# S & M Estates Subdivision PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY

WEBER COUNTY, UTAH

EAST 1/4 CORNER OF SECTION 23 T.5N., R.1W., S.L.B.&M. WEBER COUNTY BRASS MONUMENT (1982) FOUND 1/4" REBAR (IN GOOD CONDITION) LOT 58 N14°08'24"E LOT 57 108.49 S26°24'16"E 40.00' N81°41'54"E 70.35'-LOT 56 S76'46'56"W 61.27' N0°17'19"E 66.73'-FOUND REBAR & CAP Legend STAMPED "REEVE AND REEVE" N89'42'41"W 54.00'-= SECTION CORNER = SET 5/8" X24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" LOT 55 = FOUND REBAR = BOUNDARY LINE LOT 1 - = LOT LINE STEVEN D. & MARIA ---- = ADJOINING PARCEL LINE YOUNG 240.853 S.F ---- = EASEMENTS 5.529 ACRES —— - - — = SECTION TIE LINE 2702 E. FOUND REBAR & CAP — STAMPED "GREAT BASIN" SCOTT LEE BYBEE P.U.E. = PUBLIC UTILITY EASEMENT N57°13'24"E 27.86 10' POWER LINE EASEMENT ENTRY NO. 2245720 Scale: 1" = 60'N5°00'00"E - 30' SETBACK SOUTH 1/4 CORNER OF SECTION 23 T.5N., R.1W., S.L.B.&M. WEBER COUNTY 60.00 BRASS MONUMENT (2004) 10' P.U.E.─ 6.8 (IN GOOD CONDITION) N89'42'41"W 60.00'-N89°42'41"W 694.28' 25.3 SOUTHEAST CORNER OF SECTION 23 N89° 42' 41"W 85.47'. N89°42'41"W (BASIS OF BEARING) 2592.75' (M) 2592.73' (R) POOL T.5N., R.1W., S.L.B.&M. WEBER COUNTY LOT 1 STATE PLANE GRID PER WEBER COUNTY BRASS MONUMENT (1960) 6425 South ST. (IN GOOD CONDITION) LOT 3 LOT 4 Developer SHADOW OAKS STEVEN D. AND MARIA YOUNG 2702 EAST 6425 SOUTH SOUTH OGDEN, UTAH 84403 **Boundary Description** A PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23, T.5N., R.1W., S.L.B.&M., THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 23, N89°42'41"W 694.28 FEET TO THE NORTHWEST CORNER OF LOT 1, SHADOW OAKS SUBDIVISION UNIT ONE; THENCE ALONG THE NORTH LINE OF 6425 SOUTH STREET, AND SECTION LINE, **Basis of Bearings** N89°42'41"W 60.00 FEET; THENCE LEAVING SAID LINE, N05°00'00"E 60.00 FEET;

> THE BASIS OF BEARINGS FOR THIS PLAT DETERMINED LOCALLY BY THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS N89°42'41"W

# **Narrative**

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A ONE LOT SUBDIVISION. ACCESS TO PROPERTY IS FROM 6425 SOUTH STREET. ALL BOUNDARY CORNERS WERE SET WITH A %" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE 01°05'16" ANGLE DIFFERENCE BETWEEN THE TWO BEARINGS ALONG EASTWOOD NO. 4 AND THE DEDICATED PLAT IN ADDITION TO THE LENGTH DIFFERENCES ARE CONTROLLING FACTORS DERIVED FROM EVIDENCE (FOUND REBAR) ON THE GROUND.

