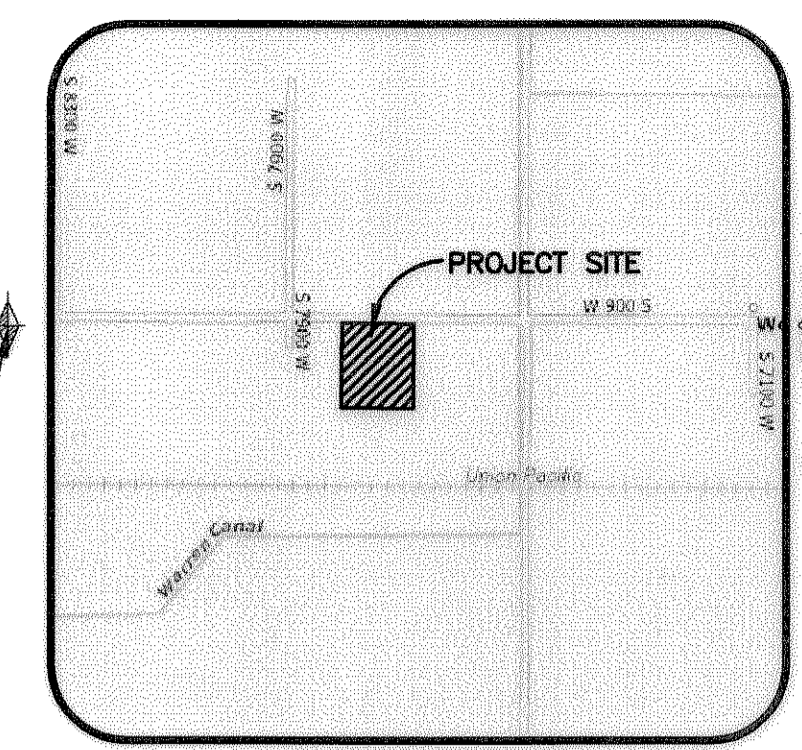
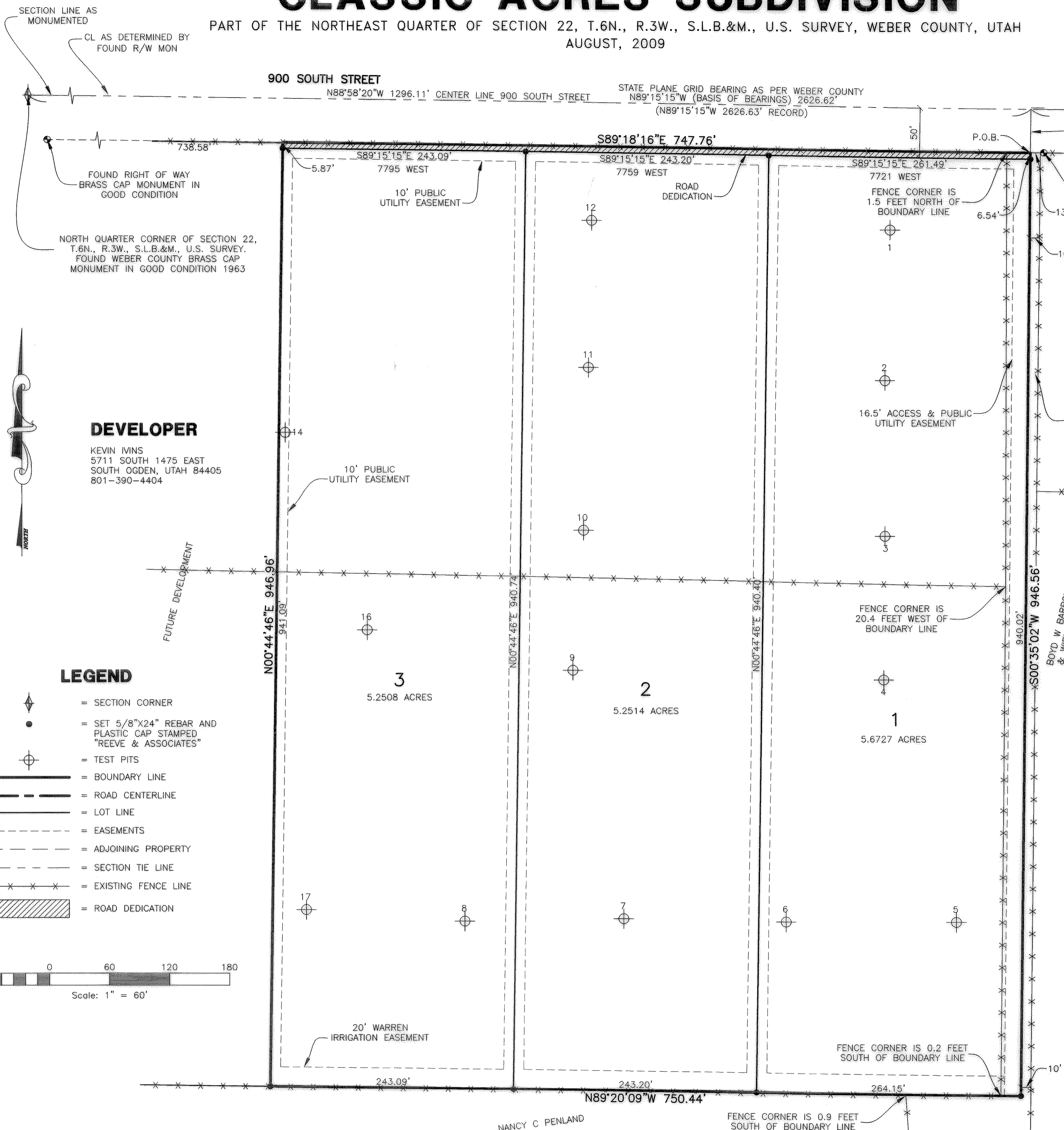


# CLASSIC ACRES SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 22, T.6N., R.3W., S.L.B.&M., U.S. SURVEY, WEBER COUNTY, UTAH  
AUGUST, 2009



**VICINITY MAP**  
NOT TO SCALE

004336  
**RECEIVED**  
AUG 06 2009  
WEBER CO SURVEYOR

### AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, T.6N., R.3W., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS N89°15'15"W.

