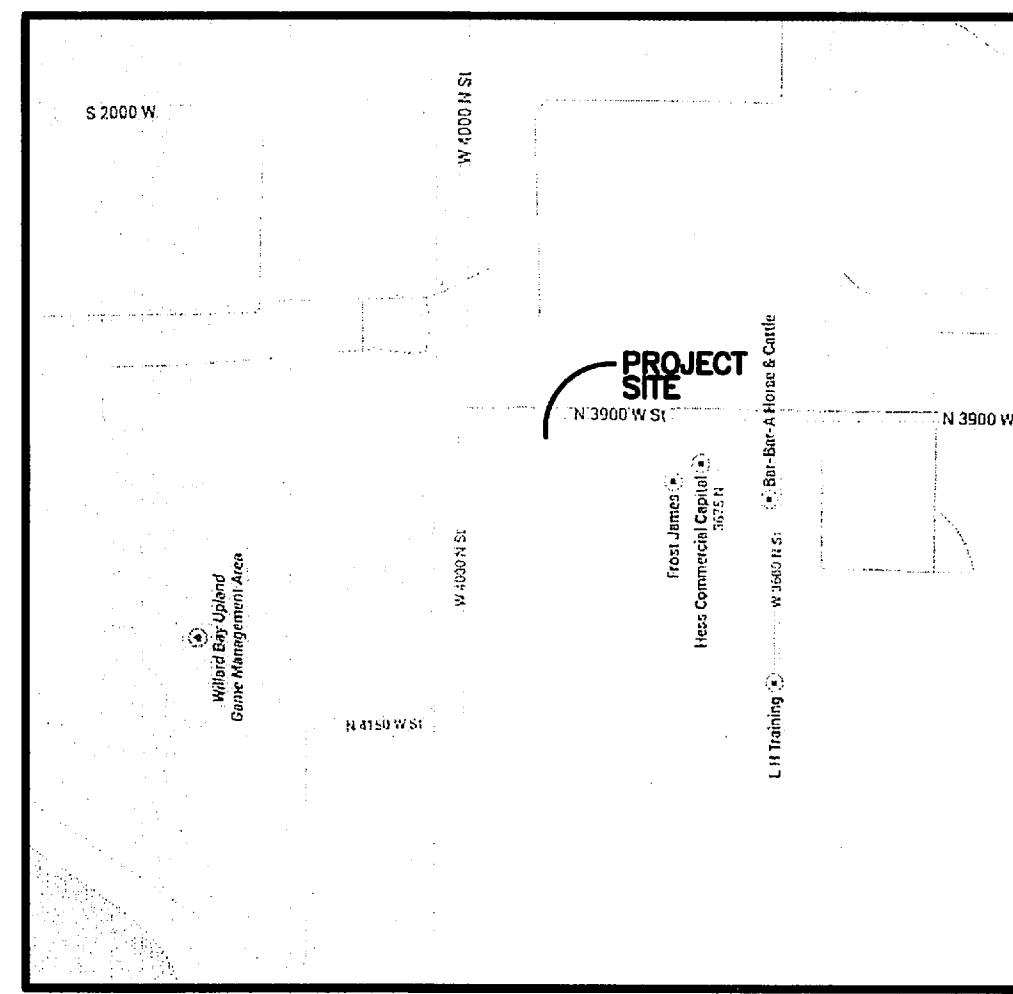


# HIPWELL ESTATES SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH

MARCH 2014



VICINITY MAP  
NOT TO SCALE

### CURVE TABLE

| #  | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA     |
|----|--------|------------|------------|---------|-------------|-----------|
| C1 | 53.25' | 28.24'     | 27.91'     | 14.46'  | S75°39'21"W | 30°22'59" |

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER UTAH STATE PLANE COORDINATES, NORTH GRID WEBER COUNTY SURVEY, SHOWN HEREON AS: S00°50'50"W

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AS SHOWN ON THIS PLAT. ALL LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE CENTERLINE OF 3900 SOUTH WAS DETERMINED TO BE ALONG THE SECTION LINE, WITH 100 FOOT RIGHT OF WAY, 50 FEET EACH SIDE OF SAID CENTER LINE. THE BOUNDARY OF THE LOTS WERE DETERMINED BY THE OWNERS TO CREATE TWO BUILDING LOTS

### BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 3900 WEST STREET, SAID POINT BEING S00°50'50"W 363.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG SAID CENTERLINE S00°50'50"W 160.86 FEET; THENCE N89°09'10"W 50.00 FEET; THENCE N89°49'37"W 300.00 FEET; THENCE N00°50'50"E 153.04 FEET TO THE SOUTHERLY BANK OF A DITCH; THENCE S89°08'34"E 301.74 FEET ALONG SAID DITCH BANK AND EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 3900 WEST STREET; THENCE N00°50'50"E ALONG SAID WEST RIGHT-OF-WAY LINE, 10.82 FEET; THENCE S89°49'37"E 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,398 SQUARE FEET OR 1.226 ACRES

TOGETHER ALONG WITH:

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 3900 WEST STREET, SAID POINT BEING S00°50'50"W 1081.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG SAID CENTERLINE S00°50'50"W 248.39 FEET; THENCE N89°43'31"W 300.01 FEET; THENCE N00°50'50"E 248.39 FEET; THENCE S89°43'31"E 300.01 FEET TO THE POINT OF BEGINNING.

