MALLARD SPRINGS SUBDIVISION 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 PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS WEBER COUNTY, UTAH REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF <u>MALLARD SPRINGS SUBDIVISION</u> IN <u>Weber county</u>, utah, has been drawn correctly to the designated scale and is a Show canal in this KATHLEEN V BUCK & FOUR M'S PARTNERSHIP area, does it go JANUARY, 2014 ROMNEY H BUCK TR TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID through lot #1? SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY -55' TEMPORARY Is this just for construction? S89°11'45"E 1190.64' RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER TURN AROUND Or until the road is continued? CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF — — — -172.48'- — — — ———172.48'——— - — — — -172.48**'**- — — — WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE PROJECT SITE RETENTION BEEN COMPLIED WITH. BASIN EASEMENT / SIGNED THIS ______, 20____, 20____. 40,003 S.F. 0.918 ACRES 40.003 S.F. 40,000 S.F. 40,000 S.F. 40,000 S.F. 40,247 S.F. 0.918 ACRES 0.918 ACRES 0.918 ACRES 0.918 ACRES 0.924 ACRES N89°17'09"W 266.67' 55' TEMPORARY 6436064 TURN AROUND —10' P.U.E. UTAH LICENSE NUMBER JERRY FLETCHER (TYP.) [→] - -172.48' - - - ------172.48'----------173.73'----40.001 S.F. 0.918 ACRES **VICINITY MAP** OWNERS DEDICATION AND CERTIFICATION N89°11'45"W 892.87' WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY NOT TO SCALE STREET NAME SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **MALLARD SPRINGS SUBDIVISION**, AND DO HEREBY DEDICATE TO N89°17'09"W 266.67' - — — — -200.88<mark>'-</mark> — — — _ _ — — — —200.88' — — — — — -----200.86'----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 TO GRANT AND **BASIS OF BEARINGS** -10' P.U.E. DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS -10' P.U.E. DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH EASEMENTS AND CANAL MAINTENANCE EASEMENT. THE SAME TO BE USED FOR THE QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 28. TOWNSHIP 6 INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN 40,000 S.F. DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER HEREON AS: N89°10'15"W 54544 S.F. 0.918 ACRES 42742 S.F. CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY 42762 S.F. 42815 S.F. 1.25 ACRES 0.98 ACRES THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN 0.98 ACRES 0.98 ACRES SUCH EASEMENTS. PARCEL A IS DEDICATED TO WEBER COUNTY FOR THE PURPOSE OF A **NARRATIVE** 65.00' STORM DRAIN DETENTION FACILITY. N89°17'09"W 266.67' THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET *─*3.29' SIGNED THIS ______, 20____, 20____. WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL . Address canal through lot 1 N89°31'23"W 258.92' FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT – −S89°10'02"E – -S89°10'02"E — — — S89°10'02"E THE EXTENSION OF THE SIDE LOT LINES. 40,000 S.F. 150.01 150.01 2. Lot 10 miscloses, check sum of lines along lots 10-13 153.45 Front and rear corners must be set on property corners in order for building permits to be issued 0.918 ACRES 3. See attachment for verbiage regarding temporary turn arounds Misclose 0.55' Name Calls along lots 7-9 I. Show land serial numbers of adjoiners **BOUNDARY DESCRIPTION** sum to 602.92', calls 5. Call out adjoiners in legal description, also call out New Wilson Ditch (mentioned on deed E# 1132096) PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 along lots 10-13 sum N89°17'09"W 266.67' WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS: 6. Legal description differs from Deed description Name 12 11 explain in narrative how boundary was found. Show BEGINNING AT A POINT WHICH LIES N89°10'15"W 947.50 FEET AND N00°49'45"E 40,003 S.F. 40,003 S.F. 40,003 S.F. occupational evidence and boundary markers on plat. 40.479 S.F. 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE 0.918 ACRES 0.918 ACRES 0.918 ACRES 7. State that basis of bearing is Utah State Plane North, 0.929 ACRES ACKNOWLEDGMENT N89°10'15"W 60.00 FEET; THENCE N00°49'45"E 234.00 FEET; THENCE N89°10'15"W give record and measured data 180.00 FEET; THENCE N00°49'45"E 75.00 FEET; THENCE N89°10'15"W 134.79 FEET; STATE OF UTAH 8. State how ROW dedication area on 2550 S was established THENCE NO0°14'31"E 482.91 FEET; THENCE N89°31'23"W 258.92 FEET; THENCE COUNTY OF _____ 50,321 S.F. (we are sending our field crew to verify that the section line is N00°28'26"E 502.83 FEET; THENCE S89°11'45"E 1190.64 FEET; THENCE S00°42'51"W 1.155 ACRES the road CL) Also state that 2550 is dedicated to the centerline. 