### NARRATIVE

THIS BOUNDARY WAS DETERMINED BY PLOTTING THE SUBJECT DEEDS AND COMPARING TO ADJOINED PROPERTIES. THE FENCES IN THE AREA ARE ALL OLD LONG STANDING FENCES THAT THE PROPERTY OWNERS HAVE RELIED ON FOR BOUNDARY FOR MANY YEARS. THE DEEDS FIT THE DIMENSIONS OF THE FENCES, BUT VARIED SLIGHTLY FROM THE LOCATION FROM THE SECTION CORNERS. THE ABOVE DESCRIPTION IS BASED ON THE FOLLOWING:

1. THE NORTH LINE WAS SET BY FOUND R.O.W. MONUMENTS LOCATED 13.36 FEET EAST OF THE NE CORNER OF THE PROPERTY AND 738.58 FEET WEST OF THE NW CORNER OF THE PROPERTY. THESE MONUMENTS WERE USED TO DETERMINE THE SOUTH R.O.W. LINE OF 900 SOUTH STREET WHICH IS THE NORTH LINE OF THE PROPERTY. THE AREA DEDICATED FOR THE WIDENING OF 900 SOUTH STREET IS PARALLEL TO AND 50 FEET SOUTHERLY FROM THE MONUMENTED SECTION LINE. THE EAST LINE WAS SET AT THE WEST EDGE OF A 10' ROW AS DESCRIBED BY DEED FOR PENLAND PROPERTY. AN EXISTING FENCE WAS FOUND ALONG THE EAST PART OF THE 10 FOOT RIGHT OF WAY AND THE WEST LINE OF THE BARROW PROPERTY. A SECOND FENCE LINE WAS FOUND NEAR THE WEST LINE OF A 16.5 FOOT EASEMENT WHICH PARALLELED THE 10 FOOT RIGHT OF WAY. A SURVEY OF THE BARROW PROPERTY TO THE EAST CALLED TO THE 16.5 FOOT LINE, WHICH FITS THE EASTERLY FENCE FOR THE 10' RIGHT OF WAY.
2. THE SOUTH BOUNDARY WAS SET BY A FENCE LINE WHICH MATCHED THE DESCRIPTIONS FOR PARCELS 10-043-0005 AND 10-043-0003
3. THE WEST LINE WAS SET BY THE OWNER FOR PHASING PURPOSES.

ALL BOUNDARY AND LOT CORNERS ARE MARKED WITH A 5/8" x 24" REBAR AND CAP MARKED "REEVE AND ASSOC"

### BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 22, T.6N., R.3W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 900 SOUTH STREET, SAID POINT BEING N89°15'15"W 1327.77 FEET AND S00°44'46"W 43.47 FEET FROM THE NORTHEAST CORNER OF SECTION 22; THENCE S00°35'02"W 946.56 FEET; THENCE N89°20'09"W 750.44 FEET; THENCE N00°44'46"E 946.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF 900 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S89°18'16"E 747.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.2814 ACRES

**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 CLASSIC ACRES SUBDIVISION 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 ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 5th DAY OF Aug, 2009

150228  
UTAH LICENSE NUMBER

ROBERT D. KUNZ

REGISTERED LAND SURVEYOR  
150228-2201  
ROBERT D. KUNZ  
STATE OF UTAH

**Owners Dedication And Certification**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT CLASSIC ACRES SUBDIVISION, 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, AND DO HEREBY 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 ERRECTED WITHIN SUCH EASEMENTS. ALSO TO DEDICATE A 20' EASEMENT ALONG THE SOUTH BOUNDARY LINE TO WARREN IRRIGATION COMPANY FOR THE OPERATION AND MAINTENANCE FOR THEIR FACILITY.

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: 05-12-09  
Name: CLASSIC ACRES SUBDIVISION  
Number: 4857-19  
Revision: MYLAR 8-5-09  
Scale: 1"=60'  
Checked:

**Reeve & Associates, Inc.**  
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-asso.com

**LEGEND**

- ◆ = SECTION CORNER
- = SET 5/8"x24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ⊕ = TEST PITS
- = BOUNDARY LINE
- - - = ROAD CENTERLINE
- = LOT LINE
- - - = EASEMENTS
- - - = ADJOINING PROPERTY
- - - = SECTION TIE LINE
- x x x = EXISTING FENCE LINE
- ▨ = ROAD DEDICATION

Scale: 1" = 60'

**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.

WEBER COUNTY ENGINEER

**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\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

**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\_\_\_\_.

WEBER COUNTY SURVEYOR

**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\_\_\_\_.

WEBER COUNTY ATTORNEY

**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\_\_\_\_.

WEBER-MORGAN HEALTH DEPARTMENT

**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: \_\_\_\_\_