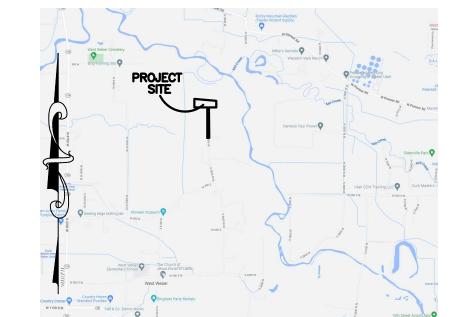
PART OF THE EAST HALF OF SECTION 9. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH NOVEMBER, 2023



**VICINITY MAP** 

FENCE LINE IS

0.7' NORTH OF

PROPERTY LINE

15-028-0049

HERITAGE LAND HOLDINGS LLC

PROPERTY

CORNER IS 4.4' SOUTH OF FENCE

FENCE CORNER

IS 1.2' SOUTH

AND 0.8' EAST

OF PROPERTY

15-028-0001

HERITAGE LAND

FENCE CORNER

IS 0.3' NORTH

AND 0.7' WEST

Check S.F. and

and addresses

OF PROPERTY

S89°15'15"E 143.03'

33' PUBLIC -

DEDICATION

FENCE LINE IS 1.1' NORTH OF —

33' PUBLIC RIGHT OF WAY

DEDICATION

PROPERTY LINE

RIGHT OF WAY

\$00°51'31"W 310.76'

FENCE LINE IS-

0.1' EAST OF

PROPERTY LINE

130,386 S.F.

2.993 ACRES

322 01'

The house number marked on each

See Addressing review for street #

lot so as to face the street frontage

LOT 1

5.453 ACRES

Check S.F. and Acres

Check lot and

road distance

FENCE CORNER

IS 1' NORTH -

AND 0.1' EAST OF PROPERTY

FENCE LINE IS

1.1' FAST OF

PROPERTY LINE

N00°02'46"E 415.59'

15-028-0049

HERITAGE LAND

HOLDINGS LLC

**BASIS OF BEARINGS** 

A LINE BEARING SOUTH 89°15'28" EAST BETWEEN SAID CENTER AND WITNESS MONUMENT FOR THE EAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH. RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WAS USED AS THE BASIS OF BEARINGS FOR THIS

NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

FENCE CORNER

AND 0.6' WEST

FENCE LINE IS

PROPERTY LINE

Delete this line not

part of lot

FENCE CORNER

IS 1.2' SOUTH

AND 0.6' EAST

-CORNER IS 0.3'

NORTH OF

FENCE LINE

-1.7' SOUTH OF

EAST QUARTER CORNER OF SEC. 9,

T.6N., R.2W., S.L.B.&M., U.S.

SURVEY (NOT FOUND)

REFERENCE MONUMENT TO THE

EAST 1/4 CORNER OF SEC. 9,

T,6N., R.2W., S.L.B.&M., U.S.

SURVEY (FOUND BRASS CAP

The existing location, widths, and other

dimensions of all existing or platted

land drains, culverts, watercourses,

wetlands, streams corridor setbacks.

adjacent (within 30') to the tract of land

Private street. A Parcel dedicated to the county but intended for a

maintained street. See note [enter note number here]." The note

operated and maintained street" is reserved for the exclusive and

private use of the adjoining Lot owners until and unless the

privately operated and maintained street, pursuant to Section

106-2-2.020, shall be labeled as "Privately operated and

shall read as follows: "Use of a street labeled as "Privately

governing body assumes public responsibility for the street.

