

SHANE DOUGLAS 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 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

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION AS SHOWN. ALL LOT CORNERS WERE SET WITH A 5/8" X 2 1/2" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

TITLE BEARINGS HAVE BEEN ROTATED 00°33'41" CLOCKWISE TO MATCH BASIS OF BEARINGS.

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. WESTERLY FENCE LINE DOES NOT MATCH BOUNDARY AS SHOWN HEREON.

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.

#	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	N73°53'04"E	6°53'31"

CURVE TABLE

EXPLORATION PT. 2: UTM ZONE 12T NAD 83, 4101766, 4568215N)
17-24" CLAY LOAM, GRANULAR (W/DK CLAY LOAM)
17-24" LOAM, WEAKLY GRANULAR (W/DK CLAY LOAM)
24-40" SILTY LOAM, WEAK BLOCKY
40-48" SILTY LOAM, MASSIVE

SOILS REPORT

CONTAINING 59181 SQ FT OR 1.359 ACRES

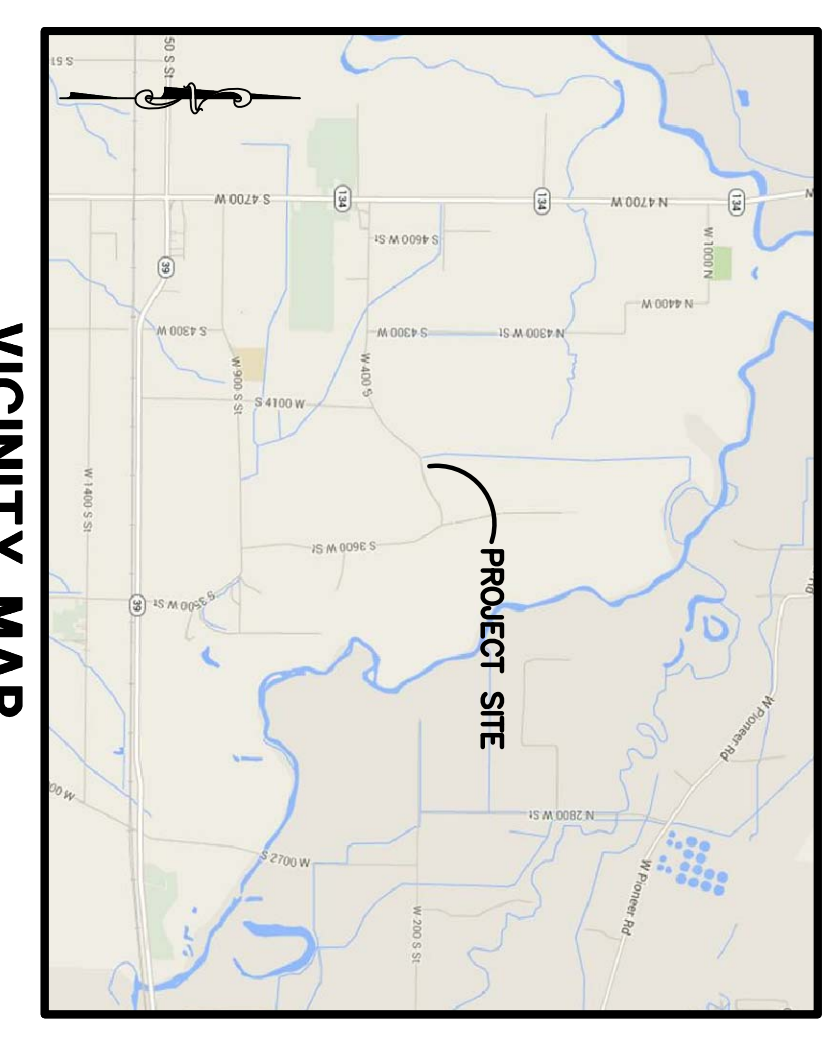
BOUNDARY DESCRIPTION

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 284.97 FEET TO A POINT ON A 50.00 FEET WIDE CENTERLINE OF THE EXISTING ASPHALT AND 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.

