53-89

002763

A RECORD OF SURVEY OF

THE COTTAGES AT COLONIAL SPRINGS S.A.P. PHASE-1

PART OF THE NORTHWEST QUARTER OF SECTION 32, T.7N., R.1W., S.L.B.&M., U.S. SURVEY
HARRISVILLE CITY, WEBER COUNTY, UTAH
APRIL, 2001

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 32, T.7N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: S87°39'06"E

Narrative

THE PURPOSE OF THIS SURVEY IS TO CREATE A P.R.U.D. OF A PORTION OF THE TOM CHAMBERS PROPERTY FOR NORM FROST. THE NORTH AND WEST LINES WERE SET BY DEED. ALL OTHER LINES WERE SET AT THE REQUEST OF THE CLIENT. ALL BOUNDARY AND REAR LOT CORNERS TO BE MARKED WITH A 5/8" REBAR AND RED CAP STAMPED "REEVE & ASSOC". ALL FRONT LOT CORNERS TO BE MARKED WITH A LEAD AND TACK IN THE TOP OF CURB AT THE EXTENSION OF THE LOT SIDELINES.

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 32, T.7N., R.1W., S.L.B.&M., U.S. SURVEY AND ALSO A PORTION OF PARENT PARCEL, ENTRY: 1,197,392 BOOK: 1799 PAGE: 1549, AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET THAT IS S87°39'06"E ALONG THE QUARTER SECTION LINE 1213.17 FEET AND N02°20'54"E 1682.47 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 32, THENCE S00°53'25"W 125.00 FEET TO A 148.96 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N89°06'35"W; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°19'06" A DISTANCE OF 135.70 FEET; THENCE N71°47'29"W 74.00 FEET; THENCE N89°06'35"W 127.96 FEET, THENCE S00°53'25"W 220.00 FEET; THENCE N89°06'35"W 106.13 FEET; THENCE N58°55'16"W 58.34 FEET; THENCE N89°06'35"W 115.08 FEET; THENCE N00°54'10"E 126.41 FEET; THENCE N01°24'50"E 300.88 FEET TO SAID SOUTH LINE OF 2550 NORTH STREET; THENCE S89°06'35"E ALONG SAID SOUTH LINE 487.82 FEET TO THE POINT OF BEGINNING.