Parcel A should not be labeled as a parcel but dedicated as a

flood plain within and immediately

to be subdivided

MONUMENT, STAMPED 2001)

Private Street

Per Planning Department

Add and label 10ft PUE along dedicated ROW

**BOUNDARY DESCRIPTION** 

A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING LOCATED ALONG SAID SOUTH LINE SOUTH 8915'28" EAST 300.32 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 9; RUNNING THENCE NORTH 0°02'46" EAST 415.59 FEET; THENCE SOUTH 83°59'27" EAST 442.90 FEET; THENCE SOUTH 82'48'56" EAST 571.68 FEET; THENCE SOUTH 0°51'31" WEST 310.76 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE NORTH 89"15'28" WEST 391.46 FEET; THENCE SOUTH 0°46'47" WEST 1588.91 FEET; THENCE NORTH 89°03'30" WEST 29.82 FEET; THENCE NORTH 0°46'24" EAST 1588.80 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE NORTH 89"15'28" WEST 581.96 FEET TO THE POINT

The existing location, widths, and other

adjacent (within 30') to the tract of land

dimensions of all existing or platted

Show all right of ways or easements

easements for parcels 15-028-0049

15-028-0046

HERITAGE LAND

HOLDINGS LLC

S00°46'47"W 1588.91'

N00°46'24"E 1588.80'

15-028-0057

HIPWELL, BRENT A &

WF JILL C HIPWELL

15-028-0009

HIPWELL, KENNETH

S00°51'22"W 2641.16' (MEASURED)

S00°51'29"W 2641.10' (CALC'D)

also is there any prescriptive use

easements within and immediately

to be subdivided

and 15-028-0001

CONTAINING 9.54 ACRES MORE OR LESS.

FENCE LINE IS

1.3' EAST OF

PROPERTY LINE

PARCEL A

**NARRATIVE** 

BRASS CAP MONUMENTS WERE FOUND FOR THE SOUTHEAST CORNER, THE SOUTH QUARTER CORNER AND CENTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. A BRASS CAP WITNESS MONUMENT WAS FOUND FOR THE EAST QUARTER CORNER OF SAID SECTION.

A RECORD OF SURVEY PREPARED BY GARDNER ENGINEERING FOR CARISA HIPWELL, DATED SEPTEMBER 13, 2021, AND FILED SEPTEMBER 17, 2021; A PROPERTY SURVEY PREPARED BY GREAT BASIN ENGINEERING FOR KENNETH HIPWELL, DATED DECEMBER 7. 2000, AND FILED DECEMBER 19, 2000; A PROPERTY SURVEY PREPARED BY LANDMARK SURVEYING, INC. FOR CLAUSE BLANCH, DATED NOVEMBER 25, 2005, AND FILED NOVEMBER 14, 2006; AND A SURVEY PLAT FOR BRENT HIPWELL SUBDIVISION PREPARED BY HANSEN & ASSOCIATES, INC. DATED MAY 5, 2022, AND FILED MAY 18, 2022 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION

The location, widths, and other

designated as private

dimensions of proposed public streets,

private streets, private access rights of

way, or alleys with proper labeling of

spaces to be dedicated to public or

**LEGEND** 

= SECTION CORNER

= BOUNDARY LINE

= FOUND GARDNER ENGINEERING REBAR

Dedicate and reserve unto themselves, their

heirs, their grantees and assigns, a right-of-way

to be used in common with all others within said

subdivision (and those adjoining subdivisions

owners, their successors, or assigns) on, over

and across all those portions or parts of said

tract of land designated on said plat as private

streets (private rights-of-way) as access to the

owners' association whose membership consist

individual lots, to be maintained by a lot (unit)

of said owners, their grantees, successors, or

dimensions of all existing or platted

streets or railroad lines within and

tract of land to be subdivided

immediately adjacent (within 30') to the

15-028-0047

HERITAGE LAND

HOLDINGS LLC

FENCE CORNER IS 0.2'

-WEST AND 1.2' NORTH

OF PROPERTY CORNER

N89'03'30"W

3600 WEST STREET

that may be subdivided by the undersigned

= LOT LINE --- -- = ADJOINING PROPERTY \_\_\_\_\_ = SECTION TIE LINE

X X X = EXISTING FENCELINE

= TEST PIT LOCATION

Scale: 1" = 100'

SOUTHEAST CORNER OF SEC. 9,

T.6N., R.2W., S.L.B.&M., U.S.

