DRAWING NUMBER 001773 · PLAN HOLD CORPORATION · IRVINE, CALIFORNIA

BELL ACRES SUBDIVISION

PART OF SECTION 10 & SECTION 3, T. 6N., R. 2W., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH
FEBRUARY, 1996

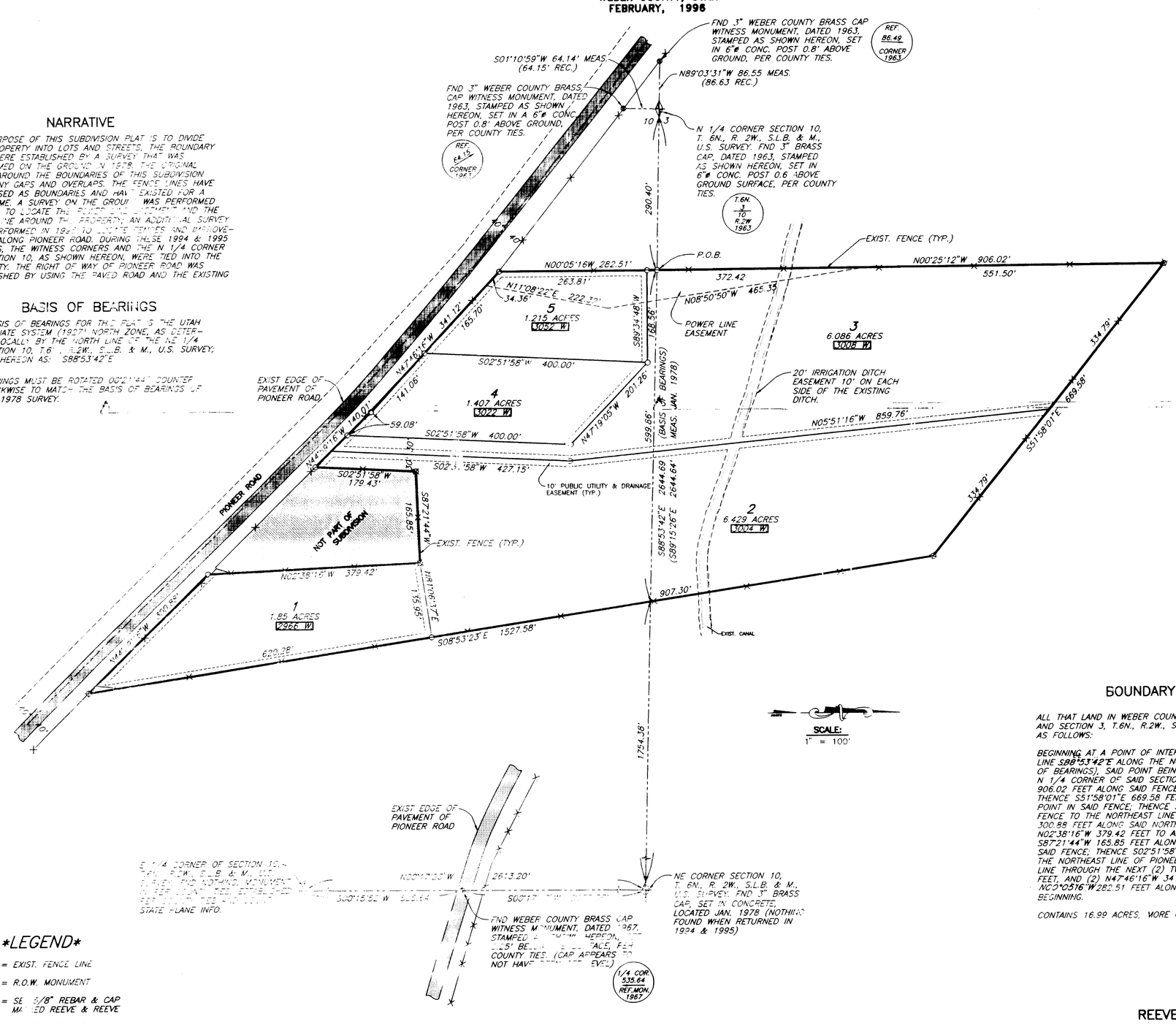
NARRATIVE

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 PERFORMED ON THE GROUND IN 1978. THE ORIGINAL DEEDS AROUND THE BOUNDARIES OF THIS SUBDIVISION HAD MANY GAPS AND OVERLAPS. THE FENCE LINES HAVE BEEN USED AS BOUNDARIES AND HAVE EXISTED FOR A LONG TIME. A SURVEY ON THE GROUND WAS PERFORMED IN 1994 TO LOCATE THE PROPERTY AND THE FENCE LINE AROUND THE PROPERTY. AN ADDITIONAL SURVEY WAS PERFORMED IN 1995 TO LOCATE FENCES AND IMPROVEMENTS ALONG PIONEER ROAD. DURING THESE 1994 & 1995 SURVEYS, THE WITNESS CORNERS AND THE N 1/4 CORNER OF SECTION 10, AS SHOWN HEREON, WERE TIED INTO THE PROPERTY. THE RIGHT OF WAY OF PIONEER ROAD WAS ESTABLISHED BY USING THE PAVED ROAD AND THE EXISTING FENCES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, AS DETERMINED LOCALLY BY THE NORTH LINE OF THE NE 1/4 OF SECTION 10, T.6N., R.2W., S.L.B. & M., U.S. SURVEY; SHOWN HEREON AS: S88°53'42"E