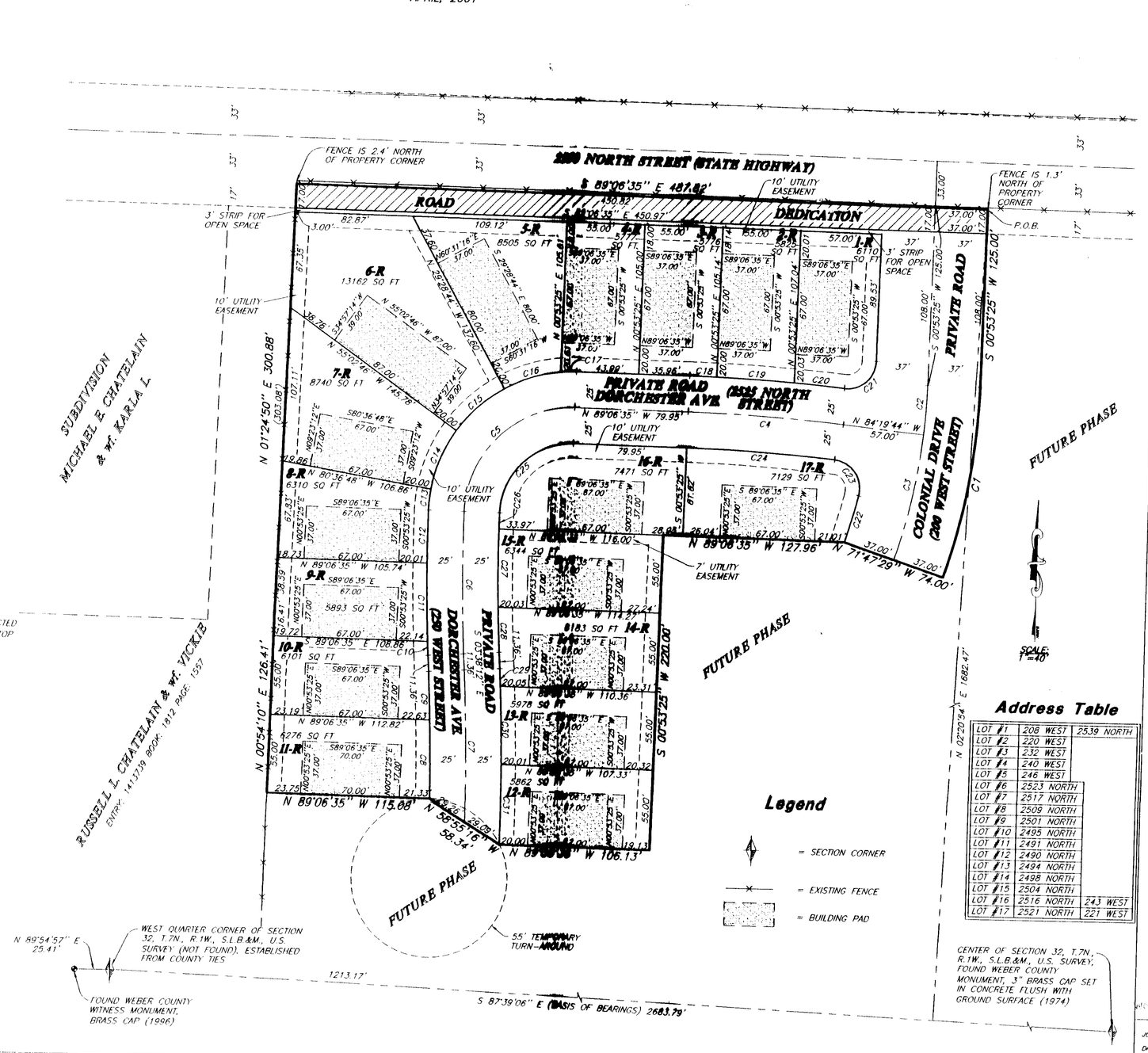
CONTAINS: 3.94 ACRES

NOTES:

1. ALL DIMENSIONS IN PARENTHESES ARE DEED DIMENSIONS
2. AREA CONTAINED IN BUILDING PAD IS INCLUDED IN AREA LABELLED IN LOTS
3. 'R' DENOTES A RESTRICTION TO WHICH ALL LOTS LABELLED "R" ARE RESTRICTED TO THE LOWEST FLOOR LEVEL BEING A MINIMUM OF 12" ABOVE THE ABUTTING TOP BACK OF CURB.

Curve Table

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	17°19'06"	S 09°32'58" W	68.37	448.96	135.70	135.19
C2	04°46'51"	S 03°16'51" W	17.20	411.96	34.37	34.36
C3	12°32'15"	S 11°56'23" W	45.25	411.96	90.14	89.97
C4	04°46'51"	N 86°43'10" W	55.00	1317.53	109.94	109.90
C5	89°59'16"	S 45°53'47" W	75.00	75.02	117.82	106.08
C6	04°32'21"	S 01°22'02" E	50.00	1261.59	99.95	99.92
C7	03°42'06"	S 01°47'09" E	53.00	1640.14	105.96	105.94
C8	01°57'10"	N 01°26'47" W	27.53	1615.14	55.05	55.05
C9	01°12'50"	N 03°01'47" W	17.11	1615.14	34.22	34.22
C10	00°25'33"	N 03°25'25" W	4.78	1286.59	9.56	9.56
C11	02°27'09"	N 01°59'04" W	27.54	1286.59	55.07	55.07
C12	01°39'38"	N 00°04'20" E	18.65	1286.59	37.29	37.29
C13	08°29'03"	N 05°08'41" E	7.42	100.02	14.81	14.80
C14	25°34'02"	N 22°10'13" E	22.69	100.02	44.63	44.26
C15	25°34'02"	N 47°44'15" E	22.69	100.02	44.63	44.26
C16	24°02'51"	N 72°32'45" E	21.30	100.02	41.98	41.67
C17	06°19'12"	S 87°43'49" W	5.52	100.02	11.03	11.03
C18	00°48'45"	S 88°42'12" E	9.52	1342.53	19.04	19.04
C19	02°20'56"	S 87°07'22" E	27.52	1342.53	55.04	55.03
C20	01°30'48"	S 85°11'30" E	17.73	1342.53	35.46	35.46
C21	94°40'29"	N 48°13'39" E	21.70	20.00	33.05	29.41
C22	05°15'11"	N 15°34'54" E	17.20	374.96	34.38	34.37
C23	97°24'46"	N 35°45'05" W	22.77	20.00	34.00	30.05
C24	04°39'07"	N 86°47'02" W	52.50	1292.53	104.94	104.91
C25	89°59'16"	S 45°53'47" W	50.01	50.02	78.55	70.73
C26	00°32'17"	S 00°38'00" W	5.81	1236.59	11.61	11.61
C27	02°32'59"	S 00°54'38" E	27.52	1236.59	55.03	55.03
C28	01°27'05"	S 02°54'40" E	15.66	1236.59	31.32	31.32
C29	00°25'43"	S 03°25'20" E	6.23	1665.14	12.46	12.46
C30	01°53'44"	S 02°15'37" E	27.55	1665.14	55.09	55.08
C31	01°53'35"	S 00°21'58" E	27.51	1665.14	55.02	55.01



