

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°28'19"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 "REEVE & 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.

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°28'19"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 284.97 FEET TO A POINT ON A 1921.61-FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE CENTERLINE OF THE EXISTING ASPHALT 400 SOUTH STREET; THENCE ALONG SAID CURVE AND SAID CENTERLINE 232.64 FEET (CHORD BEARS 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

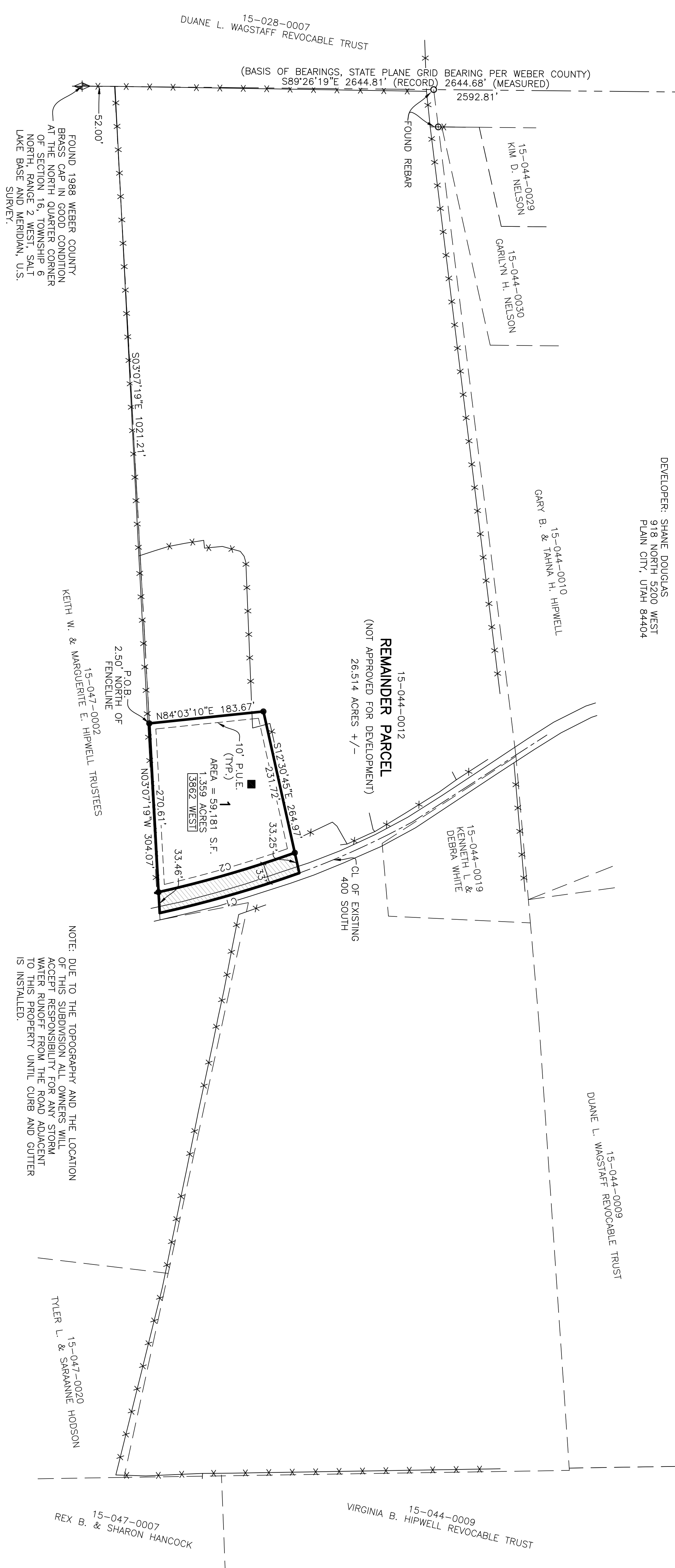
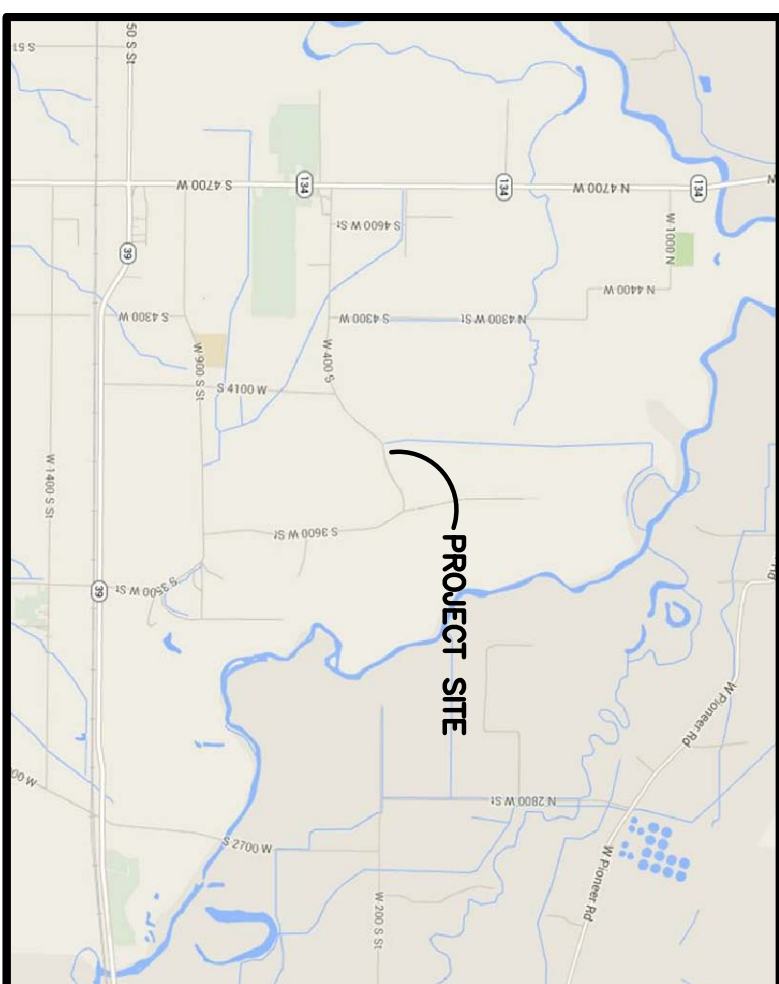
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1921.61	232.64	232.50	116.46	S74°01'40"W	6°58'09"
C2	1888.81	227.06	227.06	113.74	N73°53'04"E	6°53'31"

