

# BRIDGER BUTLER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JUNE, 2020



**VICINITY MAP**  
SCALE: NONE

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°34'18"W

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO FOUR LOTS WITH A REMAINDER PARCEL. THE BOUNDARY WAS ESTABLISHED BY DEED AND FOUND SECTION CORNERS AS SHOWN HEREON. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### BOUNDARY DESCRIPTION

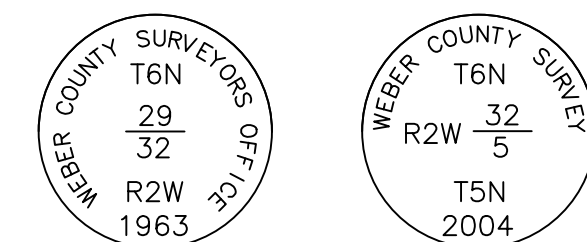
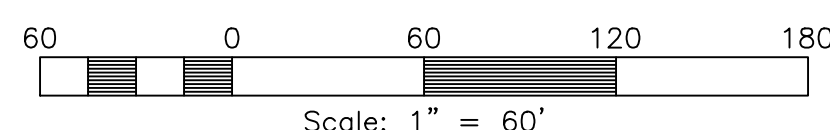
PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°34'18"W 2293.38 FEET AND N89°25'42"W 9.11 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S00°49'03"W 196.40 FEET; THENCE N89°25'42"W 180.87 FEET; THENCE S00°54'14"W 149.32 FEET TO AN EXISTING FENCE LINE; THENCE N89°10'57"W ALONG SAID EXISTING FENCE LINE, 595.54 FEET; THENCE N00°34'18"E 199.19 FEET; THENCE S89°25'42"E 134.23 FEET; THENCE N00°34'18"E 146.74 FEET TO AN EXISTING FENCE LINE; THENCE S89°10'57"E ALONG SAID FENCE LINE, 643.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 222,530 SQUARE FEET OR 5.109 ACRES MORE OR LESS.

### LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = EXPLORATION PIT LOCATION
- = BOUNDARY LINE
- = LOT LINE
- = EXISTING FENCE
- = SECTION TIE LINE
- = ADJOINING PROPERTY LINE
- = EASEMENT LINE
- = EXISTING STRUCTURE
- = EXISTING STRUCTURE



**MONUMENT DETAIL 1**  
(NOT TO SCALE)

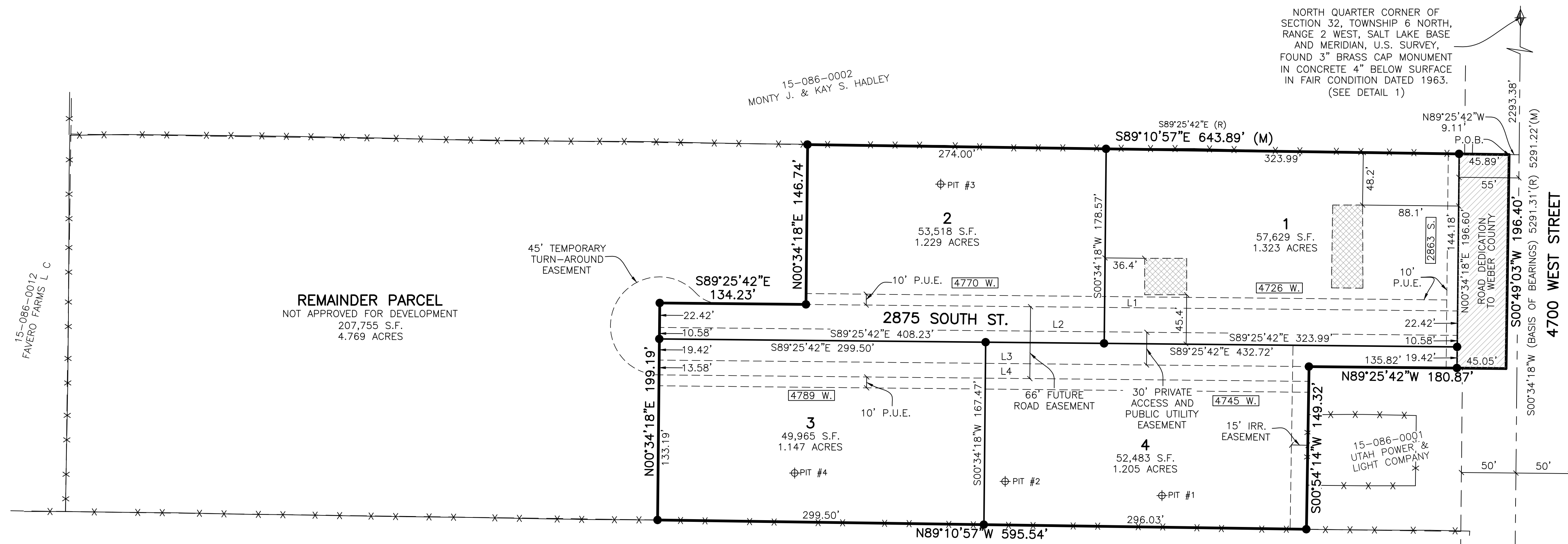
**MONUMENT DETAIL 2**  
(NOT TO SCALE)

