MICHAEL BELL SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2001

Remainder Descriptions

(PREPARED FROM DEED RECORDS)

PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF RAINTREE SUBDIVISION NO. 3, WEBER COUNTY, UTAH, AS STAKED ON THE GROUND, SAID POINT **BEING** 1319.61 FEET N88°58'58"W ALONG THE QUARTER SECTION LINE 690.31 FEET, S1°21'39" W, 91.76 FEET S88°38'21"E AND 221.81 FEET S5°38'09"E FROM THE NORTHEAST **CORNER** OF SAID QUARTER SECTION; THENCE S05°38'09"E 80.00 FEET ALONG SAID WEST LINE TO THE NW CORNER OF RAINTREE SUBDIVISION NO. 2; THENCE (3) THREE **COURSES ALONG** THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID SUBDIVISION AS FOLLOWS: S32°36'46"E 90.48 FEET; S89°36'46"E 186.65 FEET AND S1°14'56"W 78.43 **FEET; THENCE** S61°33'37"W 139.07 FEET; THENCE S11°42'E 52.75 FEET; THENCE S70°42'37"W 100.00 FEET; THENCE N88°44'23"W 66.45 FEET TO AN EXISTING FENCE; THENCE (3) **COURSES** ALONG SAID FENCE AS FOLLOWS: N54°18'45"W 110.84 FEET TO A FENCE CORNER, S21°47'12"W 136.37 FEET AND S27°58'55"W 49.29 FEET TO THE EASTERLY LINE OF **EASTWOOD** BOULEVARD THENCE (2) TWO COURSES ALONG SAID ROAD AS FOLLOWS: N47°38'11"W 78.33 FEET AND N54°45'41"W 202.97 FEET; THENCE N35°14'19" E 107.00 FEET **THENCE** S89°14'46"E 95.50 FEET ; THENCE S36°39'50"E 18.26 FEET; THENCE N75°14'27"E 42.06 FEET; THENCE N39°00'35"E 35 FEET; THENCE N2°00'E 158.00 FEET; THENCE **N73°27'01"E** 190.18 FEET TO THE POINT OF BEGINNING.

ALSO A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE WEST LINE OF RAINTREE SUBDIVISION NO. 3, WEBER COUNTY, UTAH, AS STAKED ON THE GROUND SAID POINT **BEING** 1319.61 FEET NORTH 88°58'58" WEST ALONG THE QUARTER SECTION AND 659.91 FEET S1°21'39"W FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; **RUNNING THENCE** THREE (3) COURSES ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION AS FOLLOWS: S1°21'39"W 30.40 FEET; S88°38'21"E 91.76 FEET AND S5°39'09"E 221.81 **FEET;** THENCE S73°27'01"W 190.18 FEET; THENCE S85°10'20"W 116.04 FEET; THENCE S61°54'45"W 47.29 FEET TO AN EXISTING FENCE CORNER ON THE NORTHWESTERLY **SIDE OF** AN EXISTING DRIVEWAY; THENCE SEVEN (7) COURSES ALONG AN EXISTING FENCE CORNER ON THE NORTHWESTERLY SIDE OF DRIVEWAY AS FOLLOWS: S35°55'52"W 41.26 **FEET;** S26°53'27"W 37.44 FEET; S19°22'17"W 30.00 FEET; S23°01'57"W 16.10 FEET; S29°54'06"W 20.85 FEET; S37°52'47"W 22.41 FEET AND S39°05'53"W 71.87 FEET; TO THE **EASTERLY** LINE OF COMBE ROAD; THENCE TWO (2) COURSES ALONG SAID EASTERLY LINE AS FOLLOWS: N54°45'41"W 248.48 FEET; AND NORTHWESTERLY ALONG THE ARC OF A **506.71** FOOT **RADIUS** CURVE TO THE RIGHT A DISTANCE OF 195.78 FEET (LONG CHORD BEARS N43°41'34"W 194.56 FEET); THENCE N35°57'E 328.30 FEET; THENCE S88°58'58"E **498.35** FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF COMBE ROAD, SAID POINT BEING S00°03'02"W 1258.05 FEET AND EAST 1005.18 FEET FROM THE CENTER OF SAID SECTION 23 (BASIS OF BEARINGS BEING S88°58'34"E ALONG THE QUARTER SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 23); THENCE N35°14'19"E 107.00 FEET; THENCE S89°14'46"E 95.50 FEET; THENCE S36°39'50"E 18.26 FEET; THENCE N75°14'27"E 42.06 FEET; THENCE N39°00'00"E 35.00 FEET; THENCE N01°59'55"E 57.91 FEET; THENCE N89°36'46"E 129.08 FEET; THENCE S01°14'56"W 78.13 FEET; THENCE S61°33'37"W 143.61 FEET TO A FENCE; THENCE ALONG SAID FENCE S10°40'50"E 50.95 FEET AND S70°34'26"W 97.44 FEET; THENCE N88°44'23"W 64.45 FEET TO A FENCE; THENCE ALONG SAID FENCE THE FOLLOWING FIVE (5) COURSES: (1) N56°01'54"W 37.15, (2) N51°17'38"W 71.24 FEET, (3) S24°22'05"W 47.91 FEET, (4) S21°31'07"W 88.39 FEET, AND (5) S27°36'13"W 52.30 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF SAID ROAD; THENCE ALONG SAID NORTHEAST LINE N47°38'11"W 79.08 FEET AND N54°45'41"W 202.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.70 ACRES

