53-90

002774

A RECORD OF SURVEY OF

# THE COTTAGES AT COLONIAL SPRINGS S.A.P. PHASE-2

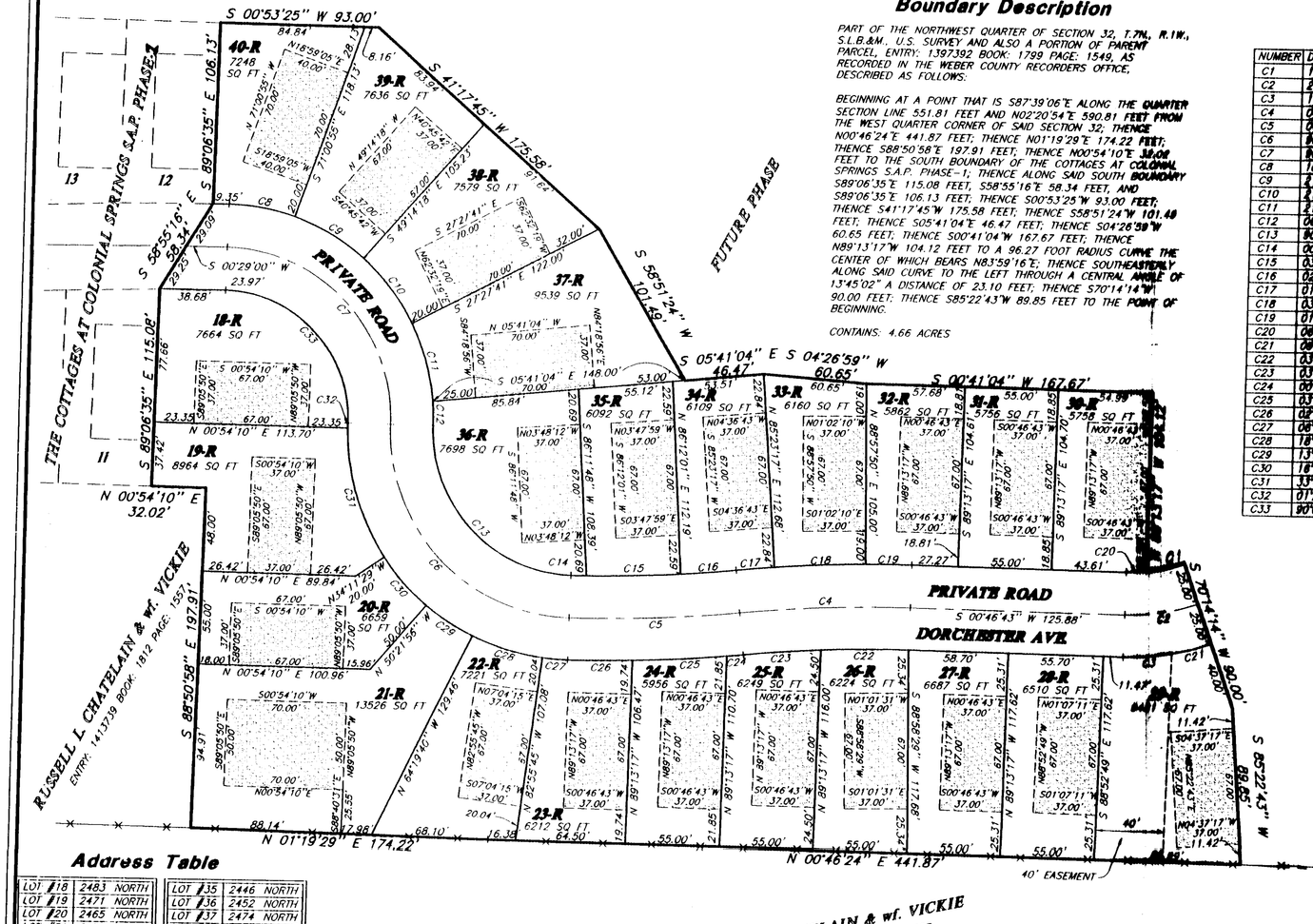
PART OF THE NORTHWEST QUARTER OF SECTION 32, T.7N., R.1W., S.L.B.&M., U.S. SURVEY
HARRISVILLE CITY, WEBER COUNTY, UTAH
APRIL, 2001

