41-85

THE HAWSTEAD SUBDIVISION
PHASE 3

PART OF THE NW 1/4 OF SECTION 7, T.5N., R.1W., S.L.B. & M., U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
FEBRUARY, 1996

BOUNDARY DESCRIPTION

ALL THAT LAND IN THE CITY OF RIVERDALE, WEBER COUNTY UTAH, BEING PART OF THE NW 1/4 OF SECTION 7, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NE CORNER OF LOT 28 OF THE HAWSTEAD SUBDIVISION PHASE 2, SAID POINT BEING N00°54'42"E 1971.16 FEET ALONG THE SECTION LINE AND S89°05'18"E 447.78 FEET FROM THE W 1/4 CORNER OF SAID SECTION 7; AND RUNNING ALONG THE SE BOUNDARY LINE OF SAID HAWSTEAD SUBDIVISION PHASE 2 THROUGH THE NEXT (6) SIX COURSES; (1) N25°28'57"E 66.66 FEET TO THE NORTH LINE OF SAID 4100 SOUTH STREET, (2) N21°18'50"E 97.73 FEET, (3) S87°49'03"E 66.68 FEET, (4) N02°10'57"E 53.17 FEET, (5) N33°20'33"E 180.00 FEET, AND (6) N62°25'14"E 23.39 FEET TO THE MOST EASTERLY CORNER OF LOT 23 OF SAID HAWSTEAD SUBDIVISION PHASE 2; THENCE S77°20'29"E 63.01 FEET; THENCE S78°15'03"E 184.73 FEET; THENCE S11°44'57"W 204.46 FEET; THENCE S12°27'05"W 80.03 FEET; THENCE S10°08'52"E 72.5± FEET; THENCE S06°45'46"W 101.18 FEET; THENCE N83°14'14"W 79.48 FEET; THENCE N68°52'32"W 61.94 FEET; THENCE N87°49'03"W 361.58 FEET; THENCE N33°20'33"E 131.24 FEET TO THE POINT OF BEGINNING.

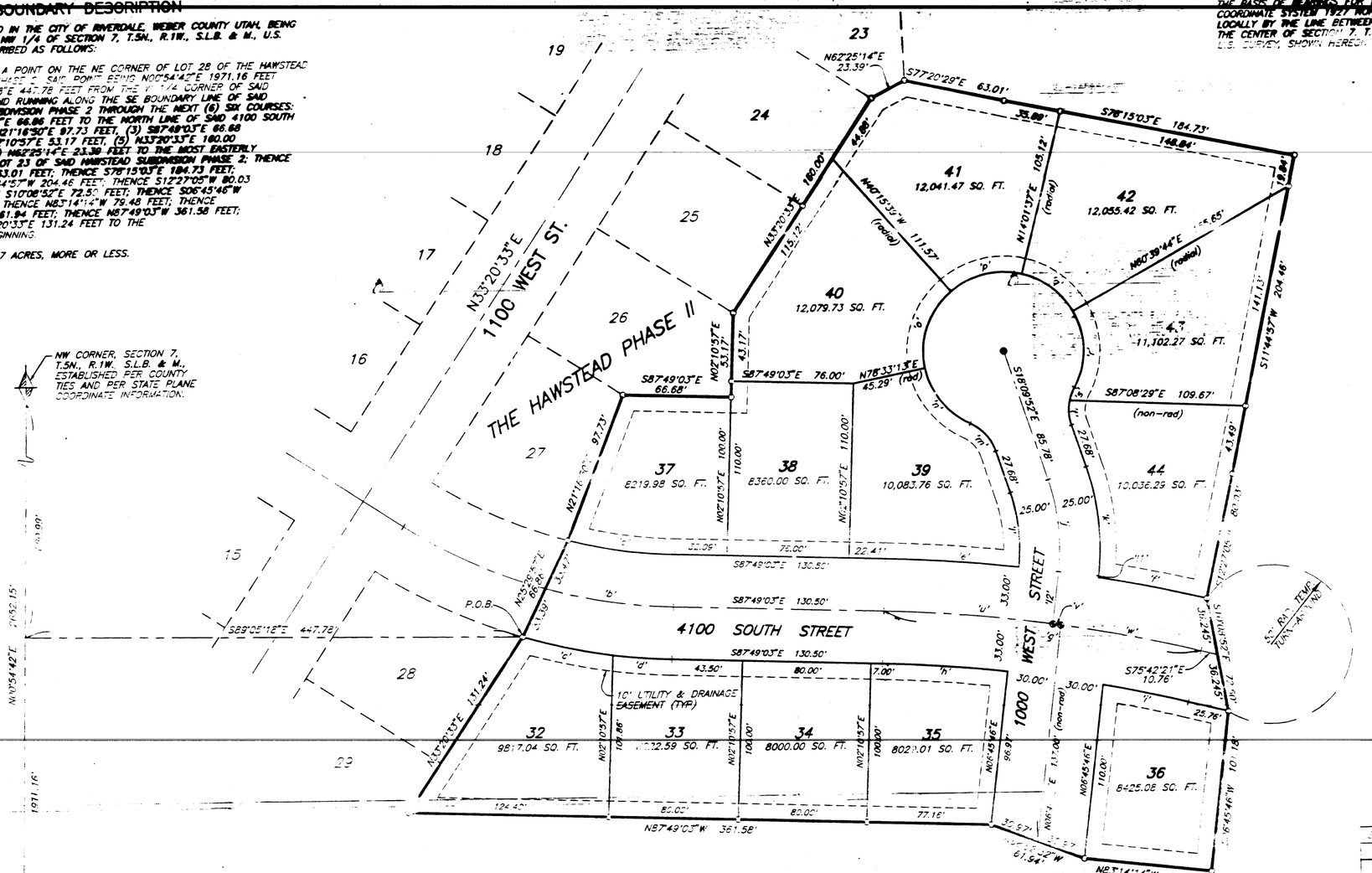
CONTAINS 3.97 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PREFORMED ON SAID LAND.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE W 1/4 CORNER AND THE CENTER OF SECTION 7, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, SHOWN HEREON AS S89°29'37"E 2651.71 MEAS (2651.62 REC).