Legend

= SECTION CORNER
= EXISTING FENCE
= BUILDING PAD

Address Table

LOT #1	208 WEST	2539 NORTH
LOT #2	220 WEST	
LOT #3	232 WEST	
LOT #4	240 WEST	
LOT #5	246 WEST	
LOT #6	2523 NORTH	
LOT #7	2517 NORTH	
LOT #8	2509 NORTH	
LOT #9	2501 NORTH	
LOT #10	2495 NORTH	
LOT #11	2491 NORTH	
LOT #12	2490 NORTH	
LOT #13	2494 NORTH	
LOT #14	2498 NORTH	
LOT #15	2504 NORTH	
LOT #16	2516 NORTH	243 WEST
LOT #17	2521 NORTH	221 WEST

02763

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF THE COTTAGES AT COLONIAL SPRINGS S.A.P. PHASE-1 IN HARRISVILLE CITY, 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 HARRISVILLE CITY, 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 10TH DAY OF April, 2001

159437
UTAH LICENSE NUMBER

SIGNATURE

OWNER'S 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 THE COTTAGES AT COLONIAL SPRINGS S.A.P. PHASE-1 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO THE OWNERS ASSOCIATION ALL OF THOSE PORTIONS LABELED AS PRIVATE ROAD AND OPEN SPACE FOR USE, CARE, AND MAINTENANCE AND ALSO DEDICATE, GRANT AND CONVEY TO THE UTAH DEPARTMENT OF TRANSPORTATION (U.D.O.T.) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS NOW DEDICATION, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO HARRISVILLE CITY A PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER, UPON AND UNDER SAID OPEN SPACE AND THOSE AREAS WITHIN THE PRIVATE ROADWAY 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 HARRISVILLE CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 3RD DAY OF APRIL, 2001.

SCI Development, L.C.

By C. Paul Sloan, Managing Member

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake } ss.

ON THE 13TH DAY OF April, 2001, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Duane Sloan (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ITS SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

August 17, 2003
COMMISSION EXPIRES

M. Maxine Porter
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ 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

RELEASED
OCT 3 2001

02763

HARRISVILLE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HARRISVILLE CITY PLANNING COMMISSION ON THE 9TH DAY OF April, 20 01.

CHAIRMAN, HARRISVILLE CITY PLANNING COMMISSION

HARRISVILLE CITY ENGINEER

APPROVED BY THE HARRISVILLE CITY ENGINEER ON THE 12TH DAY OF APRIL, 2001.

HARRISVILLE CITY ENGINEER

HARRISVILLE 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, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COUNCIL MEMBERS OF HARRISVILLE CITY, WEBER COUNTY, UTAH, THIS 25 DAY OF April, 2001.

CHAIRMAN, HARRISVILLE CITY COUNCIL

TITLE

Brenda L. Anderson
ATTEST

HARRISVILLE CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PRICE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS ____ DAY OF May 16, 2001.

SIGNATURE

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
3470 QUINCY AVE. STE. #1, OGDEN, UTAH 84403, (801) 621-3100 FAX (801) 621-2666
95 W. 100 So. STE. #310, LOGAN, UTAH 84321, (435) 752-3301 FAX (435) 752-2266

JOB NO. 3818-01 SURVEYOR: R. WILLIFORD
DATE: SEPTEMBER 13, 2000 DRAFTER: H. GUNN
SCALE: 1"=40' CHECKED:

WEBER COUNTY RECORDER

ENTRY NO. 1771090 FEE PAID $41.00
FILED FOR RECORD AND RECORDED
18 MAY 2001 AT 11:47 AM
IN BOOK 53 OF THE OFFICIAL RECORDS, PAGE 89

RECORDED FOR: BONNEVILLE TITLE
DOUG CROFTS
WEBER COUNTY RECORDER
BY Karen Thomas DEPUTY

002763

J:\DRAWINGS\3818\01-PLAT\COTTAGESPHPLAT.DWG Tue Apr 10 11:47:20 2001 H.GUNN