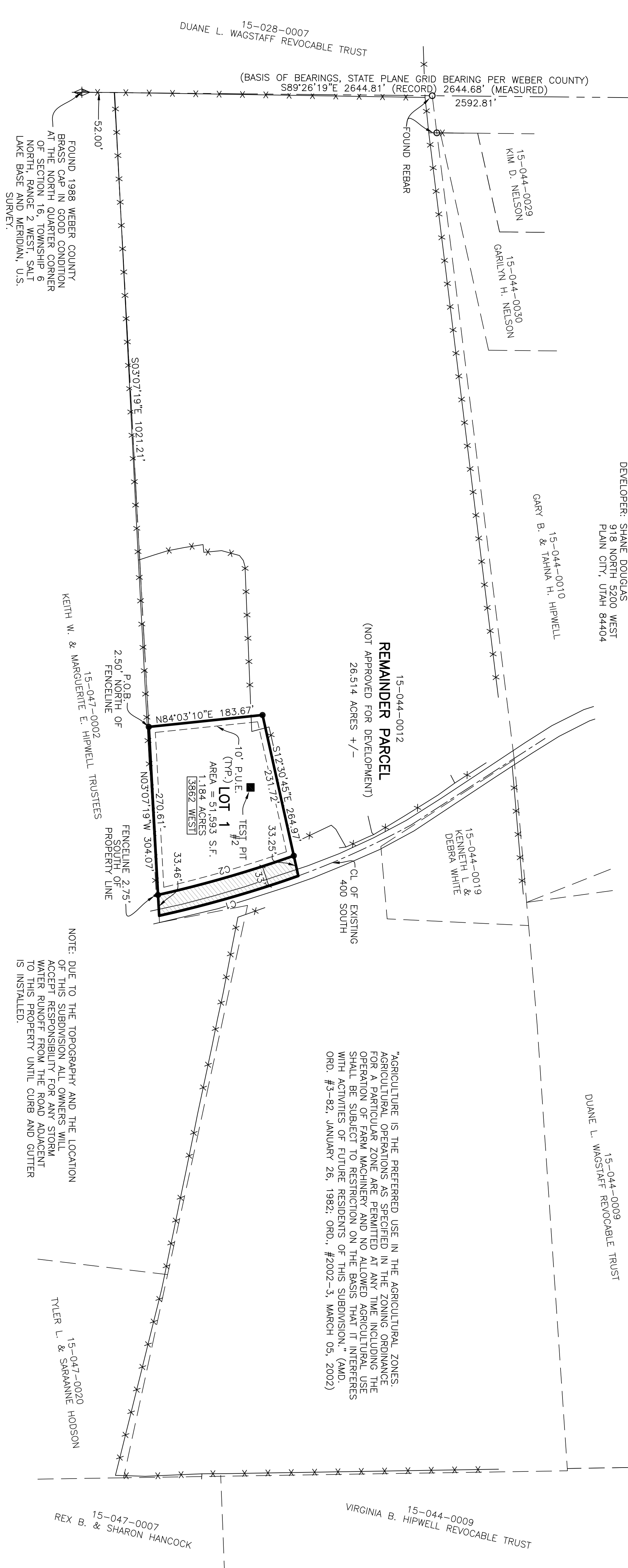
LEGEND

- = SECTION CORNER
- = SET 5/8" X 2 1/2" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND REBAR AND CAP
- = TEST PNT 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'



VICINITY MAP
NOT TO SCALE



REMAINDER PARCEL
(NOT APPROVED FOR DEVELOPMENT)
26.514 ACRES +/-

*AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE SHALL BE PERMITTED. THE USE OF FERTILIZERS AND PESTICIDES IN 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)

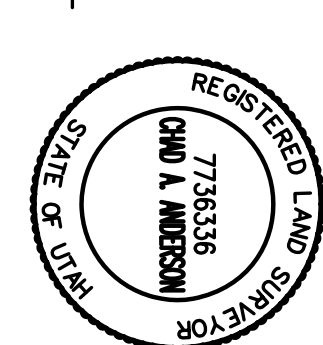
NOTE: DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

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 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 DOUGLAS 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 HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

CHAD A. ANDERSON
7736336
UTAH LICENSE NUMBER



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 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 SAID TRACT OF LAND TO THE PUBLIC FOR THE USE AND ENJOYMENT OF THE PUBLIC FOR THE PURPOSES OF THE 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 WHICH EVER 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

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

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (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

WEBER COUNTY 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 INSTALLATION OF SEWER AND DRAINAGE SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____

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 REQUIREMENTS AND I HAVE NOTED ANY DEFICIENCIES THAT AFFECT APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT. I HAVE NOTED ANY DEFICIENCIES THAT AFFECT APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY SURVEYOR

THIS IS TO 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 AND THAT THIS SUBDIVISION, THEREON, HAS BEEN APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____

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____

920 SUMNER STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-5988 WWW.REEVE-ASSOCIATES.COM

Project Info

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

Webster County Recorder

Entry No. _____ Fee Paid _____
And Recorded, Book _____
Of The Official Records, Page _____
Recorded For: _____
Webster County Recorder
Deputy: _____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

ATTEST

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

WEBER County Recorder