Narrative

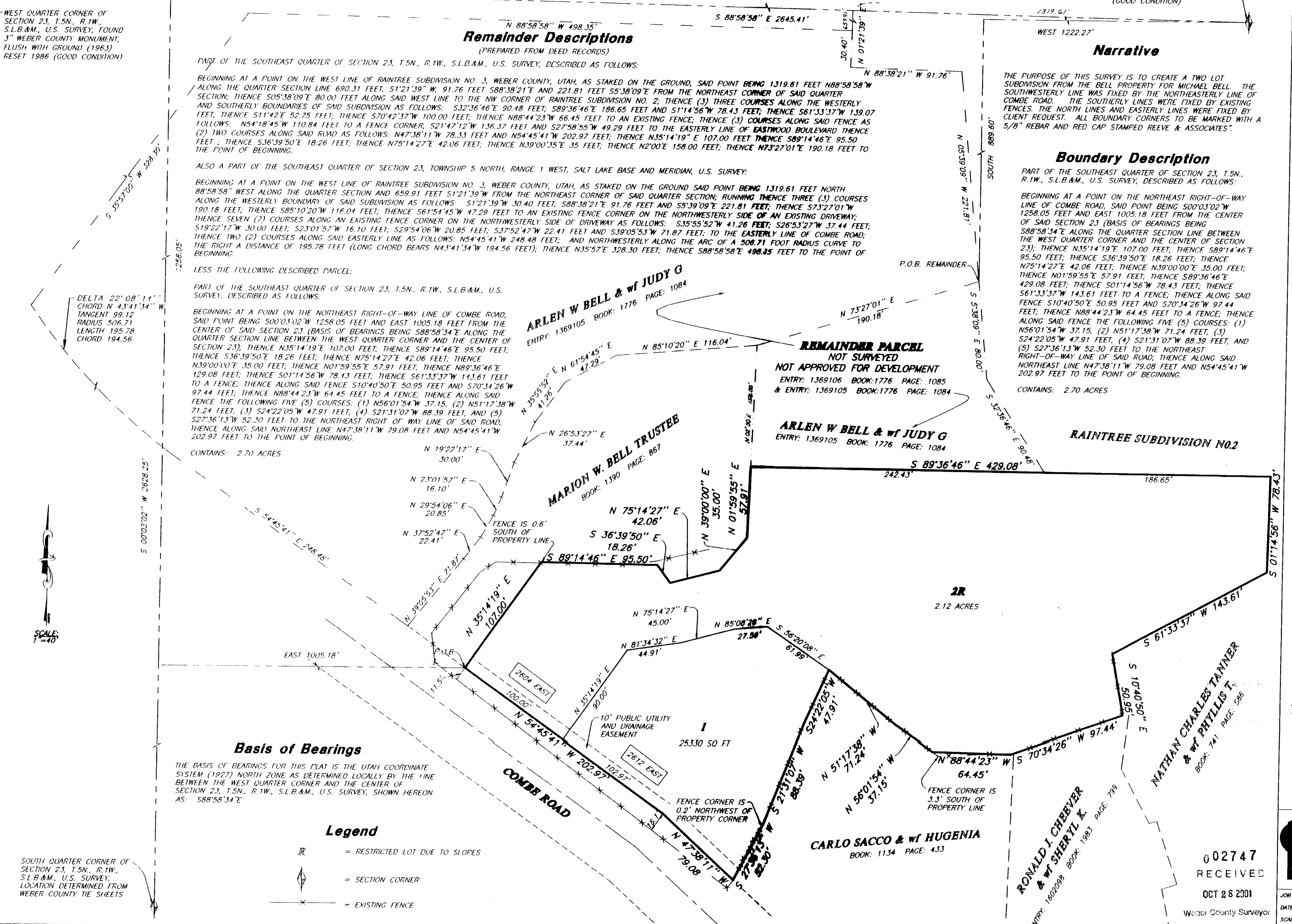
THE PURPOSE OF THIS SURVEY IS TO CREATE A TWO LOT SUBDIVISION FROM THE BELL PROPERTY FOR MICHAEL BELL. THE SOUTHWESTERLY LINE WAS FIXED BY THE NORTHEASTERLY LINE OF COMBE ROAD. THE SOUTHERLY LINES WERE FIXED BY EXISTING FENCES. THE NORTH LINES AND EASTERLY LINES WERE FIXED BY CLIENT REQUEST. ALL BOUNDARY CORNERS TO BE MARKED WITH A 5/8" REBAR AND RED CAP STAMPED REEVE & ASSOCIATES".

Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF COMBE ROAD, SAID POINT BEING S00°03'02"W 1258.05 FEET AND EAST 1005.18 FEET FROM THE CENTER OF SAID SECTION 23 (BASIS OF BEARINGS BEING S88°58'34"E ALONG THE QUARTER SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 23); THENCE N35°14'19"E 107.00 FEET; THENCE S89°14'46"E 95.50 FEET; THENCE S36°39'50"E 18.26 FEET; THENCE N75°14'27"E 42.06 FEET; THENCE N39°00'00"E 35.00 FEET; THENCE N01°59'55"E 57.91 FEET; THENCE S89°36'46"E 429.08 FEET; THENCE S01°14'56"W 78.43 FEET; THENCE S61°33'37"W 143.61 FEET TO A FENCE; THENCE ALONG SAID FENCE S10°40'50"E 50.95 FEET AND S70°34'26"W 97.44 FEET; THENCE N88°44'23"W 64.45 FEET TO A FENCE; THENCE ALONG SAID FENCE THE FOLLOWING FIVE (5) COURSES: (1) N56°01'54"W 37.15, (2) N51°17'38"W 71.24 FEET, (3) S24°22'05"W 47.91 FEET, (4) S21°31'07"W 88.39 FEET, AND (5) S27°36'13"W 52.30 FEET TO THE NORTHEAST RIGHT-OF-WAY LINE OF SAID ROAD; THENCE ALONG SAID NORTHEAST LINE N47°38'11"W 79.08 FEET AND N54°45'41"W 202.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.70 ACRES



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 WEST QUARTER CORNER AND THE CENTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: S88°58'34"E

Legend

R = RESTRICTED LOT DUE TO SLOPES

= SECTION CORNER

—×— = EXISTING FENCE

002747
RECEIVED
OCT 28 2001
Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF MICHAEL BELL 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 8TH DAY OF January, 2001

159437
UTAH LICENSE NUMBER

SIGNATURE

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT MICHAEL BELL SUBDIVISION AND DO 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 3RD DAY OF Jan, 2001.

Arlen W Bell
Judy G Bell

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Weber)ss.

ON THE 3RD DAY OF Jan, 2001, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Arlen W. Bell (AND) Judy G. Bell SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME They SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

7-7-2002
COMMISSION EXPIRES

NOTARY PUBLIC — LINDA A. TROTTA — COMM. EXP. 07-07-2002

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF ________)ss.

ON THE ____ DAY OF ______, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ________ 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.

COMMISSION EXPIRES — NOTARY PUBLIC

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
3670 QUINCY AVE. STE. #1, OGDEN, UTAH 84403, (801) 621-3100 FAX (801) 621-2666
95 W. 100 So. STE. #310, LOGAN, UTAH 84321, (435) 752-3303 FAX (435) 752-2266

JOB #: 4087-01	SURVEYOR: R. WILLIFORD		
DATE: 10-20-00	DRAFTED: H. GUNN		
SCALE: 1"=40'	CHECKED:		
REVISION:			

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___.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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.

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.

SIGNED THIS 24 DAY OF Jan, 2001.

CHAIRMAN, WEBER COUNTY COMMISSION — TITLE Admin Assist. — ATTEST

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 12th DAY OF Jan, 2001

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.

SIGNED THIS ____ DAY OF ______, 20____.

SIGNATURE

WEBER-MORGAN 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 ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF ______, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER

ENTRY NO. 1748903 FEE PAID $32.00 FILED FOR RECORD AND RECORDED, 29-JAN-2001 AT 2:24PM IN BOOK 53 OF THE OFFICIAL RECORDS, PAGE 47 RECORDED FOR:

Wendy Bell

DOUG CROFTS
WEBER COUNTY RECORDER

BY: Karla Rasmussen DEPUTY.

002747
53-47
G:\DRAWINGS\SHARED\4087\01\SUBD.DWG Wed Jan 03 11:06:03 2001 H.GUNN
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER D75AR