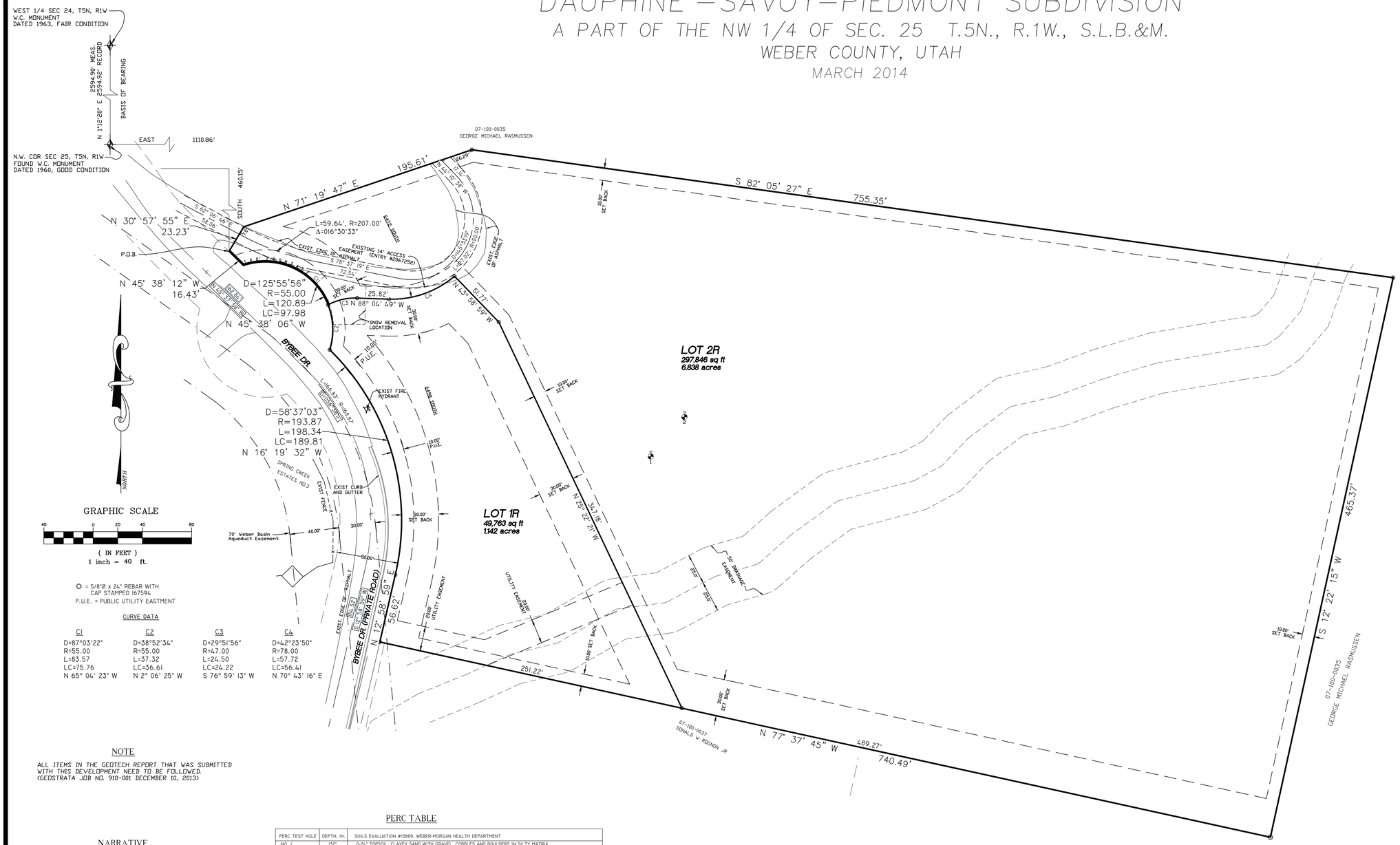
DAUPHINE'-SAVOY-PIEDMONT SUBDIVISION

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

WEBER COUNTY, UTAH

MARCH 2014



= 5/8"Ø x 24" REBAR WITH CAP STAMPED 167594

P.U.E. = PUBLIC UTILITY EASTMENT

CURVE DATA

C1	C2	C3	C4
D=87°03'22"	D=38°52'34"	D=29°51'56"	D=42°23'50"
R=55.00	R=55.00	R=47.00	R=78.00
L=83.57	L=37.32	L=24.50	L=57.72
LC=75.76	LC=36.61	LC=24.22	LC=56.41
N 65° 04' 23" W	N 2° 06' 25" W	S 76° 59' 13" W	N 70° 43' 16" E

SURVEYOR'S 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 PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT 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 ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__.

