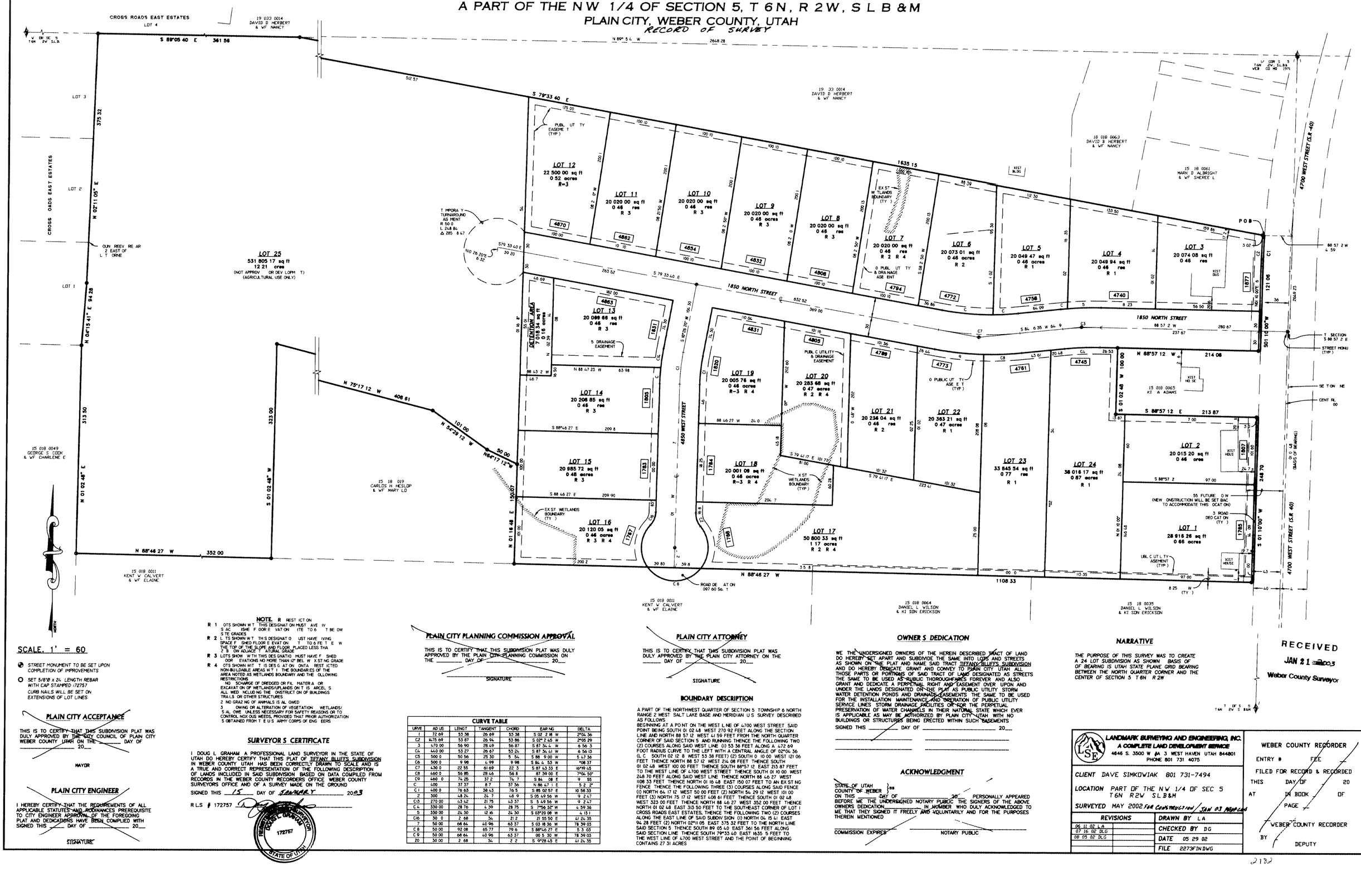
TIFFANY BLUFFS SUBDIVISION

A PART OF THE NW 1/4 OF SECTION 5, T 6 N, R 2 W, S L B & M

PLAIN CITY, WEBER COUNTY, UTAH

RECORD OF SURVEY



SCALE 1' = 60

- ● STREET MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS
- ○ SET 5/8"Ø x 24 LENGTH REBAR WITH CAP STAMPED 172757 CURB NAILS WILL BE SET ON EXTENSIONS OF LOT LINES

