# 

9 표 NORTHEAST QUARTER 우 SECTION 16, TOWNSHIP WEBER C R COUNTY, UMAY, 2014 NORTH, K SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

PART

# **BASIS** 9 **BEARINGS**

BOUNDARY

**DESCRIPTION** 

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER 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**

PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT 52.00 FEET S89°26'19"E ALONG THE LINE AND 1021.21 FEET S03°07'19"E FROM THE NORTH QUECORNER OF SAID SECTION; AND RUNNING THENCE N84°03'1 FEET; THENCE S12°30'45"E 264.97 FEET TO A POINT ON A 1921.81—FOOT RADIUS CURVE TO THE RIGHT, SAID POINT A ON THE CENTERLINE OF THE EXISTING ASPHALT ON 400 SCITHENCE ALONG SAID CURVE AND SAID CENTERLINE 232.64 BEARS S74°01'40"W 232.50 FEET); THENCE N03°07'19"W 30 THE POINT OF BEGINNING.

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". BEARING HAVE BEEN ROTATED 00°33'41" OF BEARING. CLOCKWISE TO MATCH

RIGHT OF WAY IS BASED ON THE CENTERLINE OF 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. WESTERLY FENCE LINE DOES NOT MATCH BOUNDARY AS SHOWN HEREON. EXISTING ROAD

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.

# CONTAINING 59181 SQ FT OR 1.359 ACRES SOILS REPORT

EXPLORATION PIT 2: (UTM ZONE 12T NAD 83. 410176E O -17" CLAY LOAM, GRANULAR (WEAK CLAY LOA 17-24" LOAM, WEAKLY GRANULAR 24-40" SILTY LOAM, WEAK BLOCKY 40-48" SILFY LOAM, MASSIVE 4568215N) <sup>AM)</sup>

# CURVE **TABLI** Ш

CHD LENGTH 7 232.50' 227.06' TANGENT CHI 116.46' S7 113.74' N7

SHANE DOUGLAS 918 NORTH 5200 PLAIN CITY, UTAH 8

15-044-0010 3. & TAHNA H. H.

Reeve & Associates, Inc. - Solutions You Can Build O

2592.81

XX 15-

(BASIS OF BEARINGS, STATE PLANE GRID BEARING PER WEBER COUNTY)

S89°26'19"E 2644.81' (RECORD) 2644.68' (MEASURED)

OUND

**7 ₽ □** 

26.514 ACRES

EXISTING SOUTH

ID-UTT OF PARCEL

EMAINDER PARCEL

FOR DEVELOPMENT)

-0012

15-044-0019 KENNETH L & DEBRA WHITE

DUANE L. WAGSTAFF REVOCABLE TRUST

SECTION CORNER

N 16, TOWNSHIP
N, U.S. SURVEY;
HE SECTION
NUARTER
NOTE 183.67

TEST PIT LOCATION

LOT LINE

SECTION TIE LINE EASEMENTS ADJOINING PROPERTY

EXISTING FENCELINE DEDICATION

# EGEND

P.U.E. EASEMENT

SIGNED THIS

DAY OF

20\_

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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION THE PROPERTY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT OF SHANE DOUGLAS SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A RUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY SECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER SERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SERTIFY THAT THE ONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE WEBER COUNTY.

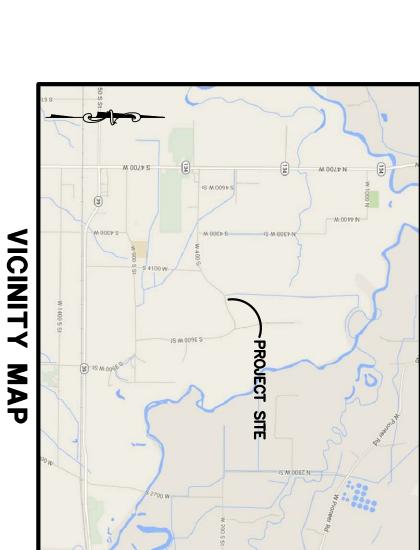
SURVEYOR'S CERTIFICATE

SET 5/8" X 24" REBAR CAP STAMPED "REEVE & FOUND REBAR AND CAP

**VICINIT** 

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AND STREET AS SHOWN ON THE PLAT AND NAME SAID TRACT SHANE DOUGLAS 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 PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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.

