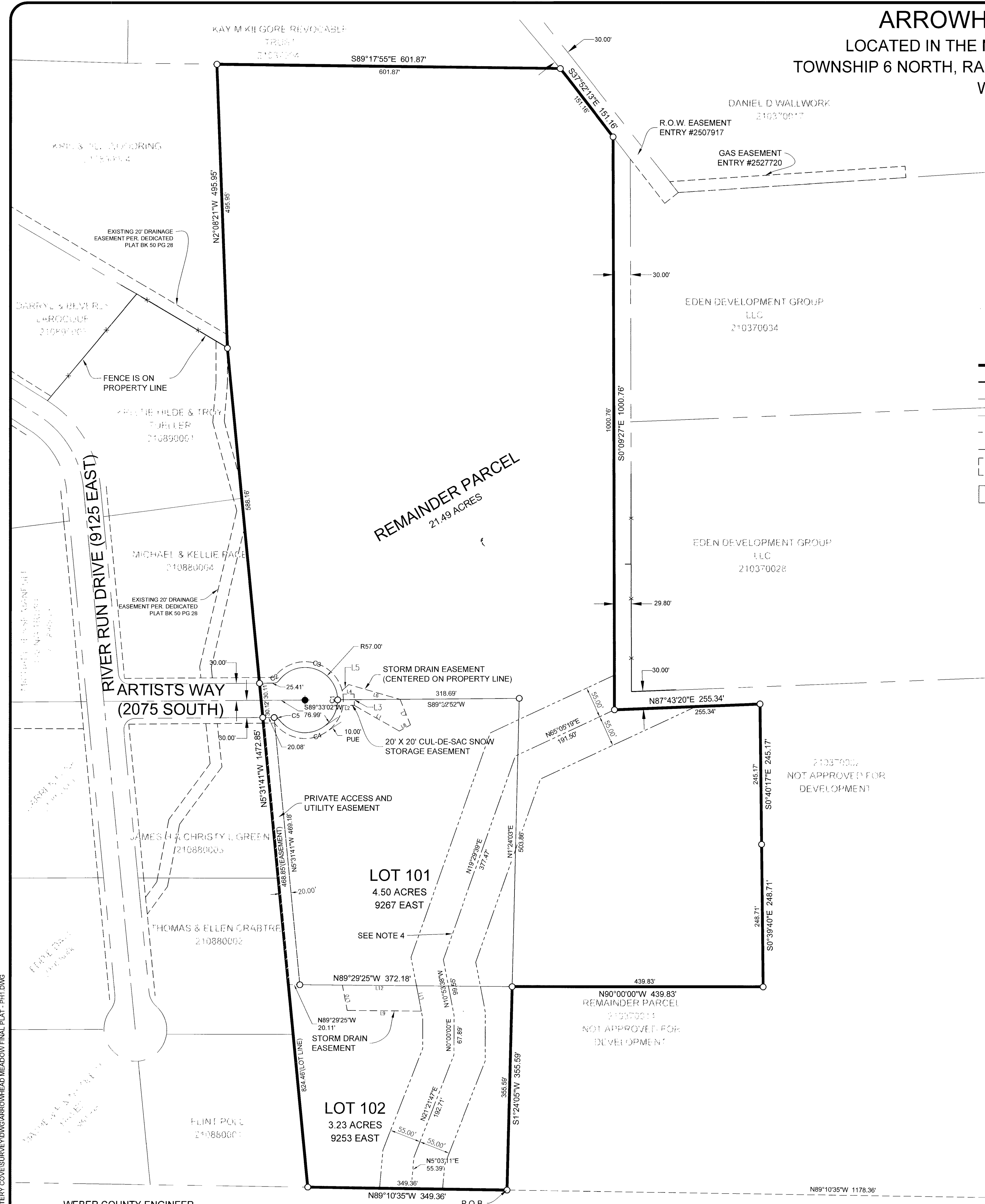
### LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - 20' UTILITY AND ACCESS EASEMENT
- - - 100' WELL PROTECTION ZONE
- ◆ SOIL TEST PIT
- STREET CENTERLINE MONUMENTS

NORTHEAST CORNER SEC. 28 T6N, R2E, S.L.B.&M. WEBER COUNTY PRECAST 3" BRASS CAP MONUMENT 2" BELOW GROUND GOOD CONDITION, DATED 1989

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	284.36	57.00	285°50'18"	N0° 27' 08"W	68.74
C2	10.16	11.00	52°55'09"	S63° 05' 18"W	9.80
C3	142.18	57.00	142°55'10"	N71° 54' 42"W	108.08
C4	142.18	57.00	142°55'10"	S71° 00' 27"W	108.08
C5	10.16	11.00	52°55'09"	N63° 59' 33"W	9.80

LINE TABLE		
LINE #	LENGTH	BEARING
L1	90.72	S60° 24' 17"E
L2	20.00	S89° 32' 52"W
L3	20.00	N0° 27' 08"W
L4	20.00	N89° 32' 52"E
L5	15.54	S48° 02' 45"W
L6	93.80	S74° 00' 18"E
L7	48.46	N22° 11' 01"W
L8	22.30	S61° 43' 29"W
L9	130.00	N89° 29' 25"W
L10	45.00	S10° 53' 38"E
L11	45.00	S10° 53' 38"E
L12	130.00	S89° 29' 25"E



**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 10<sup>th</sup> DAY OF August, 2020.  
Craig Mays  
COUNTY ENGINEER

**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 31<sup>st</sup> DAY OF JULY, 2020.  
[Signature]  
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 EFFECT.  
SIGNED THIS 5 DAY OF Aug, 2020.  
Carroll P. Erickson  
COUNTY ATTORNEY

**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 HEREON ARE HEREBY APPROVED AND ACCEPTED BY THE MEMBERS OF WEBER COUNTY, UTAH.  
SIGNED THIS 15 DAY OF August, 2020.  
[Signature]  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: [Signature]  
NAME/TITLE

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS 11 DAY OF August, 2020.  
[Signature]  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER - MORGAN HEALTH DEPARTMENT**  
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS 30<sup>th</sup> DAY OF JULY, 2020.  
[Signature]  
DIRECTOR WEBER-MORGAN HEALTH DEPT.

<p>DEVELOPER: B &amp; H INVESTMENT CURTIS HYDE 110 WEST JENNINGS LANE CENTERVILLE, UTAH, 84014 801-540-8505</p>	<p><b>S1</b> <b>R1</b></p>	<p><b>COUNTY RECORDER</b> ENTRY NO. <u>2075377</u> FEE PAID <u>\$2.00</u> FILED FOR AND RECORDED <u>11- Aug-2020</u> AT <u>11:31</u> IN BOOK <u>88</u> OF OFFICIAL RECORDS, PAGE <u>31</u>, RECORDED FOR <u>CURTIS HYDE</u> COUNTY RECORDER By: <u>LEANN H. KILTS</u></p>
<p><b>GARDNER ENGINEERING</b> CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>		