* LINE TABLE *

"I"	S06°45'46"W	1.10'
"J"	N06°45'46"E	33.00'

* CURVE DATA *

SYM.	LENGTH	DELTA	TANGENT	RADIUS	CHORD	CHORD LNTH
(a)	67.15'	13°06'53"	33.72'	293.37'	N81°15'36"W	67.00'
(b)	80.63'	14°09'20"	40.52'	326.37'	N80°44'22"W	80.43'
(c)	57.54'	09°10'25"	28.83'	359.37'	N77°20'05"W	57.47'
(d)	36.56'	05°49'46"	18.30'	359.37'	N84°54'09"W	36.55'
(e)	63.27'	04°53'25"	41.66'	975.60'	S85°22'20"E	63.26'
(f)	68.69'	04°02'03"	34.36'	975.60'	S77°58'19"E	68.68'
(g)	199.25'	12°06'42"	100.00'	942.60'	S81°45'42"E	198.88'
(h)	78.00'	04°54'47"	39.02'	909.60'	S85°21'40"E	77.97'
(i)	54.23'	03°24'57"	27.12'	909.06'	S77°24'49"E	54.22'
(j)	59.05'	24°55'38"	30.00'	135.73'	S05°42'03"E	58.59'
(k)	69.93'	24°55'38"	35.53'	160.73'	S05°42'03"E	69.38'
(l)	47.72'	24°41'29"	24.24'	110.73'	S05°49'07"E	47.35'

SYM.	LENGTH	DELTA	TANGENT	RADIUS	CHORD	CHORD LNTH
(m)	24.39'	46°34'03"	12.9'	30.00'	S41°12'15"E	23.71'
(n)	46.50'	53°17'08"	25.08'	50.00'	N36°05'12"W	44.84'
(o)	53.32'	61°1'1'08"	29.55'	50.00'	N15°15'41"E	50.89'
(p)	47.38'	54°17'16"	25.63'	50.00'	N76°50'55"E	45.62'
(q)	39.27'	90°00'00"	25.00'	25.00'	S51°45'46"E	35.36'
(r)	50.39'	57°44'27"	27.57'	50.00'	S00°267'03"E	48.28'
(s)	8.72'	16°39'14"	4.39'	30.00'	N20°04'34"E	8.69'
(t)	15.66'	29°54'49"	8.01'	30.00'	N03°04'27"W	15.48'
(u)	105.64'	06°25'16"	52.87'	942.60'	S84°39'05"E	105.58'
(v)	5.00'	00°18'15"	2.50'	942.80'	S81°14'39"E	5.00'
(w)	88.61'	05°23'11"	44.34'	942.60'	S78°23'56"E	88.58'

* LEGEND *

- ● = CENTER LINE MONUMENT TO BE SET PER CITY STANDARDS WHEN COMPLETION OF IMPROVEMENTS, UNLESS OTHERWISE NOTED
- ○ = SET 5/8" REBAR & CAP MARKED "REEVE & REEVE"
- ▨ = NOT A LOT, WILD LIFE RESERVE

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF THE HAWSTEAD SUBDIVISION PHASE 3, IN RIVERDALE CITY, WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF RIVERDALE CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

25-148686-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR
25-148686-2201
JOHN P. REEVE
STATE OF UTAH

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT THE HAWSTEAD SUBD. PHASE 3, AND HEREBY DEDICATE, GRANT AND CONVEY TO RIVERDALE CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO RIVERDALE CITY THOSE CERTAIN STRIPS AS EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY RIVERDALE CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 13 DAY OF MAY, 19 96

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 19___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ (ARE/IS) THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

_____ COMMISSION EXPIRES

_____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 19___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND _____ AND THAT THEY 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

RECEIVED
MAY 16 1996

PROJECT NO. 1996-08 DESIGNED J. REEVE
DATE FEBRUARY 12, 1996 DRAWN COMP.
SCALE 1" = 40'

RIVERDALE CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE 27th DAY OF March, 19 96

David Greene
CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 26 DAY OF Mar, 19 96

SIGNATURE

RIVERDALE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, HEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COUNCIL OF RIVERDALE CITY, WEBER COUNTY UTAH, THIS 1st DAY OF May, 19 96

Lee Jones
MAYOR, RIVERDALE CITY

City Recorder
ATTEST

RIVERDALE CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT DESCRIPTIONS HAVE BEEN COMPLIED WITH. DATED THIS 8th DAY OF May, 1996

John H. Hilderman
SIGNATURE

REEVE & REEVE ENGINEERING, INC.

ENGINEERS, PLANNERS & SURVEYORS
3976 QUINCY AVE., SUITE No. 1
OGDEN, UTAH 84403
(801)621-3100 fax (801)621-2666

WEBER COUNTY RECORDER

ENTRY NO. 1641126 FEE PAID 5.00
FILED FOR RECORD AND RECORDED, MAY 16 1996 AT 4:06 PM
IN BOOK 41 OF THE OFFICIAL RECORDS, PAGE 85

RECORDED FOR: RIVERDALE CITY

Ronald Watts
WEBER COUNTY RECORDER

BY: Ann Hadley DEPUTY

041126
41-85