## 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 AN S.A.P. OF A PORTION OF THE TOM CHAMBERS PROPERTY FOR NORM FROST. THE NORTH LINES WERE FIXED BY THE SOUTH LINE OF THE COTTAGES AT COLONIAL SPRINGS S.A.P. PHASE-1 AND BY DEED. THE WEST LINE WAS 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: 1397392 BOOK: 1799 PAGE: 1549, AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS S87°39'06"E ALONG THE QUARTER SECTION LINE 55.81 FEET AND N02°20'54"E 590.81 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE N00°46'24"E 441.87 FEET; THENCE N01°19'29"E 174.22 FEET; THENCE S88°50'58"E 197.91 FEET; THENCE N00°54'10"E 32.02 FEET TO THE SOUTH BOUNDARY OF THE COTTAGES AT COLONIAL SPRINGS S.A.P. PHASE-1; THENCE ALONG SAID SOUTH BOUNDARY S89°06'35"E 115.08 FEET, S58°55'16"E 58.34 FEET, AND S89°06'35"E 106.13 FEET; THENCE S00°53'25"W 93.00 FEET; THENCE S41°17'45"W 175.56 FEET; THENCE S58°51'24"W 101.49 FEET; THENCE S05°41'04"E 46.47 FEET; THENCE S04°26'59"W 60.65 FEET; THENCE S00°41'04"W 167.67 FEET; THENCE N89°13'17"W 104.12 FEET TO A 96.27 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N83°59'16"E; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°45'02" A DISTANCE OF 23.10 FEET; THENCE S70°14'14"W 90.00 FEET; THENCE S85°22'43"W 89.85 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.66 ACRES

## Boundary Description

| NUMBER | DELTA | CHORD | TANGENT | RADIUS | LENGTH | CHORD |
|---|---|---|---|---|---|---|
| C1 | 13°45'02" | N 12°53'15" W | 11.61 | 96.27 | 23.10 | 23.05 |
| C2 | 20°32'29" | N 09°29'32" W | 21.97 | 121.27 | 43.48 | 43.24 |
| C3 | 11°16'00" | N 04°50'52" W | 14.41 | 146.09 | 28.73 | 28.68 |
| C4 | 06°13'52" | N 02°40'13" W | 50.04 | 830.32 | 99.96 | 99.90 |
| C5 | 06°13'52" | N 02°40'23" W | 50.00 | 830.32 | 99.88 | 99.82 |
| C6 | 80°07'48" | N 45°50'16" E | 109.26 | 109.01 | 171.48 | 154.34 |
| C7 | 90°00'00" | N 45°54'08" E | 100.00 | 100.00 | 157.08 | 141.42 |
| C8 | 18°04'57" | S 09°56'36" W | 19.89 | 125.00 | 39.45 | 39.29 |
| C9 | 21°46'37" | S 29°32'24" W | 24.05 | 125.00 | 47.51 | 47.22 |
| C10 | 21°46'37" | S 51°19'01" W | 24.05 | 125.00 | 47.51 | 47.22 |
| C11 | 21°46'37" | S 73°25'37" W | 24.05 | 125.00 | 47.51 | 47.22 |
| C12 | 08°35'12" | S 87°36'32" W | 7.19 | 125.00 | 14.37 | 14.36 |
| C13 | 90°07'45" | S 45°50'15" W | 84.20 | 84.01 | 132.15 | 118.94 |
| C14 | 00°39'02" | S 00°26'52" W | 4.57 | 805.32 | 9.14 | 9.14 |
| C15 | 03°55'20" | S 01°50'19" E | 27.58 | 805.32 | 55.13 | 55.12 |
| C16 | 02°19'10" | S 04°57'34" E | 16.30 | 805.32 | 32.60 | 32.60 |
| C17 | 01°30'26" | S 05°21'56" E | 11.25 | 855.32 | 22.50 | 22.50 |
| C18 | 03°34'33" | S 02°49'26" E | 26.70 | 855.32 | 53.38 | 53.37 |
| C19 | 01°48'53" | S 00°07'44" E | 13.55 | 855.32 | 27.09 | 27.09 |
| C20 | 08°48'33" | S 02°37'01" E | 5.71 | 96.01 | 11.41 | 11.40 |
| C21 | 08°16'07" | N 15°08'11" W | 11.88 | 146.58 | 23.71 | 23.69 |
| C22 | 03°39'07" | N 01°02'51" W | 25.67 | 805.32 | 51.33 | 51.32 |
| C23 | 03°14'45" | N 04°29'47" W | 22.82 | 805.32 | 45.62 | 45.62 |
| C24 | 00°38'45" | N 05°47'46" W | 4.82 | 855.32 | 9.64 | 9.64 |
| C25 | 03°41'45" | N 03°37'31" W | 27.60 | 855.32 | 55.17 | 55.16 |
| C26 | 02°33'02" | N 00°30'08" W | 19.04 | 855.32 | 38.07 | 38.07 |
| C27 | 08°17'52" | N 03°55'19" E | 7.37 | 134.01 | 14.73 | 14.72 |
| C28 | 18°36'05" | N 16°22'16" E | 21.95 | 134.01 | 43.51 | 43.32 |
| C29 | 13°57'44" | N 32°39'12" E | 16.41 | 134.01 | 32.66 | 32.58 |
| C30 | 18°10'27" | N 47°43'18" E | 19.04 | 134.01 | 37.83 | 37.70 |
| C31 | 33°43'34" | N 72°41'18" E | 40.66 | 134.01 | 78.96 | 77.82 |
| C32 | 01°20'03" | S 89°45'54" E | 1.56 | 134.01 | 3.12 | 3.12 |
| C33 | 90°00'00" | N 45°54'08" E | 75.00 | 75.00 | 117.81 | 106.07 |