NOTE:
BEARINGS MUST BE ROTATED 00°21'44" COUNTER CLOCKWISE TO MATCH THE BASIS OF BEARINGS OF THE 1978 SURVEY.



LEGEND

- = EXIST. FENCE LINE
- = R.O.W. MONUMENT
- = SET 5/8" REBAR & CAP MARKED REEVE & REEVE
- = SECTION CORNER

BOUNDARY DESCRIPTION

ALL THAT LAND IN WEBER COUNTY, UTAH, BEING A PART OF SECTION 10 AND SECTION 3, T.6N., R.2W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A FENCE AND THE SECTION LINE S88°53'42"E ALONG THE NORTH LINE OF SAID SECTION 10;(BASIS OF BEARINGS), SAID POINT BEING S89°15'26"E 290.40 FEET FROM THE N 1/4 CORNER OF SAID SECTION 10; AND RUNNING THENCE N00°25'12"W 906.02 FEET ALONG SAID FENCE TO AN ANGLE POINT IN SAID FENCE; THENCE S51°58'01"E 669.58 FEET ALONG SAID FENCE TO AN ANGLE POINT IN SAID FENCE; THENCE S08°53'23"E 1527.58 FEET ALONG SAID FENCE TO THE NORTHEAST LINE OF PIONEER ROAD; THENCE N44°59'16"W 300.88 FEET ALONG SAID NORTHEAST LINE OF PIONEER ROAD; THENCE N02°38'16"W 379.42 FEET TO AN ANGLE POINT IN A FENCE; THENCE S87°21'44"W 165.85 FEET ALONG SAID FENCE TO AN ANGLE POINT IN SAID FENCE; THENCE S02°51'58"W 179.43 FEET ALONG SAID FENCE TO THE NORTHEAST LINE OF PIONEER ROAD; THENCE ALONG SAID NORTHEAST LINE THROUGH THE NEXT (2) TWO COURSES: (1) N44°59'16"W 140.01 FEET, AND (2) N47°46'16"W 341.12 FEET TO A FENCE; THENCE N00°05'16"W 282.51 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

CONTAINS 16.99 ACRES, MORE OR LESS.

RECEIVED
NOV 20 1997
Weber County Surveyor

R&R

REEVE & REEVE ENGINEERING, INC.
ENGINEERS, PLANNERS & SURVEYORS
3670 QUINCY AVE. SUITE No. 1
OGDEN, UTAH 84403
(801)621-3100 fax (801)621-2666

PROJECT NO. 1885		DESIGNED J. REEVE	
DATE JANUARY 17, 1996		DRAWN C.CAVE	
SCALE 1" = 100'			

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF BELL ACRES SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNED 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 COMPLIES WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 27 DAY OF FEB, 1996.

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR
STATE OF UTAH

OWNERS 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 BELL ACRES SUBDIVISION, AND 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 DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS 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 WEBER COUNTY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

001773

SIGNED THIS 27 DAY OF Feb, 1996.

Larry K. Bell
Barbara Bell

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

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 27th DAY OF February, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Larry K. Bell (AND) Barbara Bell, 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. Sillitoe
NOTARY PUBLIC

001773

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

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 2 DAY OF April, 19 96

Dale D. Thompson
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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 2nd DAY OF May, 19 96.

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, 3 DAY OF April, 19 96.

Bruce H. Anderson
CHAIRMAN, WEBER COUNTY COMMISSION

Admin Assist.
TITLE
Frances Blackford
ATTEST

WEBER COUNTY SURVEYORS

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF THIS SURVEY OF THE FOREGOING PLAT AND 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 22nd DAY OF Feb, 19 96

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 ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
DATED THIS, 2nd DAY OF April, 1996

Jeanette Hurtado
SIGNATURE

WEBER COUNTY RECORDER

ENTRY NO. 1403830 FEE PAID $35.00
FILED FOR RECORD AND RECORDED, 2-MAY-96 AT 4:32 PM
IN BOOK 41 OF THE OFFICIAL RECORDS, PAGE 95.

RECORDED FOR:
LARRY BELL

DOU CROFTS
WEBER COUNTY RECORDER

BY: Irene Larsen DEPUTY

41-95

41-95