SURVEY (FOUND WEBER COUNTY

SURVEY BRASS CAP MONUMENT,

STAMPED 1988)

FOUND GARDNER

ENGINEERING

REBAR AND CAP

2.6' NORTH OF

PROPERTY

FOUND GARDNER

REBAR AND CAP

1' NORTH OF

PROPERTY

CORNER

"Grant and dedicate a perpetual right and

easement over, upon and under the lands

designated hereof as public utility, storm water

detention ponds, drainage easements and canal

maintenance easement, the same to be used for

the installation maintenance and operation of

facilities, irrigation canals or for the perpetual

preservation of water channels in their natural

authorized by the governing authority, with no buildings or structures being erected within such

public utility service lines, storm drainage

state whichever is applicable as may be

FENCE LINE IS

1.6' EAST OF

PROPERTY LINE

easements

9239283 UTAH LICENSE NUMBER

Streets

OWNERS DEDICATION AND CERTIFICATION

SURVEYOR'S CERTIFICATE

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

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

THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA

REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_.

THAT THIS PLAT OF <u>LUXURY AT THE LEGENDS</u> IN <u>WEBER COUNTY</u>, UTAH, HAS BEEN DRAWN

CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF

JASON T. FELT, 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

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN ON THE PLAT AND NAME SAID TRACT **LUXURY AT THE LEGENDS**, AND DO HEREBY DEDICATE AND GRANT OVER PARCEL A A PRIVATE RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF LOTS 1 AND 2 FOR THE PURPOSE OF INGRESS EGRESS AND UTILITY SERVICE, AND DO HEREBY DEDICATE AND GRANT A 33 FOOT PUBLIC RIGHT OF WAY ACROSS A PORTION OF LOTS AND 2 FOR THE PURPOSE OF INGRESS AND EGRESS.

SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_.

"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.

RICHARD HIPWELL

CARISA HIPWELL

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_

\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND)

SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_ FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION,

FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3

SOUTH QUARTER CORNER OF

SEC. 9, T.6N., R.2W., S.L.B.&M., U.S. SURVEY (FOUND WEBER

COUNTY SURVEY BRASS CAP MONUMENT, STAMPED 1988)

Project Info.

Designer: N. ANDERSON Begin Date: 7-10-2023

LUXURY AT THE LEGENDS

\_\_\_ Deputy.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_, 20\_\_.

CHAIRMAN. WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

per Engineering

Show property

corners as

being set

CENTER OF SEC. 9, T.6N.,

R.2W., S.L.B.&M., U.S. SURVEY (FOUND BRASS CAP MONUMENT,

STAMPED 2001)

FOUND T POST 0.5'

SOUTHEAST OF

PROPERTY CORNER

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

APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, CHAIRMAN, WEBER COUNTY COMMISSION TITLE ATTEST

FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS

WEBER COUNTY COMMISSION ACCEPTANCE

ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE

DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND

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

WEBER COUNTY SURVEYOR

SIGNED THIS \_\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_.

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

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 ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_, 20\_\_\_, 20\_\_\_.

Weber County Recorder

Recorded For:

DIRECTOR. WEBER-MORGAN HEALTH DEPARTMENT

eeve & Associates, Inc. - Solutions You Can Build

NOTARY PUBLIC

WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_\_ SIGNED IT

5160 S 1500 W, RIVERDALE, UTAH 84405 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Number: 8069-01 Revision: 11-3-23 E.R. Scale: 1"=100' Checked:\_\_\_

Weber County Recorder

Entry No.\_\_\_\_\_ Fee Paid \_\_\_\_ Filed For Record

And Recorded, \_\_\_\_\_

Of The Official Records, Page

\_\_\_\_\_ In Book \_\_\_\_\_