

# DOESBURG SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST HAVEN CITY, WEBER COUNTY, UTAH, SEPTEMBER 2009

S 00°51'37" W 2648.83' (S 00°51'36" W 2648.80' BY RECORD)  
1324.41'

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARIES OF THE HEREON DESCRIBED PROPERTY PREPARATORY TO A TWO LOT SUBDIVISION. THE BASIS OF BEARING FOR THIS SURVEY WAS SOUTH 89°16'25" EAST MEASURED BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

THE NORTH BOUNDARY WAS RETRACED 33 FEET OFFSET SOUTHERLY AND PARALLEL WITH SAID BASIS OF BEARING. THE EASTERLY BOUNDARY WAS RETRACED UTILIZING THE HONEY ACRES SUBDIVISION PLAT AS RECORDED AT THE WEBER COUNTY RECORDERS OFFICE. THIS WAS SUPPORTED BY THE CENTERLINE OF THE EXISTING CANAL ON THE SOUTHERLY END OF THE EAST LINE THE CENTERLINE OF THE EXISTING CANAL AND THE EXISTING FENCES DEVIATE FROM THE DESCRIPTION OF THE CANAL AS RECORDED AT THE WEBER COUNTY RECORDERS OFFICE. THE CANAL DESCRIPTION APPEARED TO HAVE THE SENIOR RIGHT, THEREFORE THE CANAL'S RECORDED DESCRIPTION WAS ROTATED TO THE HONEY ACRES SUBDIVISION PLAT AS DESCRIBED AND PERPETUATED TO THE SOUTH THE SOUTHEAST QUARTER OF SAID SECTION 3. THE WEST LINE WAS RETRACED ON THE SOUTH LINE OF THE NORTH HALF OF ENSIGN ENGINEERING AND RECORDED JANUARY 14, 2009. THE RECORD-OF-SURVEY LINE WAS PROLONGED TO THE SOUTH LINE OF 3600 SOUTH STREET (THE OF THE SOUTHEAST CORNER OF THE MORGAN PROPERTY AS SHOWN HEREON, WHERE SAID RECORD-OF-SURVEY LINE IS APPROXIMATELY 0.9 FEET WESTERLY FROM THE EXISTING FENCE LINE. FROM A READING OF THE DEEDS IT SEEMED THAT THE WEST BOUNDARY WAS INTENDED TO BE ONE STRAIGHT LINE. THE LINE OF THE MORGAN PROPERTY IS RAN ALONG QUARTER SECTION LINE AS CALLED FOR BY DEED, AND THE NORTH AND SOUTH LINES OF SAID MORGAN PROPERTY ARE RAN PARALLEL WITH QUARTER SECTION LINE AS CALLED FOR BY DEED, THE APPARENT CONFLICT BETWEEN SAID RECORD-OF-SURVEY LINE AND THE MORGAN DEED AS WRITTEN GOES AWAY.

LINE	LENGTH	BEARING
L1	19.00	S 89°16'25" E
L2	81.66	S 48°45'54" E
L3	84.93	S 31°11'10" E
L4	29.93	S 00°42'31" W
L5	26.55	S 24°20'43" W
L6	25.69	S 45°19'31" W
L7	53.19	S 04°59'35" W

## SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL a registered professional land surveyor holding Certificate No. 191517, as prescribed under laws of the State of Utah, and do hereby certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as: DOESBURG SUBDIVISION and that the same has been surveyed and staked on the ground as shown on this plat.

## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE SOUTH LINE OF 3600 SOUTH STREET, SAID POINT BEING LOCATED SOUTH 89°16'25" EAST ALONG SECTION LINE (SOUTH 89°33" EAST BY RECORD) 212.10 FEET AND SOUTH 33.00 FEET FROM THE CENTER OF SAID SECTION 3, AND RUNNING THENCE SOUTH 89°16'25" EAST ALONG THE SOUTH LINE OF SAID STREET (SOUTH 89°33" EAST BY RECORD) 386.46 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE LAYTON CANAL RE-ESTABLISHED UPON HONEY ACRES SUBDIVISION AS RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER AND SUPPORTED BY THE LOCATION OF THE EXISTING CANAL THE FOLLOWING (5) COURSES: (1) SOUTHWESTERLY 201.44 ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°08'13" (CHORD BEARS SOUTH 55°10'30" WEST 188.40 FEET) (200.04 FEET ALONG THE ARC OF A 160 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 54°38' WEST 187.26 FEET BY RECORD); (2) SOUTH 70°53'36" EAST (SOUTH 71°11" EAST BY RECORD) 10.00 FEET; (3) SOUTH 19°06'24" WEST (SOUTH 18°49' EAST BY RECORD) 965.70 FEET; (4) SOUTHWESTERLY 38.40 FEET ALONG THE ARC OF 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°00'03" (CHORD BEARS SOUTH 13°36'23" WEST 38.34 FEET (SOUTH 13°19' WEST BY RECORD)); AND (5) SOUTH 08°06'24" WEST 229.96 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3 (SOUTH 7°49' WEST 231.46 FEET BY RECORD); THENCE NORTH 89°20'43" WEST ALONG SAID SOUTHEASTERLY LINE OF WEBER COUNTY RECORD OF SURVEY #4224, PERFORMED BY ENSIGN ENGINEERING AND RECORDED JANUARY 14, 2009; THENCE NORTH 08°10'46" EAST (NORTH 7°42' EAST BY RECORD) ALONG THE SOUTHEASTERLY LINE OF SAID SURVEY AND THE PROLONGATION THEREOF 1305.68 FEET TO THE SOUTH LINE OF SAID 3600 SOUTH STREET AND THE POINT OF BEGINNING.

CONTAINING: 201,325 SQ.FT. (4.62 ACRES) (2 LOTS)

1-18-2011  
DATE

STEPHEN J. FACKRELL  
NO. 191517

## OWNER'S DEDICATION

Known all men by these presents that \_\_\_\_\_, the under- signed owner ( ) of the above described tract of land, having caused same to be subdivided into lots, parcels and streets to be hereafter known as the DOESBURG SUBDIVISION

do hereby convey for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20 \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH )  
County of Weber )

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20 \_\_\_\_\_, personally appeared before me, the undersigned Notary public, in and for said County of Weber in said State of Utah, the signer ( ) of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
RESIDING IN WEBER COUNTY

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## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20 \_\_\_\_\_ AT \_\_\_\_\_ IN  
BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS PAGE \_\_\_\_\_

WEBER COUNTY RECORDER  
DEPUTY RECORDER

3600 SOUTH STREET

S 89°16'25" E 216.83' (S 89°16'25" E 216.75' BY RECORD)  
S 89°16'25" E 212.10'

S 89°16'25" E 216.83' (S 89°16'25" E 216.75' BY RECORD)  
S 89°16'25" E 212.10'

S 89°16'25" E 216.83' (S 89°16'25" E 216.75' BY RECORD)  
S 89°16'25" E 212.10'

## LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY
- SECTION/CENTERLINE
- BUILDING SETBACKS
- EASEMENTS
- LOT LINE
- STREET LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- CORNERS TO BE SET WITH A 5/8" REBAR, WITH PLASTIC CAP, OR NAIL AND WASHER STAMPED "PINNACLE"
- CENTERLINE MONUMENT TO BE CONSTRUCTED

**PINNACLE**  
Engineering & Land Surveying, Inc.  
2720 North 350 West, Suite 108 Phone: 801-773-1910  
Layton, UT 84041 Fax: 801-773-1925

## CITY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_,  
BY THE WEST HAVEN CITY ATTORNEY.  
WEST HAVEN CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_,  
BY THE WEST HAVEN CITY PLANNING COMMISSION.  
CHAIRMAN, WEST HAVEN CITY PLANNING COMMISSION

## CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_,  
BY THE WEST HAVEN CITY ENGINEER.  
WEST HAVEN CITY ENGINEER

## CITY COUNCIL APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_,  
BY THE WEST HAVEN CITY COUNCIL.  
ATTEST:  
WEST HAVEN CITY RECORDER WEST HAVEN CITY MAYOR