## Address Table

| | | | |
|---|---|---|---|
| LOT #18 | 2483 NORTH | LOT #35 | 2446 NORTH |
| LOT #19 | 2471 NORTH | LOT #36 | 2452 NORTH |
| LOT #20 | 2465 NORTH | LOT #37 | 2474 NORTH |
| LOT #21 | 2459 NORTH | LOT #38 | 2478 NORTH |
| LOT #22 | 2453 NORTH | LOT #39 | 2482 NORTH |
| LOT #23 | 2449 NORTH | LOT #40 | 2486 NORTH |
| LOT #24 | 2445 NORTH | | |
| LOT #25 | 2441 NORTH | | |
| LOT #26 | 2437 NORTH | | |
| LOT #27 | 2433 NORTH | | |
| LOT #28 | 2429 NORTH | | |
| LOT #29 | 2423 NORTH | | |
| LOT #30 | 2426 NORTH | | |
| LOT #31 | 2430 NORTH | | |
| LOT #32 | 2434 NORTH | | |
| LOT #33 | 2438 NORTH | | |
| LOT #34 | 2442 NORTH | | |

RUSSELL L. CHATELAIN & wf. VICKIE
ENTRY: 1413739 BOOK: 1812 PAGE: 1557

NOTES:

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

**Legend**

- = SECTION CORNER
- = EXISTING FENCE
- = BUILDING PAD

CENTER OF SECTION 32, T.7N., R.1W., S.L.B.&M., U.S. SURVEY, FOUND WEBER COUNTY MONUMENT, 3" BRASS CAP SET IN CONCRETE FLUSH WITH GROUND SURFACE (1974)

551.81'

WEST QUARTER CORNER OF SECTION 32, T.7N., R.1W., S.L.B.&M., U.S. SURVEY (NOT FOUND), ESTABLISHED FROM COUNTY TIES

FOUND WEBER COUNTY WITNESS MONUMENT, BRASS CAP (1996)

S 89°54'57" W 25.41'

U2774

### 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 12TH DAY OF APRIL, 2001.

159437
UTAH LICENSE NUMBER

RANDALL J. WILLIFORD — STATE OF UTAH

### 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-2 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 HARRISVILLE CITY, WEBER COUNTY, UTAH; ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ROAD 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 13TH DAY OF APRIL, 2001.

NSD DEVELOPMENT, L.C.

By: _____

### 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 STRAND (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

1/11/03
COMMISSION EXPIRES

M. MAURICE POTTER
NOTARY PUBLIC

### 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

RECEIVED
OCT 25 2001
Weber County Surveyor

002774

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

### WEBER COUNTY RECORDER

ENTRY NO. 1771091 FEE PAID 0.00
FILED FOR RECORD AND RECORDED
18 MAY 2001 AT 11:11 AM
IN BOOK 43 OF THE OFFICIAL RECORDS, PAGE 90

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

### HARRISVILLE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HARRISVILLE CITY PLANNING COMMISSION ON THE 10TH DAY OF MAY, 2001.

CHAIRMAN, HARRISVILLE CITY PLANNING COMMISSION

### HARRISVILLE CITY ENGINEER

APPROVED BY THE HARRISVILLE CITY ENGINEER ON THE 16TH 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

MAYOR
TITLE
ATTEST

### HARRISVILLE CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PRECEDENT TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 10 DAY OF MAY, 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) 752-3303 FAX (435) 752-2266



PLAT-HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER'S NUMBER 017345
REORDER BY NUMBER 017345



S:\CAD\WINGS\SHARED\3818\01-FROST\Cottages\Plat2.dwg Wed Apr 11 11:40:28 2001 H.GUNN