BAILEY BROTHERS SUBDIVISION

PART OF THE SE 1/4 OF SEC 18, T. 7N., R. 1E., S.L.B. & M., U.S. SURVEY
LIBERTY DISTRICT, WEBER COUNTY, UTAH
SEPTEMBER, 1995

SCALE: 1"=50'

BOUNDARY DESCRIPTION

ALL THAT LAND IN THE LIBERTY DISTRICT, WEBER COUNTY, UTAH, BEING PART OF THE SE 1/4 OF SEC. 18, T.7N., R.1E., S.L.B.& M. U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF A 60 FOOT WIDE COUNTY ROAD, SAID POINT BEING N00°27'33"E (BASIS OF BEARINGS) 2363.51 FEET, AND N89°32'27"W 1223.88 FEET FROM THE SE COR. OF SAID SEC. 18; AND RUNNING THENCE ALONG SAID CENTER LINE BEING THE ARC OF A TANGENT CURVE WITH A RADIUS OF 2672.12 FEET AND THE CENTRAL ANGLE OF 03°13'11" TO THE RIGHT 150.16 FEET (CHORD BEARS S02°18'35"E 150.14 FEET); THENCE N89°46'47"W 299.50 FEET; THENCE N00°21'22"E 150.00 FEET; THENCE S89°46'47"E 292.51 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.02 ACRES, MORE OR LESS.

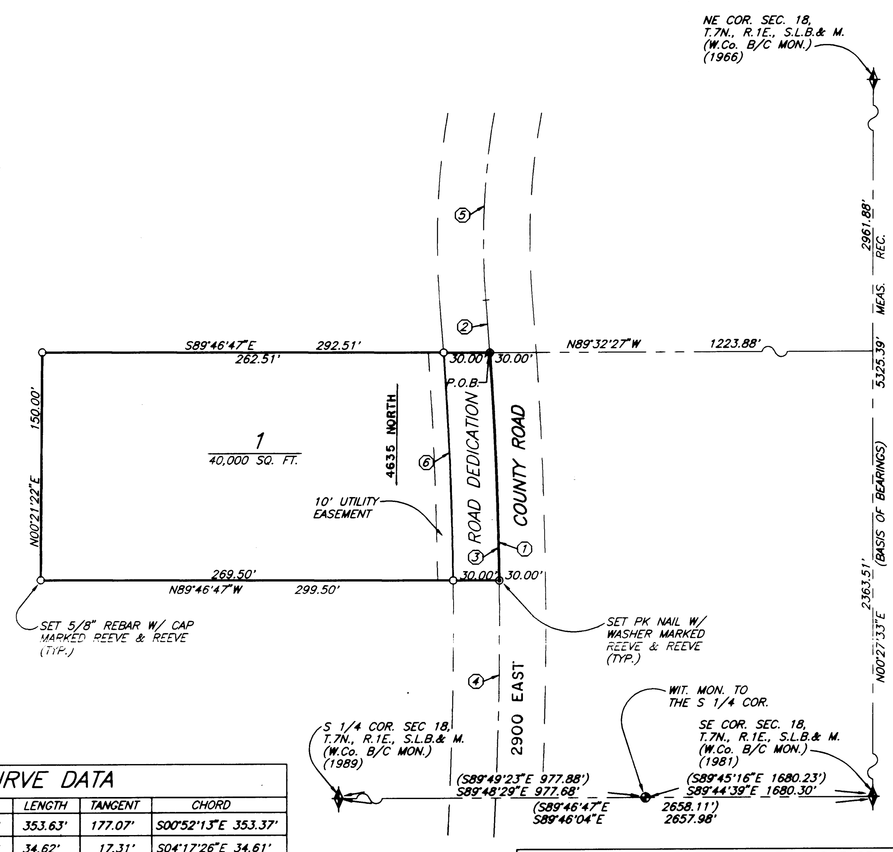
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE UTAH COORDINATE SYSTEM (1983) NORTH ZONE, BEING THE EAST LINE OF SECTION 18, T.7N., R.1E., S.L.B.& M. U.S. SURVEY, RUNNING BETWEEN THE SE CORNER AND THE NE CORNER, SHOWN HEREON AS N00°27'33"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON.

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCES FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING 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. (RECORD DATA)



CURVE DATA

CURVE	Δ	RADIUS	LENGTH	TANGENT	CHORD
1-	07°34'57"	2672.12'	353.63'	177.07'	S00°52'13"E 353.37'
2-	00°44'32"	2672.12'	34.62'	17.31'	S04°17'26"E 34.61'
3-	03°13'11"	2672.12'	150.16'	75.10'	S02°18'35"E 150.14'
4-	03°37'14"	2672.12'	168.85'	84.46'	S01°06'38"E 168.83'
5-	42°39'09"	500.06'	372.26'	195.23'	S16°39'51"E 362.72'
6-	03°15'24"	2642.12'	150.18'	75.11'	S02°20'18"E 150.15'

CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF BAILEY BROTHERS 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY 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.

SIGNED THIS 22 DAY OF SEPT, 1995

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 JOHN P. REEVE STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT BAILEY BROTHERS SUBDIVISION AND HEREBY DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, 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 WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY 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 WEBER COUNTY.

SIGNED THIS 3rd DAY OF October, 1995

Junior C. Bailey
Eugene H. Bailey
Quinn W. Bailey
Sherman L. Bailey
Larry L. Bailey
(As Trustees)
Larry L. Bailey for Lybee Bailey Investment Co.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 3rd DAY OF October, 1995, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, 5 in number (A) (B) within Below, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

April 29, 1998
COMMISSION EXPIRES

Sherri L. Sullitre
NOTARY PUBLIC

NOTARY PUBLIC SHERRI L. SULLITOE 2510 WASHINGTON BLVD. OGDEN, UT 84401 My Commission Expires APR 29, 1998 State of Utah

Junior C. Bailey
Quinn W. Bailey
Larry L. Bailey
Sherman L. Bailey
Eugene H. Bailey

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 26th DAY OF Sept, 1995

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 27TH DAY OF SEPT, 1995.

Craig C. Bailey
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY 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 26th DAY OF Sept, 1995

Curtis Christensen
SIGNATURE

WEBER COUNTY COMMISSION 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, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 19____.

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION

ATEST

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 _____, 19____.

SIGNATURE

WEBER COUNTY RECORDER

ENTRY NO. 1347776 FEE PAID 30.00
FILED FOR RECORD AND RECORDED, 10-OCT-95 AT 2:27 PM
IN BOOK 40 OF THE OFFICIAL RECORDS, PAGE 75.

RECORDED FOR:
JUNIOR BAILEY

DOUG CROFTS
WEBER COUNTY RECORDER
BY: Diana Taylor DEPUTY.

RECEIVED
FEB 12 1997
Weber County Surveyor

RECEIVED
FEB 12 1997
Weber County Surveyor

DRAWING NUMBER 001527
PLAN HOLD CORPORATION • PARKE, CALIFORNIA
PREPARED BY ALLIANCE OFFICE

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