_____ _____
GEORGE MICHAEL RASMUSSEN

_____ _____
SUZANNE M. RASMUSSEN

ACKNOWLEDGMENT

STATE OF UTAH)ss
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 1110.86 FEET AND SOUTH 460.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 24; AND RUNNING THENCE NORTH 30°57'55" EAST 23.23 FEET TO THE NORTH LINE OF A 14 FOOT ACCESS EASEMENT; THENCE NORTH 71°19'47" EAST 195.61 FEET; THENCE SOUTH 82°05'27" EAST 755.35 FEET; THENCE SOUTH 12°22'15" WEST 465.37 FEET; THENCE NORTH 77°37'45" WEST 740.49 FEET TO THE EAST RIGHT OF WAY LINE OF BYBEE DRIVE (PRIVATE ROAD); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: NORTH 12°58'59" EAST 56.62 FEET, NORTHWESTERLY ALONG THE ARC OF A 193.87 FOOT RADIUS CURVE TO THE LEFT 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 TO THE LEFT A DISTANCE OF 120.89 FEET (DELTA IS 125°55'56" AND CHORD BEARS NORTH 45°38'06" WEST 97.98 FEET), AND NORTH 45°38'12" WEST 16.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 347,601 S.F. OR 7.980 ACRES

NOTE

ALL ITEMS IN THE GEOTECH REPORT THAT WAS SUBMITTED WITH THIS DEVELOPMENT NEED TO BE FOLLOWED. (GEOSTRATA JOB NO. 910-001 DECEMBER 10, 2013)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO (2) LOT SUBDIVISION. THE PLATS OF SPRING CREEK ESTATES NO. 2, AND NO. 3 IN THE WEBER COUNTY RECORDERS OFFICE WERE USED TO AID IN THIS SURVEY. BYBEE DRIVE IS A PUBLIC ROAD NORTH OF THE CIRCULAR PORTION OF THE ROAD AND A PRIVATE ROAD SOUTH OF THAT PORTION. THE PLATS OF SPRING CREEK ESTATES NO. 2 AND NO. 3 WERE USED IN ESTABLISHING THE CENTERLINE OF BYBEE DRIVE.

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.

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	SOILS EVALUATION #13889, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	152"	0-24" TOPSOIL; CLAYEY SAND WITH GRAVEL, COBBLES AND BOULDERS IN SILTY MATRIX
		24-54" DEBRIS FLOW - MASSIVELY BEDDED SAND, GRAVEL, COBBLES AND BOULDERS IN SILTY MATRIX
		54-72" DEBRIS FLOW - MASSIVELY BEDDED, SAND, GRAVEL, COBBLES AND BOULDERS IN SILTY/CLAYEY MATRIX
		72-96" HYPER-CONCENTRATED FLOW - GRAVEL IN A SILT AND SAND MATRIX
		96-120" DEBRIS FLOW - MASSIVELY BEDDED, SAND AND GRAVEL IN SILT MATRIX
		120-152" HYPER-CONCENTRATED FLOW - GRAVEL IN A SILT AND SAND MATRIX
NO. 2	132"	0-8" TOPSOIL; SILTY SAND WITH GRAVEL, COBBLE AND BOULDERS
		18-42" DEBRIS FLOW - MASSIVELY BEDDED SAND, GRAVEL AND COBBLES IN SILT MATRIX
		42-60" FLUVIAL DEPOSIT - GRAVEL IN A SAND AND SILT MATRIX
		60-90" HYPER-CONCENTRATED FLOW - SAND WITH GRAVEL AND SILT
		90-114" FLUVIAL DEPOSIT - GRAVEL IN A MATRIX OF SILT AND SAND
		114-132" DEBRIS FLOW - MASSIVELY BEDDED, SAND GRAVEL AND COBBLES IN A SILT MATRIX

DEVELOPER:
MATT RASMUSSEN
2975 MELANIE LANE
OGDEN UTAH, 84403

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 PLAT 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 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__.

_____
SIGNATURE

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__.

_____
SIGNATURE

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 THIS _____ DAY OF _____, 20.

_____
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

_____

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

CLIENT: MATT RASMUSSEN

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

SURVEYED:

REVISIONS:		DRAWN BY: TDK
		CHECKED BY: DKB
		DATE: 1-6-14
		FILE: 3236PLAT

WEBER COUNTY RECORDER

ENTRY #_____ FEE _____

FILED FOR RECORD & RECORDED

THIS ____ DAY OF _____ 20__

AT _____ IN BOOK _____ OF____

PAGE _____

_____
WEBER COUNTY RECORDER

BY _____
DEPUTY