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

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND REBAR AND CAP
- = TEST PIT LOCATION
- = BOUNDARY LINE
- = CENTERLINE OF EXISTING ROAD
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- ▨ = ROAD DEDICATION
- ▨ = PUBLIC UTILITY EASEMENT

Scale: 1" = 100'



NOTE: DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I HAVE REVIEWED THE SURVEY AND ALL SUPPORTING DATA AND HAVE CONDUCTED 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 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 WITH.

SIGNED THIS _____ DAY OF _____, 20____.

7736336
UTAH LICENSE NUMBER CHAD A. ANDERSON

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDUDE THE SAME INTO A ONE LOT SUBDIVISION, AND STREET AS SHOWN ON THE PLAT AND NAME SAID 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 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.

SIGNED THIS _____ DAY OF _____, 20____.

DUANE L WAGSTAFF REVOCABLE TRUST
CLEO R. WAGSTAFF REVOCABLE TRUST

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____ (AND SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____ (AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

Project Info:
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 08-21-14
Name: SHANE DOUGLASS SUBDIVISION
Number: 6357-01
Revision: _____
Scale: 1"=40'
Checked: _____

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR INSISTE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER-MORGAN HEALTH DEPARTMENT
WEBER County Recorder
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 _____ 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 MAJOR 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 APPROVED AND ACCEPTED BY THIS COMMISSION ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH, _____ DAY OF _____, 20____.

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 RECORDS. THIS SURVEY DOES NOT REVEAL 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 STANDARDS AND REQUIREMENTS APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

920 WEBER STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-5068 WWW.REEVE-ASSOCIATES.COM