

DAUPHINE'-SAVOY-PIEDMONT SUBDIVISION

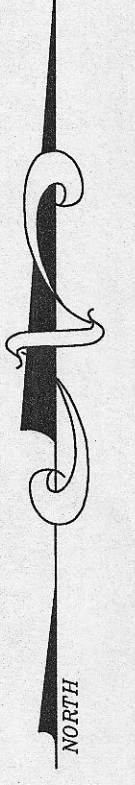
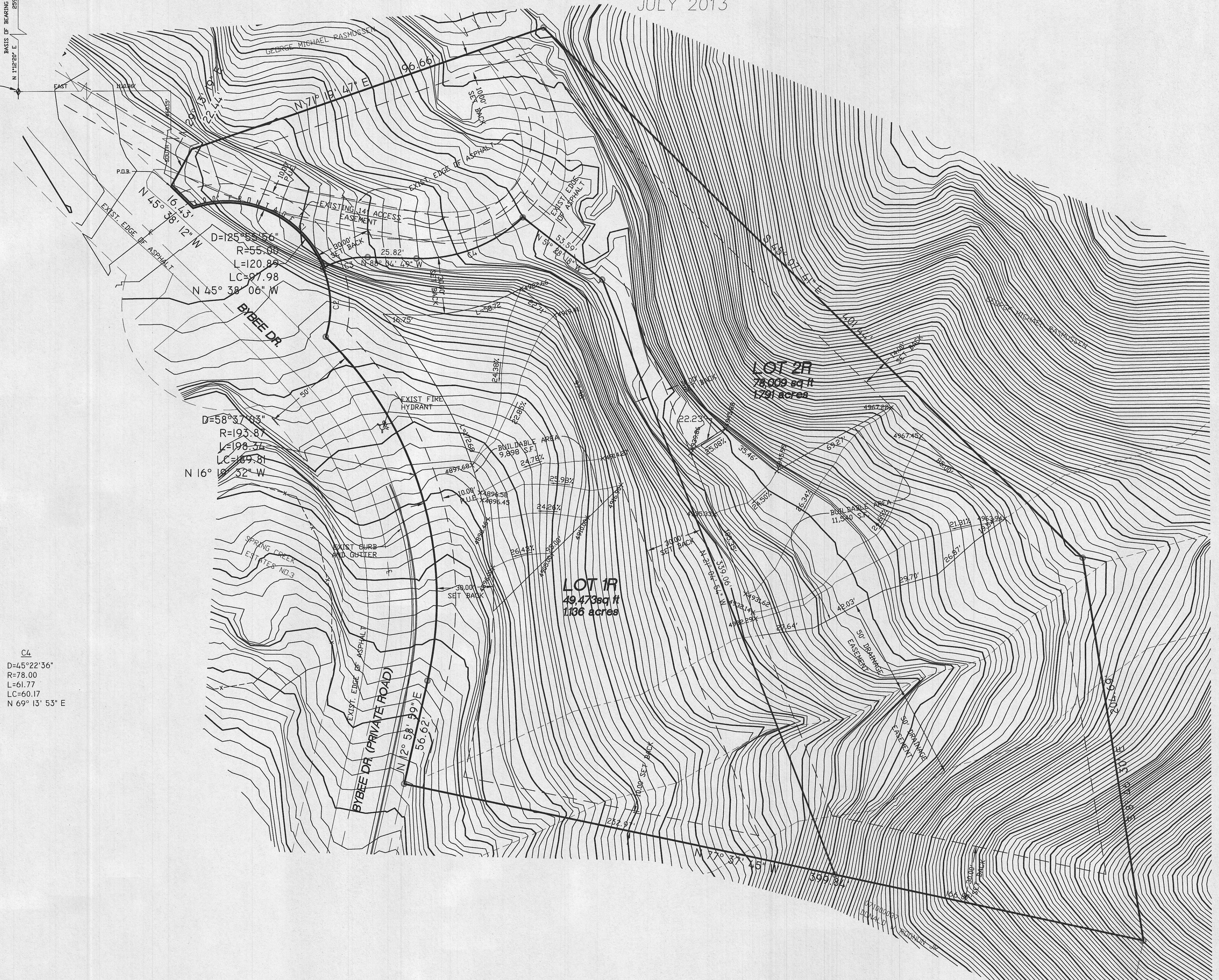
A PART OF THE NW 1/4 OF SEC. 25 T.5N., R.1W., S.L.B.&M.

