

# SHANE DOUGLAS SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MAY, 2014

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°26'19"E.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION AS SHOWN. ALL LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

TITLE BEARING HAVE BEEN ROTATED 00°33'41" CLOCKWISE TO MATCH BASIS OF BEARING.

RIGHT OF WAY IS BASED ON THE CENTERLINE OF EXISTING ROAD

THE OWNER OF THE SUBJECT PARCEL INFORMED US THAT THE EASTERLY FENCE LINE IS NOT IN THE RIGHT LOCATION AND THE ADJOINING LAND OWNER IS AWARE OF THE INCORRECT FENCE LINE LOCATION. WESTERLY FENCE LINE DOES NOT MATCH BOUNDARY AS SHOWN HEREON.

FOUND 1988 WEBER COUNTY BRASS CAP IN GOOD CONDITION AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

## BOUNDARY DESCRIPTION

PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 52.00 FEET S89°26'19"E ALONG THE SECTION LINE AND 1021.21 FEET S03°07'19"E FROM THE NORTH QUARTER CORNER OF SAID SECTION; AND RUNNING THENCE N84°03'10"E 183.67 FEET; THENCE S12°30'45"E 264.97 FEET TO A POINT ON A 1921.81-FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE CENTERLINE OF THE EXISTING ASPHALT ON 400 SOUTH STREET; THENCE ALONG SAID CURVE AND SAID CENTERLINE 232.64 FEET (CHORD BEARS S74°01'40"W 232.50 FEET); THENCE N03°07'19"W 304.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 59181 SQ FT OR 1.359 ACRES

## SOILS REPORT

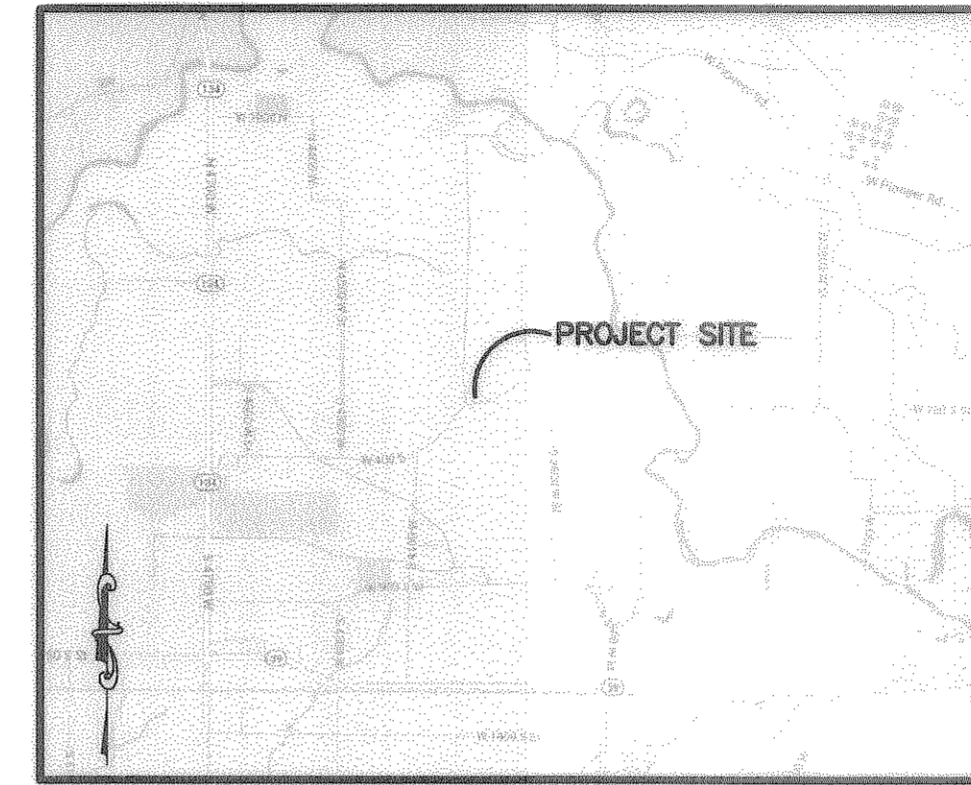
EXPLORATION PIT 2: (UTM ZONE 12T NAD 83. 410176E 4568215N)  
0-17" CLAY LOAM, GRANULAR (WEAK CLAY LOAM)  
17-24" LOAM, WEAKLY GRANULAR  
24-40" SILTY LOAM, WEAK BLOCKY  
40-48" SILTY LOAM, MASSIVE