731.85 FEET; THENCE S44°28'34"W 310.78 FEET; THENCE S41°48'03"W 26.06 FEET; –10' P.U.E. ON THE ______ DAY OF _____, 20___, PERSONALLY APPEARED (TYP.) THENCE S30°57'02"W 44.77 FEET; THENCE S29°01'41"W 55.44 FEET; THENCE 9. Show street names and addresses (addresses provided with BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) N89°17'09"W 32.58 FEET: THENCE S00°42'51"W 18.57 FEET: THENCE N89°10'15"W SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION. 237.54 FEET; THENCE S00°49'45"W 211.00 FEET TO THE POINT OF BEGINNING. WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME __ 10. Show all structures 2475 SOUTH STREET within 30' of property lines FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. N83°55'37"W 174.33" N89°10'02"W 630.47' CONTAINING 1,073,821 SQUARE FEET OR 24.652 ACRES 346.66 27' IRRIGATION - — — 316.36'— — — — — -COMMISSION EXPIRES NOTARY PUBLIC - — — –159.50'– — — **CURVE TABLE** HUNTER PLACE 10' P.U.E. (TYP.) # RADIUS ARC LENGTH CHD LENGTH TANGENT CHD BEARING DELTA 16 ACKNOWLEDGMENT 10.29' S18°13'03"E 37°51'49" 50,097 S.F. 47.88' 25.75' S15°32'18"E 43°13'20" 49.03 2 65.00 1.150 ACRES 61,754 S.F. 139.11' 114.04' 118.78' S67'23'05"W 122'37'25" C3 | 65.00' | STATE OF UTAH - KEITH A ANDERSON 1.418 ACRES 10.29' N70°14'07"W 37°51'49" C4 30.00' | 19.83 19.47 COUNTY OF _____ 40,017 S.F. 0.919 ACRES ON THE ______ DAY OF ______, 20___, PERSONALLY APPEARED -S41°48'03"W BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ____ DEDICATION ~ N89°10'15"W **LEGEND** ¹ 26.06' _ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE 134.79 _____ OF SAID CORPORATION AND THAT THEY -S30°57'02"W = SECTION CORNER SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND Developer: IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED. 44.77 = SET CENTERLINE MONUMENT S89°10'15"E | 60.00 M & D DEVELOPERS N89°10'15"W - — -159.50'- — — -DOUG HAMBLIN & JASON HAMBLIN N00°49'45"E = BOUNDARY LINE 180.00 P.O. BOX 625 75.00' N89°10'15"W 237.54' ROY, UT 84067 = LOT LINE NOTARY PUBLIC COMMISSION EXPIRES (801) 725-3782 N89°17'09"W S00°42'51"W ---- --- = ADJOINING PROPERTY 32.58' Project Info. -----= EASEMENTS ____ - _ _ = SECTION TIE LINE — — = ROAD CENTERLINE SOUTH QUARTER CORNER OF N. ANDERSON **DETAIL A** SECTION 28, TOWNSHIP 6 Beain Date: NORTH. RANGE 2 WEST. SALT ROAD DEDICATION 11-07-13 LAKE BASE AND MERIDIAN, N89°10′15″W ≥ U.S. SURVEY. FOUND BRASS 60.00 SEE DETAIL A = PUBLIC UTILITY EASEMENT MALLARD SPRINGS CAP MONUMENT DATED 1963 SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 6 $_{80}$ = Set rebarand cap $_{240}$ Number: <u>3442–A30</u> NORTH, RANGE 2 WEST, SALT TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com — N00°49'45"Е 33.00' LAKE BASE AND MERIDIAN, ~ U.S. SURVEY. FOUND BRASS Scale: 1" = 80'N89°10'15"W (BASIS OF BEARINGS) 2637.12' CAP MONUMENT DATED 1963 2550 SOUTH STREET Checked:___ Weber County Recorder WEBER COUNTY PLANNING WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY SURVEYOR Entry No.____ Fee Paid COMMISSION APPROVAL ____ Filed For Record HEREBY CERTIFY THAT THE REQUIRED PUBLIC THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT. THE HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER I HEREBY CERTIFY THAT THE SOILS. PERCOLATION RATES. HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S And Recorded, _____ DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT. AND AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS At _____ In Book _____ SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND IN MY OPINION THEY CONFORM WITH THE COUNTY INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. Of The Official Records, Page THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND ON-SITE WASTEWATER DISPOSAL SYSTEMS. WITH LINES AND MONUMENTS ON RECORD IN COUNTY SIGNED THIS _____, 20__. FOR THE INSTALLATION OF THESE IMPROVEMENTS. APPROVED AND ACCEPTED BY THE COMMISSIONERS OF SIGNED THIS _____, 20___, 20___. OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER Recorded For: SIGNED THIS _____, 20___, 20___. WEBER COUNTY, UTAH. COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SIGNED THIS _____, DAY OF _____, SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____, DAY OF _____, 20___. Weber County Recorder CHAIRMAN, WEBER COUNTY COMMISSION CHAIRMAN, WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ENGINEER WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT ___ Deputy.

SURVEYOR'S CERTIFICATE

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