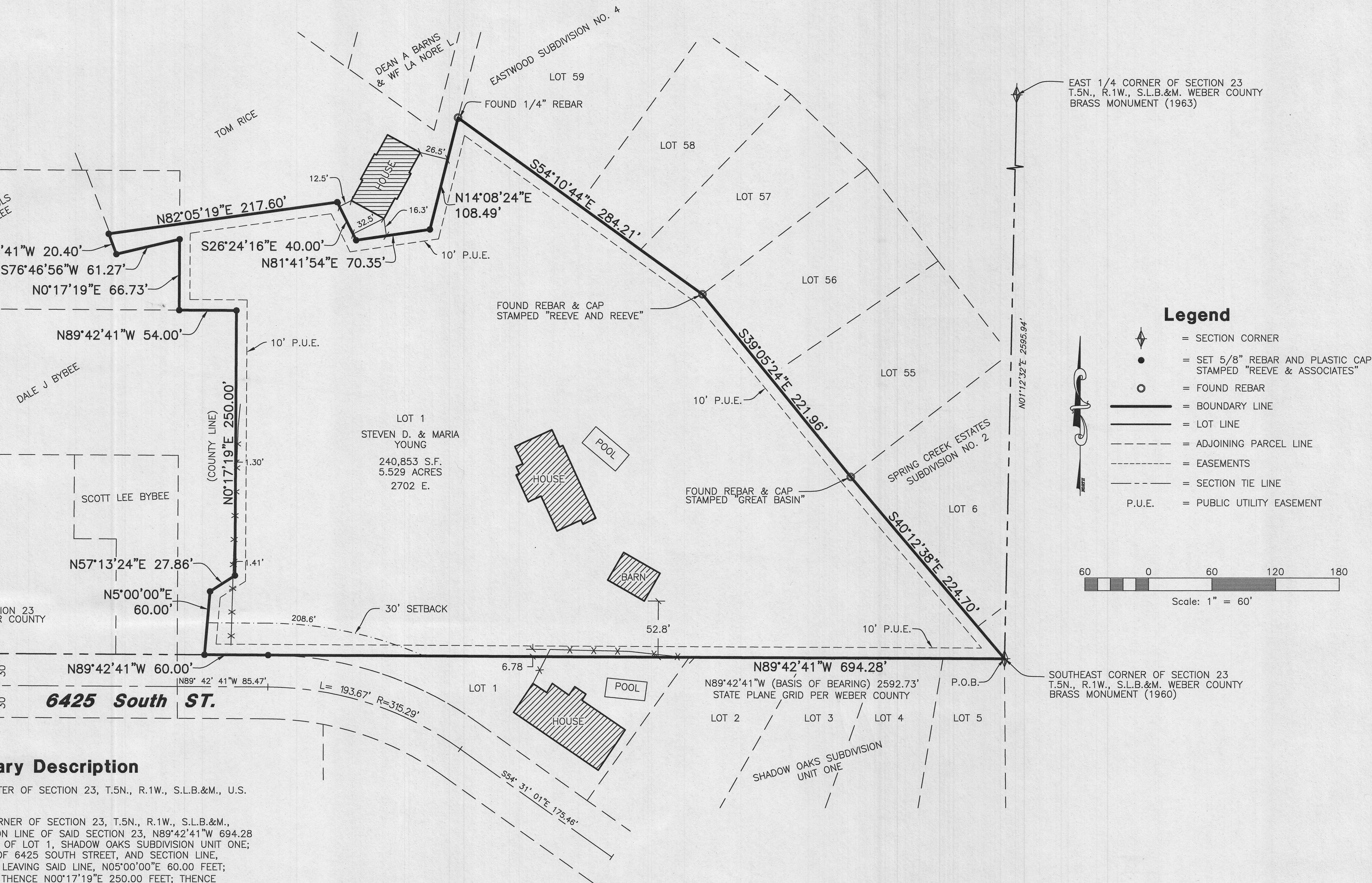


S & M Estates Subdivision

PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2013



Boundary Description

...RNER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S.
...N LINE OF SAID SECTION 23, N89°42'41"W 694.28'
...OF LOT 1, SHADOW OAKS SUBDIVISION UNIT ONE;
...OF 6425 SOUTH STREET, AND SECTION LINE,
LEAVING SAID LINE, N05°00'00"E 60.00 FEET;
THENCE N00°17'19"E 250.00 FEET; THENCE
N00°17'19"E 66.73 FEET; THENCE S76°46'56"W
20.40 FEET; THENCE N82°05'19"E 217.60 FEET;
THENCE N81°41'54"E 70.35 FEET; THENCE
FOUND REBAR MARKING THE SOUTHWEST CORNER OF
O. 4; THENCE ALONG THE WESTERLY LINE OF SAID
FOLLOWING TWO (2) COURSES; (1) THENCE
THENCE S39°05'24"E 221.96 FEET TO A FOUND REBAR
OF LOT 55, EASTWOOD SUBDIVISION NO. 4 AND
6, SPRING CREEK ESTATES SUBDIVISION NO. 2;
E OF SAID SPRING CREEK ESTATES SUBDIVISION NO.
THE POINT OF BEGINNING.

... , OR 5.529 ACRES.

Basis of Bearings

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 5/8" 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

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

Approval	Weber County Engineer
AS DULY SSION.	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.
ION	WEBER COUNTY ENGINEER

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.
SIGNED THIS _____ DAY OF _____, 20____.
TITLE

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 _____ 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 EFFECT.