#### **Reference Plats**

- 1. EASTWOOD SUBDIVISION NO. 4, RECORDED NOVEMBER 5, 1968 IN BOOK 16 OF PLATS AT PAGE 12, IN THE WEBER COUNTY RECORDER'S OFFICE.
- 2. SHADOW OAKS SUBDIVISION UNIT ONE, RECORDED FEBRUARY 15, 1978 IN BOOK 21 OF PLATS AT PAGE 24, IN THE WEBER COUNTY RECORDER'S OFFICE.
- 3. SPRING CREEK ESTATES SUBDIVISION NO. 2, RECORDED SEPTEMBER 12, 1988 IN BOOK 30 OF PLATS AT PAGE 88, IN THE WEBER COUNTY RECORDER'S OFFICE.
- 4. SURVEY NO. 002060, RECORD OF SURVEY FOR CENDANT MOBILITY SERVICE, FILED SEPTEMBER 29, 1998 IN THE WEBER COUNTY SURVEYOR'S OFFICE.
- 5. SURVEY NO. 003363, RECORD OF SURVEY FOR LEE BYBEE, DATED OCTOBER 21, 2004 IN THE WEBER COUNTY SURVEYOR'S OFFICE.

#### Surveyor's Certificate

JERRY FLETCHER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 <u>S & M ESTATES SUBDIVISION</u> IN <u>WEBER COUNTY</u>, 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 RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME 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.

6436064	
UTAH LICENSE NUMBER	JERRY FLETCHER

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

#### Owners Dedication And Certification

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND. DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT, S & M ESTATES SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THISDAY OF	, 20
STEVEN D. YOUNG	MARIA YOUNG

ATE OF UTAH	)ss.
AL OF OTALL	<i>)</i> 33.
UNTY OF	)
	,

\_\_ DAY OF BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_

FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

#### NOTARY PUBLIC **COMMISSION EXPIRES**

### Acknowledgment

STATE OF UTAH COUNTY OF	)ss. )			
ON THE DAY BEFORE ME. THE UNDERS	OF, IGNED NOTARY PUBLIC.	20,	PERSONALLY (AND)	APPEARE

SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION. WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES	NOTARY PUBLIC



Project Info. J. FLETCHER

MAY 30, 2013 S & M ESTATES

J. FLETCHER

Number: 6208-01 Revision: 08-06-13 Scale:\_\_\_\_1"=60"

Checked:\_\_

Weber County Recorder

Entry No.\_\_\_\_\_ Fee Paid \_\_\_\_ Filed For Record

And Recorded, \_\_\_\_\_

At \_\_\_\_\_ In Book \_\_\_\_\_ Of The Official Records, Page

# Weber County Planning Commission Approval

THENCE N57°13'24"E 27.86 FEET; THENCE N00°17'19"E 250.00 FEET; THENCE

THENCE S26°24'16"E 40.00 FEET; THENCE N81°41'54"E 70.35 FEET; THENCE

EASTWOOD SUBDIVISION NO. 4 THE FOLLOWING TWO (2) COURSES; (1) THENCE

2, S40°12'38"E 224.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 240,853 SQUARE FEET, OR 5.529 ACRES.

N89°42'41"W 54.00 FEET; THENCE N00°17'19"E 66.73 FEET; THENCE S76°46'56"W

61.27 FEET; THENCE N20°47'41"W 20.40 FEET; THENCE N82°05'19"E 217.60 FEET;

N14°08'24"E 108.49 FEET TO A FOUND REBAR MARKING THE SOUTHWEST CORNER OF

LOT 59, EASTWOOD SUBDIVISION NO. 4; THENCE ALONG THE WESTERLY LINE OF SAID

S54°10'44"E 284.21 FEET; (2) THENCE S39°05'24"E 221.96 FEET TO A FOUND REBAR

THENCE ALONG THE WESTERLY LINE OF SAID SPRING CREEK ESTATES SUBDIVISION NO.

MARKING THE SOUTHWEST CORNER OF LOT 55, EASTWOOD SUBDIVISION NO. 4 AND

THE NORTHWEST CORNER OF LOT 6, SPRING CREEK ESTATES SUBDIVISION NO. 2;

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.

### WEBER COUNTY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

ATTEST

# Weber County Commission Acceptance

ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_,

CHAIRMAN, WEBER COUNTY COMMISSION

#### 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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

#### Weber County Attorney

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 \_\_\_\_\_, 20\_\_\_,

WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT

# 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 \_\_\_\_\_, 20\_\_\_, 20\_\_\_.

Weber County Recorder

Recorded For:

\_\_\_ Deputy.

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