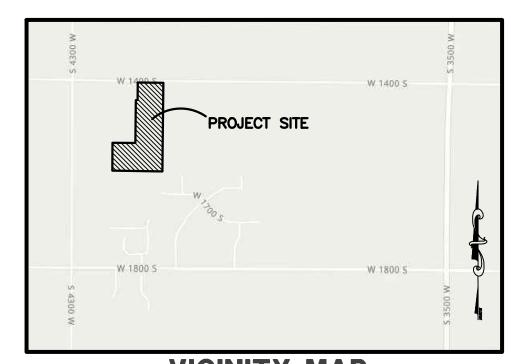
ANSELMI ACRES SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH MAY, 2023



VICINITY MAP

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY QUARTER SECTION LINE, THE EAST LINE OF THE PROPERTY WAS ESTABLISHED BY LINES OF ALIQUOT SUBDIVISION OF THE QUARTER SECTION, AND THE SOUTH AND WEST LINES WERE ESTABLISHED BY SUBDIVISION AND DEEDS OF RECORD. THE 33 FOOT WIDE HALF WIDTH FOR 1400 SOUTH STREET WAS ESTABLISHED BY INFORMATION FROM DAYBREAK SUBDIVISION, WHICH, PER PLAT, WAS ESTABLISHED BY THE WEBER COUNTY SURVEYORS OFFICE

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 945.51 FEET SOUTH 89°12'03" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°12'03" EAST 380.56 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 21; THENCE SOUTH 00°36'26" WEST 172.17 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°23'34" WESD 6.00 FEET; THENCE SOUTH 00°36'26" WEST 215.00 FEET; THENCE SOUTH 89°23'34" FAST 6.00 FEET TO SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER: THENCE SOUTH 00°36'26" WEST 929.89 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 89'10'04" WEST 746.41 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°30'47" EAST 413.81 FEET; THENCE SOUTH 89°29'13" EAST 341.10 FEET; THENCE NORTH 00°30'47" EAST 638.53 FEET; THENCE SOUTH 89°29'13" EAST 26.91 FEET; THENCE NORTH 00°30'47" EAST 262.47 FEET TO THE POINT OF BEGINNING.

CONTAINS: 668,304 SQUARE FEET OR 15.342 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
21	180.00	67.71'	67.31'	34.26'	S09°43'58"E	21°33'04"
2	180.00'	26.57	26.54'	13.31'	S24°44'12"E	8°27'24"
23	120.00	55.34'	54.86'	28.17	S15°45'09"E	26°25'30"
24	120.00	6.39'	6.39'	3.20'	S01°00'49"E	3°03'11"
25	120.00	64.07'	63.31'	32.82	S15°48'27"W	30°35'20"
6	180.00	12.32'	12.32'	6.16	S29°08'28"W	3°55'19"
7	180.00	81.71	81.01'	41.57'	S14°10'33"W	26°00'31"
28	120.00	62.33'	61.63'	31.89'	N16°13'18"E	29°45'39"
)9	180.00	24.91'	24.89'	12.47'	N27°08'18"E	7°55'39"
10	180.00	71.19'	70.73	36.07	N11°50'37"E	22°39'41"
11	180.00	49.51	49.36'	24.91'	N07°22'02"W	15°45'38"
12	180.00	43.09'	42.99'	21.65'	N22°06'23"W	13°43'03"
13	120.00	34.43'	34.32'	17.34'	N20°44'40"W	16°26'28"
14	120.00	28.41	28.35'	14.27'	N05°44'26"W	13°34'00"
15	150.00	78.56'	77.67'	40.20'	S13°57'40"E	30°00'28"
16	150.00	77.17'	76.33'	39.46'	S14°13'34"E	29°28'41"
17	150.00	80.08	79.13'	41.02'	S15°48'27"W	30°35'20"
18	150.00	79.24'	78.33'	40.57	S15°58'03"W	30°16'08"

calls do not match plat

	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	1
	180.00	67.71'	67.31'	34.26'	S09°43'58"E	21°33'04"
	180.00'	26.57'	26.54'	13.31'	S24°44'12"E	8°27'24"
	120.00'	55.34'	54.86'	28.17	S15°45'09"E	26°25'30"
	120.00	6.39'	6.39'	3.20'	S01°00'49"E	3°03'11"
	120.00'	64.07'	63.31'	32.82'	S15°48'27"W	30°35'20"
	180.00'	12.32'	12.32'	6.16'	S29°08'28"W	3°55'19"
	180.00	81.71	81.01'	41.57	S14°10'33"W	26°00'31"
	120.00	62.33'	61.63'	31.89'	N16°13'18"E	29°45'39"
	180.00	24.91'	24.89'	12.47'	N27°08'18"E	7°55'39"
)	180.00	71.19'	70.73	36.07	N11°50'37"E	22°39'41"
	180.00	49.51	49.36'	24.91'	N07°22'02"W	15°45'38"
•	180.00	43.09'	42.99'	21.65'	N22°06'23"W	13°43'03"
,	120.00'	34.43'	34.32'	17.34	N20°44'40"W	16°26'28"
	120.00	28.41	28.35'	14.27'	N05°44'26"W	13°34'00"
)	150.00'	78.56'	77.67	40.20'	S13°57'40"E	30°00'28"
;	150.00	77.17'	76.33'	39.46'	S14°13'34"E	29°28'41"
7	150.00'	80.08	79.13'	41.02'	S15°48'27"W	30°35'20"

SURVEYOR'S CERTIFICATE

TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A 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 **ANSELMI ACRES SUBDIVISION** IN **WEBER COUNTY**, 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

SIGNED THIS _____, 20___.

9031945 UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

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 ON THE PLAT AND NAME SAID TRACT **ANSELMI ACRES SUBDIVISION**, AND DO HEREBY DEDICATE TO 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 DEDICATE PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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 AND ALSO DEDICATE THE INTERIM DETENTION BASIN TO THE DEVELOPER TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____, DAY OF _____, 20___.

check ownership

TRESORELLE LLC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF ______

ON THE _____, DAY OF _____, 20___, PERSONALLY APPEARED

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) ______ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE ____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND

IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC COMMISSION EXPIRES

DEVELOPER:

STEWARD DEVELOPMENT SKY HAZLEHURST 1708 EAST 5550 SOUTH SOUTH OGDEN, UT. 74405 (801) 837-2020



WEBER-MORGAN HEALTH DEPARTMENT

HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES,

AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN

INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR

SIGNED THIS _____, 20___, 20___.

ON-SITE WASTEWATER DISPOSAL SYSTEMS.

Project Info. N. ANDERSON Begin Date: 4-3-2023

ANSELMI ACRES SUBD.

Number: 7152-19 Revision:

Checked:_

WEBER COUNTY PLANNING COMMISSION APPROVAL

The narrative explains and identifies

established or reestablished lines. UCA

the found monuments or deed

Need to show found evidence of

occupation "ie fences, buildings,

jog and 6' difference from record

walls, ditches etc." for the east

and North boundary for the 6'

across North and South

elements that controlled the

17-23-17(4)(a)(iii)

Boundary"

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

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 _____,

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE

WEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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

SIGNED THIS _____, 20__.

WEBER COUNTY ATTORNEY DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder Entry No._____ Fee Paid ____ Filed For Record

And Recorded, _____ At _____ In Book _____ Of The Official Records, Page

Recorded For:

Weber County Recorder

__ Deputy.

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ATTEST