PLAIN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF PLAIN CITY WEBER COUNTY UTAH ON THE _____ DAY OF _____ 20__

MAYOR

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH SIGNED THIS _____ DAY OF _____ 20__

SIGNATURE

NOTE R REST ICT ON

R 1 OTS SHOWN W T THIS DESIGNAT ON MUST AVE IV S AC ISHE F OOR E VAT ON ITE TO 6 T BE OW S TE GRADES

R 2 L TS SHOWN W T TH S DESIGNAT O UST HAVE IVING SPACE F SHED FLOOR E EVAT ON T TO 6 FE T E W THE TOP OF THE SLOPE AND FLOOR PLACED LESS THA 1 5 ON ADJAC T NATURAL GRADE

R 3 LOTS SHOW W TH THIS DES GNATIO MUST HAVE F SHED OOR EVATIONS NO MORE THAN 12" BEL W X ST NG GRADE

R 4 OTS SHOWN WT T IS DES G AT ON ONTA REST ICTED NON-BU LDABLE AREAS W T I THE BOUNDAR ES OF THE AREA NOTED AS WETLANDS BOUNDARY AND THE OLLOWING RESTRICTIONS

1 NO SCHARGE OF DREDGED OR FIL HATER A OR EXCAVATION OF WETLANDS/FLANDS ON T IS ARCEL S ALL WED NCLUD NG THE ONSTRUCT ON OF BUILDINGS TRA LS OR OTHER STRUCTURES

2 NO GRAZ NG OF ANIMALS IS AL OWED

3 OWING OR ALTERATION OF VEGETATION WETLANDS/ S AL OWE UNLESS NECESSARY FOR SAFETY REASONS OR TO CONTROL NOX OUS WEEDS, PROVIDED THAT PRIOR AUTHORIZATION S OBTAINED FROM T E U S ARMY CORPS OF ENG EERS

SURVEYOR S CERTIFICATE

I DOUG L GRAHAM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF TIFFANY BLUFFS SUBDIVISION IN WEBER COUNTY UTAH HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND

SIGNED THIS 15 DAY OF JANUARY 2003

R L S # 172757

REGISTERED LAND SURVEYOR DOUGLAS L GRAHAM 172757 STATE OF UTAH

PLAIN CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION ON THE _____ DAY OF _____ 20__

SIGNATURE

PLAIN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLAIN CITY ATTORNEY ON THE _____ DAY OF _____ 20__

SIGNATURE

CURVE TABLE

CURVE	AD US	LENGT	TANGENT	CHORD	EAR NG	DELTA
1	72 69	53 38	26 69	53 38	S 02 2 18 W	2°04 36
C2	4478 69	53 87	26 94	53 86	S 02° 2 45 W	2°05 29
3	470 00	56 90	28 49	56 87	S 87 36 4 W	6 56 3
C4	440 00	53 27	26 67	53 24	S 87 36 41 W	6 56 13
C5	500 0	50 56	25 30	5 54	S 88 9 00 W	5 47 36
C6	500 0	9 98	4 99	9 98	S 84 4 53 W	108 37
C7	430 0	22 55	11 69	22 5	S 87 43 33 E	16°19 45
C8	460 0	56 85	28 46	56 8	87 39 00 E	7°04 50"
C9	460 0	74 25	37 2	74 1	S 84 08 E	9 55
C	400	37 37	8 7	37 56	N 86 47 1 E	5 2 2"
C 1	400 0	76 63	38 43	76 5	S 85 02 57 E	10 58 33
2	300	48 24	24 7	48 9	S 05 49 56 W	9 2 47
C3	270 00	43 42	21 75	43 37	S 5 49 56 W	9 2 47
C 4	330 00	28 76	4 39	28 75	S 7°56 32" W	4 59 36
5	350 00	24 30	12 16	24 30	S 03°20 08 W	4 13 1
C16	30 0	2 68	34	2 2	21 55 50 E	41 24 35
7	50 00	68 64	40 96	63 37	S 03 18 36 W	78 59 03
C 8	50 00	92 08	65 77	79 6	S 88°46 27 E	5 3 03
C 9	50 00	68 64	40 96	63 37	00 5 30 W	78 59 03
20	30 00	2 68	34	2 2	S 9728 65 E	41 24 35

