# BOX F RANCH SUBDIVISION

## A PART OF THE S. W. 1/4 OF SEC. 15 AND THE N.W. 1/4 OF SEC. 22, T.6N., R.2W., S.L.B.&M.

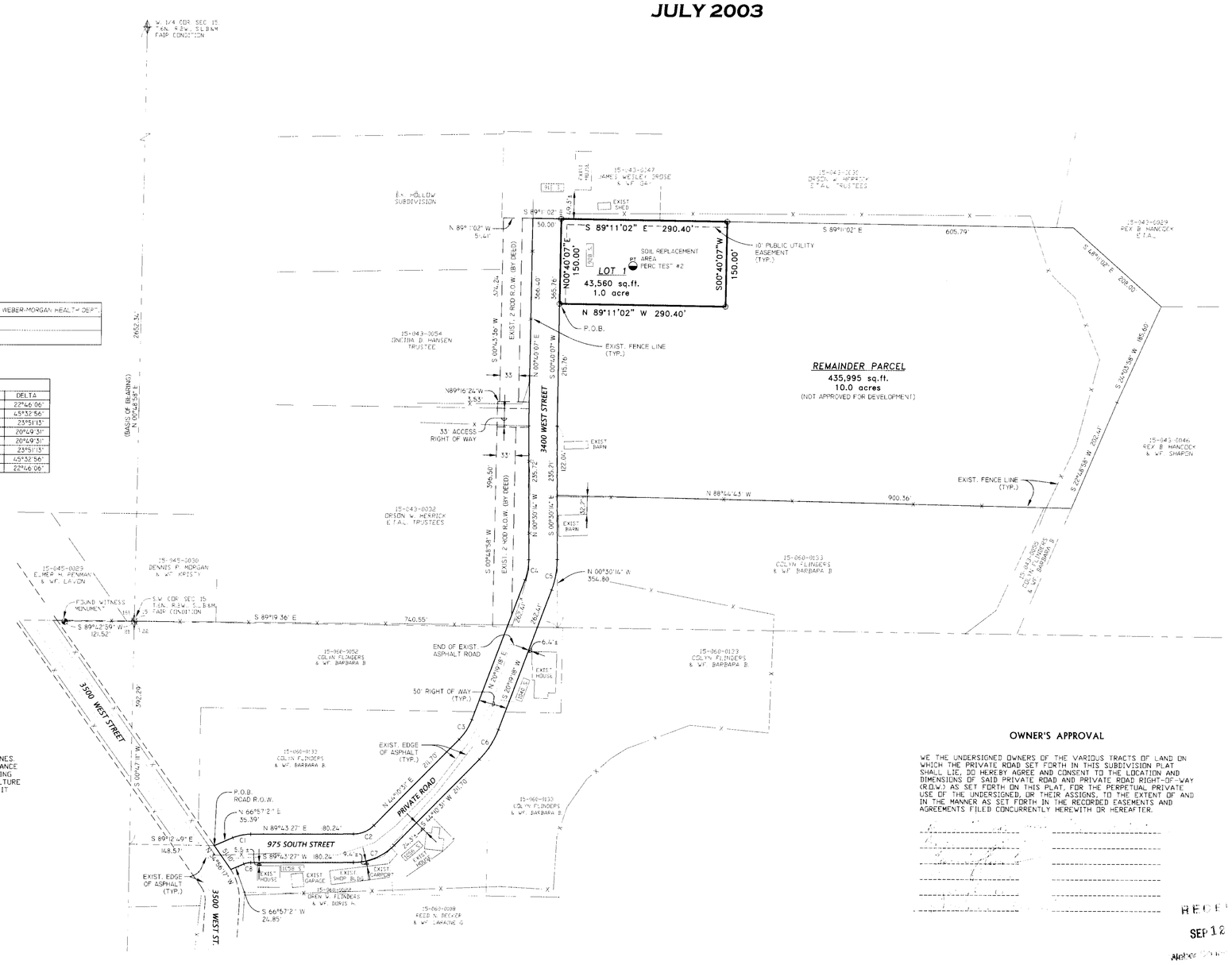
## WEBER COUNTY, UTAH

JULY 2003

003102

SCALE: 1" = 100'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 167594




### PERC TABLE

| PERC TEST HOLE | DEPTH, IN. | PERC RATE, MPI | SOILS EVALUATION #____ WEBER-MORGAN HEALTH DEPT. |
|---|---|---|---|
| NO. 1 | 12" | 80 | |
| NO. 2 | 12" | 20 | SOIL REPLACEMENT |

### CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 80.00' | 31.79' | 16.11 | 31.58' | N 78°20'24" E | 22°46'06" |
| C2 | 50.00' | 39.75' | 20.99' | 38.71' | N 66°56'59" E | 45°52'56" |
| C3 | 100.00' | 41.63' | 21.12' | 41.33' | N 32°14'54" E | 23°51'15" |
| C4 | 100.00' | 36.35' | 18.38' | 36.15' | N 09°54'32" E | 20°49'31" |
| C5 | 150.00' | 54.52' | 27.56' | 54.22' | S 09°54'32" W | 20°49'31" |
| C6 | 150.00' | 62.45' | 31.68' | 62.00' | S 32°14'54" W | 23°51'15" |
| C7 | 100.00' | 79.50' | 41.98' | 77.42' | S 66°56'59" W | 45°52'56" |
| C8 | 30.00' | 11.92' | 6.04' | 11.84' | S 78°20'24" W | 22°46'06" |

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

### AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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.

### SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF BOX F RANCH 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, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 10TH DAY OF JUNE, 2003.

R.L.S. # 167594 _____
SIGNATURE

REGISTERED LAND SURVEYOR DOUGLAS K. BUTTARS 167594 STATE OF UTAH

### 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 HEREON AND NAME SAID TRACT BOX F RANCH SUBDIVISION AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20__.

### ACKNOWLEDGMENT

STATE OF UTAH )ss
COUNTY OF WEBER )

ON THIS 11 DAY OF July, 20 03 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

NOTARY PUBLIC ERIN POOL 2605 WASHINGTON BLVD STE 100 Ogden UT 84402 My Commission Expires August 19th, 2005 STATE OF UTAH

### BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 89°19'36" EAST 740.55 FEET, NORTH 00°50'14" WEST 354.80 FEET AND NORTH 00°40'07" EAST 215.76 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15 AND RUNNING THENCE NORTH 00°40'07" EAST 150.00 FEET; THENCE SOUTH 89°11'02" EAST 290.40 FEET; THENCE SOUTH 00°40'07" WEST 150.00 FEET; THENCE NORTH 89°11'02" WEST 290.40 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.0 ACRE.

### REMAINDER BOUNDARY DESCRIPTION PREPARED FROM RECORD

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 89°19'36" EAST 740.55 FEET; NORTH 00°50'14" WEST 354.80 FEET AND NORTH 00°40'07" EAST 215.76 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15 AND RUNNING THENCE SOUTH 89°11'02" EAST 290.40 FEET; THENCE NORTH 00°40'07" EAST 150.00 FEET; THENCE SOUTH 89°11'02" EAST 605.79 FEET; THENCE SOUTH 68°11'02" EAST 208.00 FEET; THENCE SOUTH 24°03'58" WEST 185.60 FEET; THENCE SOUTH 22°48'58" WEST 202.41 FEET; THENCE NORTH 88°44'43" WEST 900.36 FEET; THENCE NORTH 00°50'14" WEST 122.04 FEET; THENCE NORTH 00°40'07" EAST 215.76 FEET TO THE POINT OF BEGINNING.
CONTAINS 10.0 ACRES.