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°25'42"E	597.99'
L2	S89°25'42"E	732.22'
L3	S89°25'42"E	596.40'
L4	S89°25'42"E	596.32'

### DEVELOPER

JEFF BUTLER  
2843 S. 4700 W.  
TAYLOR, UT 84401  
801-710-9568



**REMAINDER PARCEL**  
NOT APPROVED FOR DEVELOPMENT  
207,755 S.F.  
4.769 ACRES

### NOTE

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.

### OWNERS DEDICATION AND CERTIFICATION

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 **BRIDGER BUTLER SUBDIVISION**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 AND ALSO DO DEDICATE TO 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 DO GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS AND DO HEREBY GRANT A 30' PRIVATE ACCESS EASEMENT TO THE INDIVIDUAL LOT OWNERS TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY GRANT A 66' FUTURE ROAD EASEMENT TO WEBER COUNTY TO BE USED FOR A FUTURE ROAD AND TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JEFF BUTLER AND LISA BUTLER

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ ) S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

### EXPLORATION PIT DATA

- EXPLORATION PIT #1** - (UTM ZONE 12 NAD 83 0408282 E 4562964 N)  
0-18" LOAM, GRANULAR STRUCTURE, 5% FINE GRAVEL  
17-48" SANDY LOAM, MASSIVE STRUCTURE  
18-44" SANDY LOAM, MASSIVE STRUCTURE  
44-68" SANDY LOAM, MANY MOTTLES THROUGHOUT @ 45 INCHES GROUND WATER @ 68"
- EXPLORATION PIT #2** - (UTM ZONE 12 NAD 83 0408240 E 4522966 N)  
0-08" LOAM, GRANULAR STRUCTURE  
08-63" SANDY LOAM, MASSIVE STRUCTURE  
63-73" SANDY LOAM, MOTTLING @ 64 INCHES GROUND WATER @ 73"
- EXPLORATION PIT #3** - (UTM ZONE 12 NAD 83 0408222 E 4563049 N)  
0-16" LOAM, GRANULAR STRUCTURE  
17-48" SANDY LOAM, MASSIVE STRUCTURE  
48-72" SANDY LOAM, MOTTLING @ 60 INCHES GROUND WATER @ 71"
- EXPLORATION PIT #4** - (UTM ZONE 12 NAD 83 0408181 E 4562972 N)  
0-11" LOAM, GRANULAR STRUCTURE  
11-29" SANDY LOAM, MASSIVE STRUCTURE  
29-65" SANDY LOAM, HORIZON AS IS LIGHT GRAY TO WHITE INDICATING SATURATED CONDITIONS. THE SOIL WAS EVALUATED IN EARLY SPRINGS SOIL WERE WET AT TIME OF EVALUATION

## Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

<b>Project Info.</b>	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	6-25-2020
Name:	BRIDGER BUTLER SUBDIVISION
Number:	6403-01
Scale:	1"=60'

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY ENGINEER

**WEBER COUNTY COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

**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

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY ATTORNEY

**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\_\_\_\_.

\_\_\_\_\_  
WEBER-MORGAN HEALTH DEPARTMENT

**Weber County Recorder**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
\_\_\_\_\_  
Weber County Recorder  
\_\_\_\_\_  
Deputy.