OWNER S DEDICATION

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 TIFFANY BLUFFS SUBDIVISION AND DO HEREBY DEDICATE GRANT AND CONVEY TO PLAIN CITY 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 THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY UTAH WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

SIGNED THIS _____ DAY OF _____ 20__

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } ss

ON THIS _____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED

COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 6 NORTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN U S SURVEY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE WEST L NE OF 4700 WEST STREET SAID POINT BEING SOUTH 01 02 48 WEST 270 92 FEET ALONG THE SECTION LINE AND NORTH 88 57 12 WEST 41 59 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 5 AND RUNNING THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE (1) S3 38 FEET ALONG A 4,72 69 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 02°04 36 (L C SOUTH 02 12 8 WEST 53 38 FEET) (2) SOUTH 0 10 00 WEST 121 06 FEET THENCE NORTH 88 57 12 WEST 214 08 FEET THENCE SOUTH 01 02 48 WEST 100 00 FEET THENCE SOUTH 88°57 12 EAST 213 87 FEET TO THE WEST LINE OF 4700 WEST STREET THENCE SOUTH 01 10 00 WEST 248 70 FEET ALONG SAID WEST LINE THENCE NORTH 88 46 27 WEST 1108 33 FEET THENCE NORTH 01 16 48 EAST 150 07 FEET TO AN EX ST NG FENCE THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID FENCE (1) NORTH 64 17 12 WEST 50 00 FEET (2) NORTH 34 29 12 WEST 101 00 FEET (3) NORTH 75 17 12 WEST 408 81 FEET THENCE SOUTH 01 02 48 WEST 323 00 FEET THENCE NORTH 88 46 27 WEST 352 00 FEET THENCE NORTH 01 02 48 EAST 313 50 FEET TO THE SOUTHEAST CORNER OF LOT 1 CROSS ROADS EAST ESTATES, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF SAID SUBDIVISION (1) NORTH 04 15 41 EAST 94 28 FEET (2) NORTH 02°11 05 EAST 375 32 FEET TO THE NORTH LINE SAID SECTION 5 THENCE SOUTH 89 05 40 EAST 361 56 FEET ALONG SAID SECTION LINE THENCE SOUTH 79°33 40 EAST 1635 5 FEET TO THE WEST LINE OF 4700 WEST STREET AND THE POINT OF BEGINNING CONTAINS 27 31 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 24 LOT SUBDIVISION AS SHOWN BASIS OF OF BEARING IS UTAH STATE PLANE GRID BEARING BETWEEN THE NORTH QUARTER CORNER AND THE CENTER OF SECTION 5 T 6N R 2W

RECEIVED
JAN 21 2003
Weber County Surveyor

LANDMARK SURVEYING AND ENGINEERING, INC.
A COMPLETE LAND DEVELOPMENT SERVICE
4646 S. 3500 W #A 3 WEST HAVEN UTAH 844801
PHONE 801 731 4075

CLIENT DAVE SIMKOWIAK 801 731-7494

LOCATION PART OF THE NW 1/4 OF SEC 5 T6N R2W SLB&M

SURVEYED MAY 2002 FOR CONSTRUCTION / JAN 03 ROAD COR

REVISIONS	
06 11 02 LA	
07 16 02 DLG	
08 05 02 DLG	

DRAWN BY LA
CHECKED BY DG
DATE 05 29 02
FILE 2273FINDWG

WEBER COUNTY RECORDER
ENTRY # FEE
FILED FOR RECORD & RECORDED
THIS DAY OF 20
AT IN BOOK OF
PAGE
WEBER COUNTY RECORDER
BY DEPUTY