

SHANE DOUGLASS SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2014

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°26'19"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION AS SHOWN, ALL LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REVEE & ASSOCIATES".

TITLE BEARING HAVE BEEN ROTATED TO MATCH BASIS OF BEARING.

RIGHT OF WAY IS BASED ON THE CENTERLINE OF EXISTING ROAD

THE OWNER OF THE SUBJECT PARCEL INFORMED US THAT THE EASTERLY FENCE LINE IS NOT IN THE RIGHT LOCATION AND THE ADJOINING LAND OWNER IS AWARE OF THE INCORRECT FENCE LINE LOCATION.

FOUND 1988 WEBER COUNTY BRASS CAP IN GOOD CONDITION AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BOUNDARY DESCRIPTION

PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 52.00 FEET S89°26'19"E ALONG THE SECTION LINE AND 1021.21 FEET S03°07'19"E FROM THE NORTH QUARTER CORNER OF SAID SECTION; AND RUNNING THENCE N84°03'10"E 183.67 FEET; THENCE S12°30'45"E 264.97 FEET TO A POINT ON A 1921.81-FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE CENTERLINE OF THE EXISTING ASPHALT ON 400 SOUTH STREET; THENCE ALONG SAID RADIUS CURVE 222.64 FEET (CHORD BEARING S74°01'40"W 232.50 FEET); THENCE N03°07'19"W 304.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 59181 SQ. FT. OR 1.359 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1921.81'	232.64'	232.50'	116.46'	S74°01'40"W	6°56'09"
C2	1888.81'	227.06'	227.06'	113.74'	N7°55'04"E	6°53'31"

DEVELOPER: SHANE DOUGLASS
918 NORTH 5200 WEST
PLAIN CITY, UTAH 84404

15-044-0010
GARY B. & TAINA H. HIPWELL

15-044-0012
REMAINDER PARCEL
(NOT APPROVED FOR DEVELOPMENT)
26,514 ACRES +/-

15-044-0019
KENNETH L. & DEBRA WHITE

15-044-0009
DUANE L. WAGSTAFF REVOCABLE TRUST

15-044-0009
VIRGINIA B. HIPWELL REVOCABLE TRUST

15-047-0020
TYLER L. & SARAHANNE HODSON

15-047-0007
REX B. & SHARON HANCOCK

15-047-0002
KEITH W. & MARGUERITE E. HIPWELL TRUSTEES

15-047-0002
P.O.B. 2.50' NORTH OF FENCELINE

FOUND 1988 WEBER COUNTY BRASS CAP IN GOOD CONDITION AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE SURVEY.

WEBER COUNTY PLANNING COMMISSION APPROVAL

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 WORKS 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 _____ 20____.

ATTEST

CHAIRMAN, WEBER COUNTY COMMISSION

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____.

WEBER COUNTY SURVEYOR

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____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOLS, 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 _____ DAY OF _____ 20____.

WEBER-MORGAN HEALTH DEPARTMENT

Webster County Recorder

Entry No. _____ Fee Paid _____
And Recorded _____ Filed For Record _____
Number _____ In Book _____
Of The Official Records, Page _____
Recorded For _____
Webster County Recorder

SURVEYOR'S CERTIFICATE
I, CHAD A. ANDERSON, 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 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SHANE DOUGLASS SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY 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 WITH.
SIGNED THIS _____ DAY OF _____ 20____.



UTAH LICENSE NUMBER CHAD A. ANDERSON 7736336

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AS A SUBDIVISION THE SAME INTO ONE LOT SUBDIVISION, AND STREET AS SHOWN ON THE PLAT AND NAME SAID TRACT SHANE DOUGLASS 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 A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, AS MAY BE AUTHORIZED BY 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____.

DUANE L. WAGSTAFF REVOCABLE TRUST

CLEO R. WAGSTAFF REVOCABLE TRUST

ACKNOWLEDGMENT

ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ (COUNTY OF _____))ss.
ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ (COUNTY OF _____))ss.
BEING BY ME DULY SWORN, I DID ACKNOWLEDGE TO ME THAT THEY WIND BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)ss.
DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ (COUNTY OF _____))ss.
BEING BY ME DULY SWORN, I DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC



Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 05-21-14
Name: SHANE DOUGLASS SUBDIVISION
Number: 6357-01
Revision: _____
Scale: 1"=40'

WEBER-MORGAN HEALTH DEPARTMENT