SIGNED THIS _____ DAY OF _____, 20____.
WEBER COUNTY ATTORNEY

Weber-Morgan Health De
I HEREBY CERTIFY THAT THE SOILS, PER AND SITE CONDITIONS FOR THIS SUBDIVI INVESTIGATED BY THIS OFFICE AND ARE ON-SITE WASTEWATER DISPOSAL SYSTEM
SIGNED THIS _____ DAY OF _____
WEBER-MORGAN HEALTH DE

Sur
I, JERRY FLETCHER, DO HEREBY CERT
SURVEYOR IN THE STATE OF UTAH IN
PROFESSIONAL ENGINEERS AND LAND
SURVEY OF THE PROPERTY DESCRIBED
17-23-17 AND HAVE VERIFIED ALL M
REPRESENTED ON THIS PLAT, AND TH
WEBER COUNTY, UTAH, HAS BEEN DR
TRUE AND CORRECT REPRESENTATION
SUBDIVISION, BASED UPON DATA COM
RECORDER'S OFFICE AND FROM SAID
CERTIFY THAT THE REQUIREMENTS OF
WEBER COUNTY CONCERNING ZONING
BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____
6436064
UTAH LICENSE NUMBER

Owners Dec
WE THE UNDERSIGNED OWNERS OF TH
SET APART AND SUBDIVIDE THE SAME
TRACT, S & M ESTATES SUBDIVISION.
RIGHT AND EASEMENT OVER, UPON AN
UTILITY AND DRAINAGE EASEMENTS, TH
MAINTENANCE AND OPERATION OF PUB
FACILITIES, WHICHEVER IS APPLICABLE
AUTHORITY, WITH NO BUILDINGS OR S

SIGNED THIS _____ D

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____
BEFORE ME, THE UNDERSIGNED NOTAR
SIGNER(S) OF THE
WHO BEING BY ME DULY SWORN, DID
FREELY, VOLUNTARILY, AND FOR THE

COMMISSION EXPIRES

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____
BEFORE ME, THE UNDERSIGNED NOTAR
SIGNER(S) OF THE
WHO BEING BY ME DULY SWORN, DID
FREELY, VOLUNTARILY, AND FOR THE

COMMISSION EXPIRES