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1921.81'	232.64'	232.50'	116.46'	S74°01'40"W	6°56'09"
C2	1888.81'	227.06'	227.06'	113.74'	N73°53'04"E	6°53'31"

## LEGEND

- = SECTION CORNER
  - = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
  - = FOUND REBAR AND CAP
  - = TEST PIT LOCATION
  - = BOUNDARY LINE
  - = CENTERLINE OF EXISTING ROAD
  - = LOT LINE
  - = ADJOINING PROPERTY
  - = EASEMENTS
  - = SECTION TIE LINE
  - = EXISTING FENCELINE
  - = ROAD DEDICATION
  - = PUBLIC UTILITY EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- Scale: 1" = 100'



VICINITY MAP  
NOT TO SCALE

DEVELOPER: SHANE DOUGLAS  
918 NORTH 5200 WEST  
PLAIN CITY, UTAH 84404

15-044-0010  
GARY B. & TAHNA H. HIPWELL

15-044-0009  
DUANE L. WAGSTAFF REVOCABLE TRUST

15-044-0019  
KENNETH L. & DEBRA WHITE

15-044-0012  
**REMAINDER PARCEL**  
(NOT APPROVED FOR DEVELOPMENT)  
26.514 ACRES +/-

"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)

15-028-0007  
DUANE L. WAGSTAFF REVOCABLE TRUST

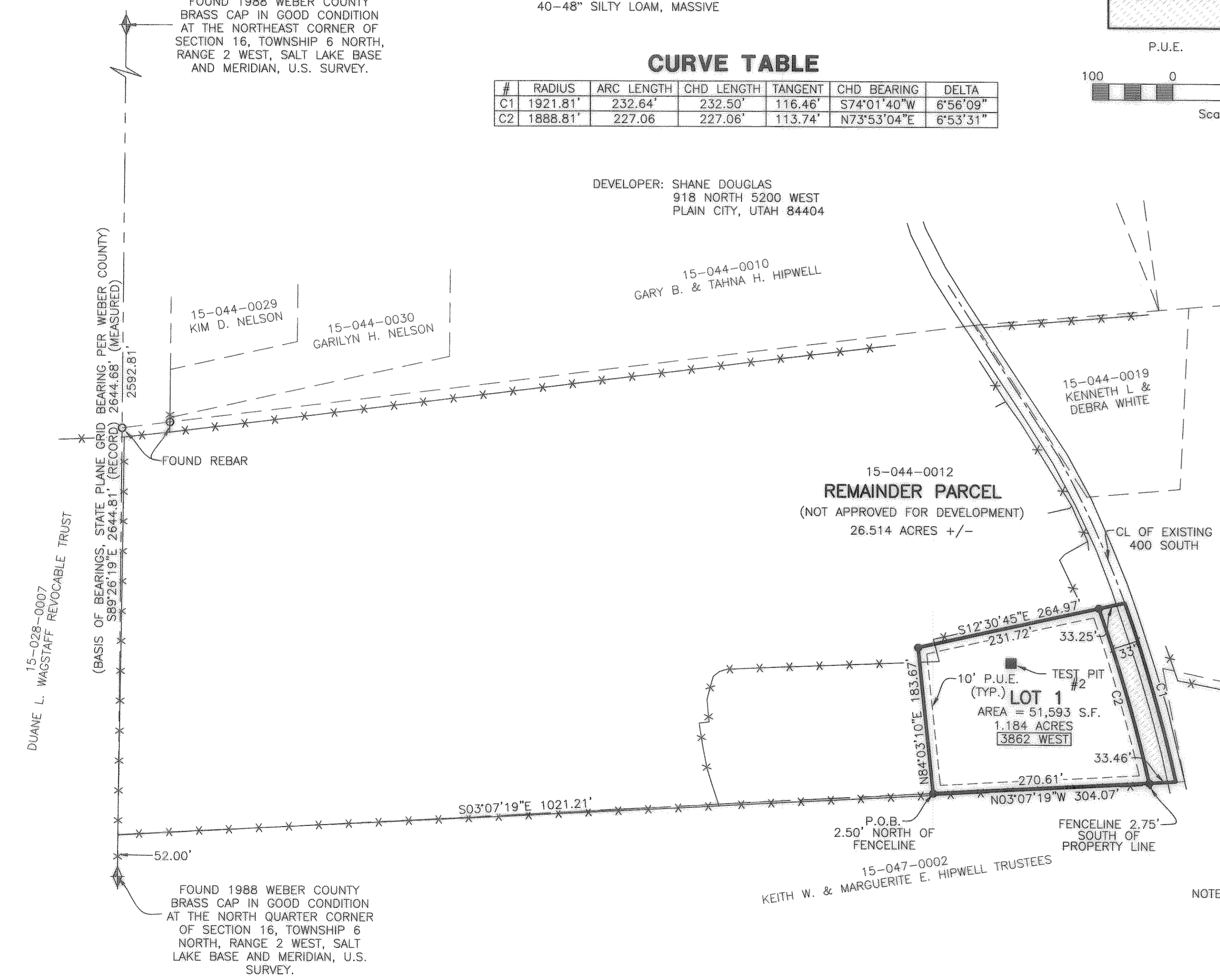
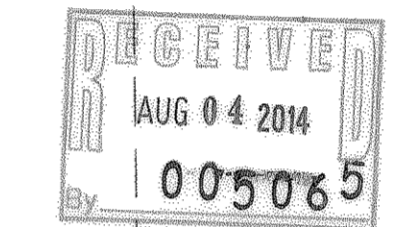
15-044-0008  
VIRGINIA B. HIPWELL REVOCABLE TRUST

15-047-0007  
REX B. & SHARON HANCOCK

15-047-0002  
KEITH W. & MARGUERITE E. HIPWELL TRUSTEES

15-047-0020  
TYLER L. & SARAHANNE HODSON

NOTE: DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.



### SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, 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 SHANE DOUGLAS 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 5 DAY OF AUGUST, 2014.

7736336  
UTAH LICENSE NUMBER

Chad A. Anderson  
CHAD A. ANDERSON

### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AND STREET AS SHOWN ON THE PLAT AND NAME SAID TRACT SHANE DOUGLAS SUBDIVISION, AND DO 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 ALSO TO 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DUANE L WAGSTAFF REVOCABLE TRUST \_\_\_\_\_

CLEO R. WAGSTAFF REVOCABLE TRUST \_\_\_\_\_

### 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 \_\_\_\_\_

**Reeve & Associates, Inc.**

890 CHAMBER STREET, SUITE 14, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

**Project Info.**

Surveyor: \_\_\_\_\_ R. KUNZ

Designer: \_\_\_\_\_ N. ANDERSON

Begin Date: \_\_\_\_\_ 05-21-14

Name: \_\_\_\_\_ SHANE DOUGLAS SUBDIVISION

Number: \_\_\_\_\_ 6357-01

Revision: \_\_\_\_\_

Scale: \_\_\_\_\_ 1"=40'

Checked: \_\_\_\_\_

### 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 WORKS 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

### Webber County Recorder

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