WEBER COUNTY, UTAH

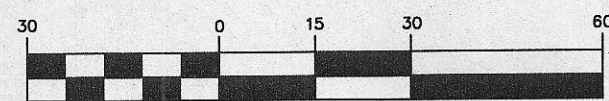
JULY 2013

WEST 1/4 SEC 24, T5N, R1W
W.C. MONUMENT
DATED 1963, FAIR CONDITION

N.W. COR SEC 25, T5N, R1W
FOUND W.C. MONUMENT
DATED 1960, GOOD CONDITION



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

○ = 5/8" x 24" REBAR WITH
CAP STAMPED 167594
P.U.E. = PUBLIC UTILITY EASTMENT

CURVE DATA

C1	C2	C3	C4
D=87°03'22"	D=58°52'34"	D=29°51'56"	D=45°22'36"
R=55.00	R=55.00	R=47.00	R=70.00
L=83.57	L=37.32	L=24.50	L=61.77
LC=75.76	LC=36.61	LC=24.22	LC=60.17
N 65° 04' 23" W	N 2° 06' 25" W	S 76° 59' 13" W	N 69° 13' 53" E

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO (2) LOT SUBDIVISION.

BASIS OF BEARING IS AS SHOWN BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER MONUMENTS OF SECTION 24, T5N, R1W, AND IS STATE PLANE GRID BEARING AS PUBLISHED BY WEBER COUNTY SURVEYOR.

WEBER-MORGAN HEALTH DEPARTMENT

I 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 ____ DAY OF _____, 20__

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____, 20__

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 _____, 20__

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 20__

SIGNATURE

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ____ DAY OF _____, 20__

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREIN ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS ____ DAY OF _____, 20__

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAN.

I DO ALSO HEREBY CERTIFY THAT THIS PLAN OF DAUPHINE'-SAVOY-PIEDMONT SUBDIVISION, IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS ____ DAY OF _____, 20__

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 DAUPHINE'-SAVOY-PIEDMONT SUBDIVISION, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THESE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) IN, OVER AND ACROSS ALL THESE PORTIONS OF PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAN AS PRIVATE ROADS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS OR ASSIGNS, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 20__

GEORGE MICHAEL RASMUSSEN

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BYBEE DRIVE (A PRIVATE ROAD), WHICH LIES EAST 100.86 FEET AND SOUTH 46.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 24; AND RUNNING THENCE NORTH 29°19'11" EAST 22.44 FEET TO THE NORTH LINE OF A 14 FOOT ACCESS EASEMENT; THENCE NORTH 71°19'47" EAST 196.66 FEET; THENCE SOUTH 45°07'41" EAST 40.44 FEET; THENCE SOUTH 8°46'30" EAST 204.69 FEET; THENCE NORTH 77°37'45" WEST 399.84 FEET TO THE EAST RIGHT OF WAY LINE OF BYBEE DRIVE (PRIVATE ROAD); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) CURVES: NORTH 12°58'30" EAST 56.62 FEET, NORTHWESTERLY ALONG THE ARC OF A 193.87 FOOT RADIUS CURVE A DISTANCE OF 198.34 FEET (DELTA IS 58°37'03" AND CHORD BEARS NORTH 16°19'32" WEST 189.81 FEET); AND NORTHWESTERLY ALONG A 55.00 FOOT RADIUS CURVE A DISTANCE OF 120.89 FEET (DELTA IS 125°55'56" AND CHORD BEARS NORTH 43°38'06" WEST 97.98 FEET); AND NORTH 45°38'12" WEST 16.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 127,482 S.F. OR 2.927 ACRES

DEVELOPER:
MATT RASMUSSEN
2975 MELANIE LANE
OGDEN UTAH, 84403

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE: 801-731-4075 FAX: 801-731-8506

WEBER COUNTY RECORDER

CLIENT: MATT RASMUSSEN

LOCATION: NW 1/4 SEC 25
T.5N., R.1W., S.L.B.&M.

SURVEYED:

REVISIONS:	DRAWN BY: TDK
	CHECKED BY: DJB
	DATE: 07-09-13
	FILE: 3236PLAT

ENTRY # _____ FEE _____

FILED FOR RECORD & RECORDED

THIS ____ DAY OF _____, 20__

AT _____ IN BOOK _____ OF _____

PAGE _____

WEBER COUNTY RECORDER

BY _____ DEPUTY