OWNERS DEDICATION AND CERTIFICATION



7736336 UTAH LICENSE NUMBER

CHAD A. ANDERSON

DUANE

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING TH OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL US SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFER SHALL BE SUBJECT TO RESTRICTION ON THE BE SUBJECT TO RESTRICTION ON THE BE SUBJECT TO RESTRICTION ON THE BE SUBJECT TO RESTRICTION 

BOUNDARY LINE
CENTERLINE OF EXISTING

SIGNED THIS

DAY OF

20

VIRGINIA B. 15-044-0009 HIPWELL REVOCABLE TRUST

CLEO R.

WAGSTAFF

REVOCABLE

**TRUST** 

**TRUST** 

ACKNOWLEDGMENT

ON THE \_\_\_\_ BEFORE ME, ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, 20\_\_\_\_, (AND)
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 \_\_\_\_\_\_ SIGNED FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  $\exists$ 

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COMMISSION EXPIRES **PUBLIC** 

**ACKNOWLEDGMENT** 

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

\_\_\_\_\_\_ (AND)

\_\_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_\_ AND \_\_\_\_\_\_ 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. л<sup>г</sup> UTAH OF )SS.

Designer: N. ANDERSON KUNZ

Project Info.
Surveyor:

lnc. Name:

SHANE DOUGLAS

SUBDIVISION

Number: 6357-01 Number:\_ Revision:. Scale:\_\_\_ Checked: 1"=40' 01

 $\mathfrak{C}$ 

Associates,

920 CHAMBER S (801) 621-3100

STREET, SUITE 14, OGDEN, FAX: (801) 621-2666 w

I 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

DEPARTMENT Entry Weber County Recorder

Intry No.\_\_\_\_\_ Fee Pair Filed For

Recorded And Recorded, \_\_\_\_\_ At \_\_\_\_ In Book \_\_\_\_ Of The Official Records, Page

County Recorder

SURVEYOR

REBY CERTIFY THE CENTRESS, SECTION OF MONTHS AND MONTHS T THE WEBER COUNTY SURVEYOR'S
THIS PLAT FOR MATHEMATICAL

I CORNER DATA, AND FOR HARMONY
MENTS ON RECORD IN COUNTY
MENTS ON RECORD IN COUNTY
AL OF THIS PLAT BY THE WEBER
ES NOT RELIEVE THE LICENSED LAND
TED THIS PLAT FROM THE
OR LIABILITIES ASSOCIATED THEREWITH.
DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_\_.

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

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.

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AN FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HE APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_,

20\_\_\_\_.

COUNTY

ENGINEER

WEBER

COMMISSION

ACCEPTANCE

WEBER

COUNTY

SURVEYOR

I HAVE EXAMINED THE FINANCIAL ODOCUMENTS ASSOCIATED WITH THIS IN MY OPINION THEY CONFORM WITH ORDINANCE APPLICABLE THERETO A

GUARANTEE AND OTHER
HIS SUBDIVISION PLAT, AND
WITH THE COUNTY
AND NOW IN FORCE AND

WEBER COUNTY

ATTORNEY

WEBER-MORGAN HEALTH

AND THE

COMMISSION APPROVAL

-52.00<sup>'</sup>

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 AND MERIDIAN, U.S.
SURVEY.

8

N

P.O.B. ( 50' NORTH OF FENCELINE

FENCELINE 2.75'.
SOUTH OF
PROPERTY LINE

N84°03'10"E 183.67

P.U.E. TYP.) **LOT** . = 59

15-047-0002 ARGUERITE E. HIPWELL TRUSTEES

NOTE:

THY AND THE LOCATION
TOWNERS WILL
THE ROAD ADJACENT
THE CURB AND GUTTER

15-047-0020 L. & SARAANNE HODSON

REX B. & SHARON HANCOCK

DEPARTMENT