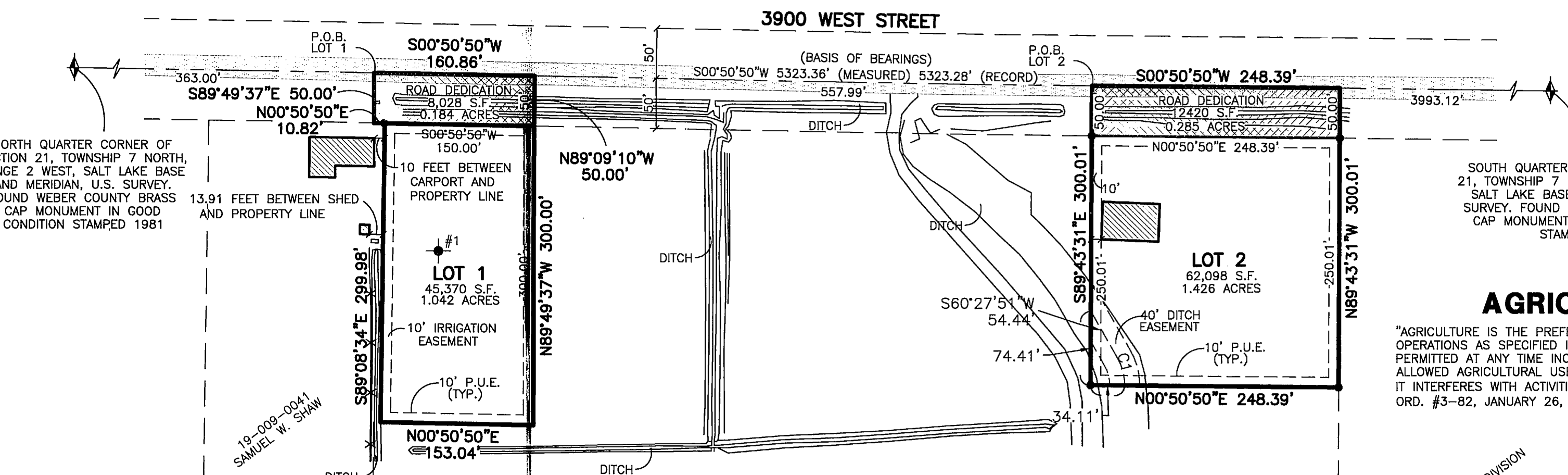
CONTAINING 74,518 SQUARE FEET OR 1.711 ACRES

### SITE SOIL INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 (12T) 410120E 4576488N)  
0'-7" FINE SANDY LOAM, GRANULAR STRUCTURE  
7"-42" FINE SANDY LOAM, MASSIVE STRUCTURE  
42"-90" SANDY LOAM, MASSIVE STRUCTURE  
GROUND WATER WAS OBSERVED AT 90 INCHES THE DAY OF ONSITE EVALUATION

### 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."

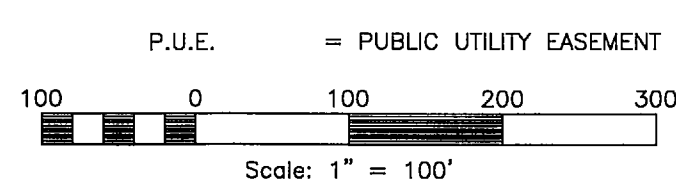


### AGRICULTURAL NOTICE

"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)

### LEGEND

- ◆ = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ⊙ = TEST PIT LOCATION
- = BOUNDARY LINE
- - - = LOT LINE
- · - · = ADJOINING PROPERTY
- · - · = EASEMENTS
- · - · = SECTION TIE LINE
- · - · = EXISTING FENCELINE
- ▨ = EXISTING BUILDING
- ▩ = ROAD DEDICATION
- ▧ = EXISTING ASPHALT
- = P.U.E. = PUBLIC UTILITY EASEMENT



REMAINDER PARCEL  
(NOT APPROVED FOR DEVELOPMENT)  
1,847,126 S.F.  
37.813 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 HIPWELL ESTATES 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 27th DAY OF February, 2014.

150228  
UTAH LICENSE NUMBER

*Robert D. Kunz*  
ROBERT D. KUNZ

**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 AS SHOWN ON THE PLAT AND NAME SAID TRACT HIPWELL ESTATES 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 WHICH EVER 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\_\_\_\_.

FOR THE HIPWELL TRUST \_\_\_\_\_

JOANNE HIPWELL, TRUSTEE \_\_\_\_\_ SUSAN H HANCOCK, TRUSTEE \_\_\_\_\_

**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.

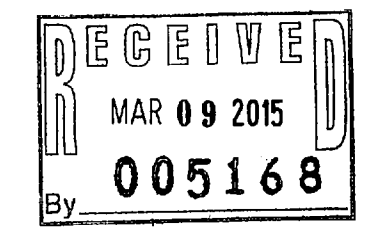
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**ACKNOWLEDGMENT**

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOANNE HIPWELL & SUSAN H HANCOCK (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE JOINT TRUSTEES OF OF SAID TRUST AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

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



**DEVELOPER**  
Chris DeHerrera  
660 West 900 North Suite B  
North Salt Lake, UT 84054  
801-891-2533

**Project Info.**

Surveyor: R. KUNZ  
Designer: N. ANDERSON  
Begin Date: 03-26-14  
Name: HIPWELL SUBDIVISION  
Number: 6320-01  
Revision: 2-24-15 E.R.  
Scale: 1"=60'  
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 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

**Webber County Recorder**

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