### PRIVATE ROAD R.O.W. DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 00°47'11" WEST 392.29 FEET AND SOUTH 89°12'49" EAST 148.57 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15 AND RUNNING THENCE NORTH 66°57'12" EAST 35.39 FEET; THENCE ALONG THE ARC OF A 80.0 FOOT RADIUS CURVE TO THE RIGHT 31.79 FEET, (L.C.: NORTH 78°20'24" EAST 31.58 FEET); THENCE NORTH 89°43'27" EAST 180.24 FEET; THENCE ALONG THE ARC OF A 50.0 FOOT RADIUS CURVE TO THE LEFT 39.75 FEET, (L.C.: NORTH 66°56'59" EAST 38.71 FEET); THENCE NORTH 44°10'31" EAST 211.70 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 41.63 FEET, (L.C.: NORTH 32°14'54" EAST 41.33 FEET); THENCE NORTH 20°19'18" EAST 262.41 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 36.35 FEET, (L.C.: NORTH 09°54'32" EAST 36.15 FEET); THENCE NORTH 00°50'14" WEST 235.72 FEET; THENCE NORTH 00°40'07" EAST 366.40 FEET; THENCE SOUTH 89°11'02" EAST 50.00 FEET; THENCE SOUTH 00°40'07" WEST 365.76 FEET; THENCE SOUTH 00°50'14" EAST 235.72 FEET; THENCE ALONG THE ARC OF A 150.0 FOOT RADIUS CURVE TO THE RIGHT 54.52 FEET, (L.C.: SOUTH 09°54'32" WEST 54.22 FEET); THENCE SOUTH 20°19'18" WEST 262.41 FEET; THENCE ALONG THE ARC OF 150.0 FOOT RADIUS CURVE TO THE RIGHT 62.45 FEET, (L.C.: SOUTH 32°14'54" WEST 62.00 FEET); THENCE SOUTH 44°10'31" WEST 211.70 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE RIGHT 79.50 FEET, (L.C.: SOUTH 66°56'59" WEST 77.42 FEET); THENCE SOUTH 89°43'27" WEST 180.24 FEET; THENCE ALONG THE ARC OF A 30.0 FOOT RADIUS CURVE TO THE LEFT 11.92 FEET, (L.C.: SOUTH 78°20'24" WEST 11.84 FEET); THENCE SOUTH 66°57'21" WEST 24.85 FEET; THENCE NORTH 34°56'17" WEST 51.10 FEET TO THE POINT OF BEGINNING.

### OWNER'S APPROVAL

WE THE UNDERSIGNED OWNERS OF THE VARIOUS TRACTS OF LAND ON WHICH THE PRIVATE ROAD SET FORTH IN THIS SUBDIVISION PLAT SHALL LIE, DO HEREBY AGREE AND CONSENT TO THE LOCATION AND DIMENSIONS OF SAID PRIVATE ROAD AND PRIVATE ROAD RIGHT-OF-WAY (R.O.W.) AS SET FORTH ON THIS PLAT, FOR THE PERPETUAL PRIVATE USE OF THE UNDERSIGNED, OR THEIR ASSIGNS, TO THE EXTENT OF AND IN THE MANNER AS SET FORTH IN THE RECORDED EASEMENTS AND AGREEMENTS FILED CONCURRENTLY HEREWITH OR HEREAFTER.

RECEIVED SEP 12 2003

### 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 ____ DAY OF _____, 20__.

_____
SIGNATURE

### 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 AFFECT.

SIGNED THIS ____ DAY OF _____, 20__.

_____
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 _____ DAY OF _____, 20

ATTEST:
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20__.

_____
SIGNATURE

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20__.

_____
SIGNATURE


LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-8506


CLIENT: TROY FLINDERS
LOCATION: PART OF THE S.W. 1/4 OF SEC. 15, & THE N.W. 1/4 OF SEC. 22, T.6N., R.2W., SL.B.&M.
SURVEYED: MAY 2002

| REVISIONS: | |
|---|---|
| 12-15-00 | DB |
| 3-15-02 | DB |
| 5-31-03 | DB |
| 07-10-03 | L.A. |

DRAWN BY: L.A.
CHECKED BY: D.B.
DATE: 05-15-02
FILE: 2359FIN-03.DWG

WEBER COUNTY RECORDER

ENTRY #_____ FEE _____
FILED FOR RECORD & RECORDED
THIS ____ DAY OF _____ 20__
AT _____ IN BOOK _____ OF ___
PAGE _____

_____
WEBER COUNTY RECORDER
BY _____
DEPUTY