

# Russell Acres

PART OF THE NORTHWEST QUARTER OF SECTION 8, T.6N., R.2W., S.L.B.&M., U.S. SURVEY  
WEBER COUNTY, UTAH  
JUNE, 2006

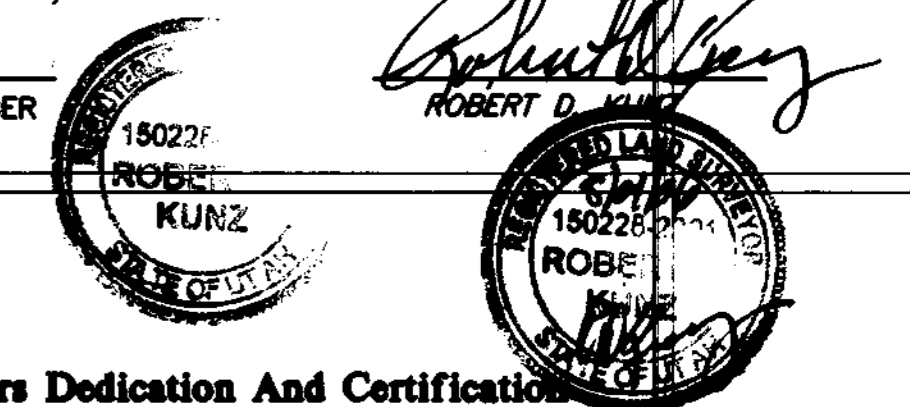
003654

### Surveyor's Certificate

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RUSSELL ACRES 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 SAID 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.

SIGNED THIS 1<sup>st</sup> DAY OF August, 2006

5331527  
UTAH LICENSE NUMBER



### Owners Dedication And Certification

WE THE UNDERSIGNED OWNERS OF THE HEREIN TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT RUSSELL ACRES AND HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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 \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

### Acknowledgment

STATE OF UTAH ) ss.  
COUNTY OF \_\_\_\_\_ )  
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 \_\_\_\_\_

### Project Info.

Surveyor: R. KUNZ  
Designer: N. ANDERSON  
Begin Date: 01-10-06  
Name: RUSSELL ACRES SUBDIVISION  
Number: 5197-02  
Revision:  
Checked:



### Narrative

THE PURPOSE OF THIS PLAT IS TO PREPARE ONE LOT SUBDIVISION FOR SHAWN RUSSELL. THE MAJOR PART OF THE SUBDIVISION WAS ORIGINALLY SURVEYED BY LANDMARK SURVEYING IN 1990 AND WHICH IS REFERENCED IN THE WEBER COUNTY SURVEYORS OFFICE AS SURVEY #326. THIS SURVEY WAS REFERENCED ONLY FOR A VERIFICATION & CHECK THE BOUNDARIES WERE ALL DETERMINED BY DEED FOR THIS PROPERTY & ADJOINING PROPERTIES. ALL PROPERTY CORNERS WERE SET WITH A 3/8" REBAR AND RED CAP STAMPED "REEVE & ASSOCIATES" AT LOCATIONS NOTED ON THIS PLAT.

### Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, DETERMINED LOCALLY BY THE WEBER COUNTY RECORDS ALONG THE LINE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 8, T.6N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N00°44'18"E.

### Boundary Description

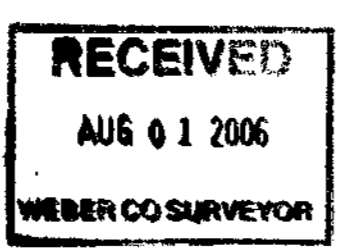
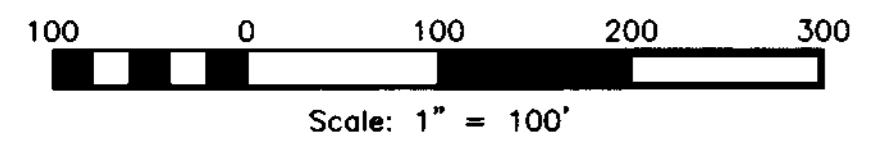
A PART OF THE NW QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF 4700 WEST STREET, WHICH POINT LIES N00°44'18"E ALONG THE SECTION LINE, 1215.93 FEET AND N89°15'42"W, 2546.34 FEET FROM THE E 1/4 CORNER OF SAID SECTION 8, THENCE N88°45'00"W 220.00 FEET, THENCE S00°51'12"W 573.82 FEET TO THE NORTH LINE OF NEALY'S SUBDIVISION AMENDED LOT 1; THENCE THE FOLLOWING TWO (2) COURSES: (1) N89°20'25"W 940.42 FEET, AND (2) S00°51'12"W 300.00 FEET; THENCE N89°00'24"W 350.00 FEET TO A POINT WHICH LIES S88°02'15"E 1096.72 FEET AND N01°12'02"E 378.74 FEET FROM THE W 1/4 CORNER OF SAID SECTION 8 (RECORD TIE); THENCE N01°12'06"E 319.89 FEET; THENCE N19°45'02"E 595.97 FEET; THENCE S88°45'00"E 1000.78 FEET; THENCE N69°21'04"E 80.44 FEET; THENCE S88°45'00"E 239.86 FEET; THENCE S00°51'12"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.50 ACRES

### Legend

- SECTION CORNER
- FIRE HYDRANT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND REBAR & CAP
- BOUNDARY LINE
- EXISTING FENCELINE
- ADJOINING PROPERTY
- EXISTING PAVEMENT
- LOW LYING AREA
- EXISTING STRUCTURES



**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.

\_\_\_\_\_  
TITLE

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
TITLE

**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\_\_\_\_

\_\_\_\_\_  
TITLE

**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\_\_\_\_

\_\_\_\_\_  
TITLE

**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\_\_\_\_

\_\_\_\_\_  
TITLE

**Weber County Recorder**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder \_\_\_\_\_  
Deputy \_\_\_\_\_