

# TICKLEHOOK SUBDIVISION 2ND AMENDMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 12, T.6N., R.1E., S.L.B.&M., U.S. SURVEY  
HUNTSVILLE TOWN, WEBER COUNTY, UTAH  
AUGUST 2015

## Narrative

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOTS OF TICKLEHOOK SUBDIVISION 1ST AMENDMENT TO HAVE THEM MATCH THE USE AND OCCUPATION OF THE PROPERTY. THE BOUNDARY WAS DETERMINED ON THE NORTH AND EAST BY THE BOUNDARY OF THE U.S. FOREST SERVICE AS SURVEYED BY THE WEBER COUNTY SURVEYOR'S OFFICE. THE BOUNDARY ALONG THE SOUTH AND WEST WAS DETERMINED BY DEEDS AND BOUNDARY LINE AGREEMENTS WITH ADJOINING PROPERTY OWNERS AS SHOWN ON QUIT CLAIM DEEDS FILED AS ENTRY NUMBERS 2624388 AND 2624387 IN FILE IN THE WEBER COUNTY RECORDER'S OFFICE. ALL BOUNDARY AND LOT CORNERS HAVE BEEN MARKED WITH A 5/8" REBAR AND PLASTIC CAP MARKED REEVE AND ASSOCIATES.

## Basis of Bearings

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH STATE PLANE COORDINATE SYSTEM DETERMINED LOCALLY BY THE HUNTSVILLE CITY SURVEY AS REVISED BY THE WEBER COUNTY SURVEYOR'S OFFICE. THE BEARING BETWEEN FOUND MONUMENTS AT THE INTERSECTIONS OF 6900 EAST AND 200 SOUTH AND 7000 EAST AND 200 SOUTH BEARS N88°50'18"E. THE SOUTH QUARTER CORNER OF SECTION 12 BEARS N48°33'20"W, 1992.71' FROM THE 6900 EAST AND 200 SOUTH MONUMENT.

## Boundary Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT A U.S. FOREST SERVICE MONUMENT MARKING AN ANGLE POINT IN THE PINEVIEW RESERVOIR BOUNDARY SET PREVIOUSLY BY THE WEBER COUNTY SURVEYOR'S OFFICE, WHICH POINT LIES S89°12'04"E ALONG THE SECTION LINE, 1751.60 FEET AND N00°47'56"E, 543.27 FEET FROM THE S 1/4 CORNER OF SAID SECTION 12, (SAID MONUMENT ALSO BEARS N88°50'18"E, 302.48 FEET AND N01°09'42"W, 1831.99 FEET FROM THE WEBER COUNTY MONUMENT IN THE INTERSECTION OF 6900 EAST AND 200 SOUTH IN HUNTSVILLE, WEBER COUNTY, UTAH), THENCE ALONG SAID FOREST BOUNDARY THE FOLLOWING TWO (2) COURSES (1) N03°18'11"E, 609.91 FEET TO A USFS BOUNDARY MONUMENT (2) N53°48'49"W, 530.00 FEET TO A USFS BOUNDARY MONUMENT; THENCE S00°31'11"W, 146.78 FEET TO THE 1/16 SECTION LINE AS EVIDENCED BY DOCUMENT RECORDED IN B1670 P1381 AND EXISTING OCCUPATIONS; THENCE ALONG SAID LINE N89°12'04"W, 80.52 FEET; THENCE S04°08'49"E, 446.34 FEET ALONG A LINE DEEMED TO BE THE COMMON BOUNDARY LINE BY DOCUMENT RECORDED IN BOOK 2419 PAGE 786 TO THE BOUNDARY OF MOUNTAIN WATERS SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) S89°09'48"E, 10.97 FEET TO THE NORTHEAST CORNER LOT 14 SAID MOUNTAIN WATERS SUBDIVISION; (2) S03°49'48"E, 62.72 FEET; (3) S88°09'48"E, 66.22 FEET TO NORTHWEST CORNER OF LOT 15 SAID MOUNTAIN WATERS SUBDIVISION; AND (4) N03°49'48"W, 6.13 FEET TO THE NW CORNER OF A QUIT CLAIM DEED RECORDED AS ENTRY NO 2624388; THENCE ALONG SAID DEED N85°35'57"E, 243.78 FEET TO A LINE DESCRIBED IN A QUIT CLAIM DEED RECORDED AS ENTRY NO. 2624387; THENCE ALONG SAID DEED S03°14'11"W, 297.76 FEET; TO THE NORTH SIDE OF A 10' PUBLIC RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, N87°47'56"E, 135.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 273,930 SQUARE FEET OR 7.926 ACRES, MORE OR LESS

S 1/4 CORNER SECTION 12, TOWNSHIP 6 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND US DEPARTMENT OF AGRICULTURE MONUMENT GOOD CONDITION (NO DATE)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	60.09	169.81	20.28	N13° 58' 05"W	59.78
C2	49.48	139.81	20.28	N13° 58' 05"W	49.22
C3	37.81	106.81	20.28	N13° 57' 55"W	37.61
C4	60.97	175.08	19.95	S14° 07' 23"E	60.66
C5	49.51	142.08	19.97	S14° 07' 21"E	49.26
C6	172.28	50.00	197.42	N15° 18' 49"W	98.85
C7	30.56	20.00	87.54	S39° 37' 30"W	27.67

Line #	Length	Direction
L1	8.23	N90° 00' 00.00"W
L2	114.38	S44° 48' 51.56"W
L3	29.81	N49° 17' 35.59"E
L4	166.82	S59° 09' 39.35"W

### HUNTSVILLE TOWN 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\_\_\_\_.

HUNTSVILLE TOWN PLANNING COMMISSION (CHAIR)

### HUNTSVILLE TOWN 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.

HUNTSVILLE ENGINEER

### HUNTSVILLE TOWN MAYOR

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 TOWN COUNCIL OF HUNTSVILLE, WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JAMES TRUETT (MAYOR)

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

### HUNTSVILLE TOWN 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\_\_\_\_.

HUNTSVILLE TOWN ATTORNEY

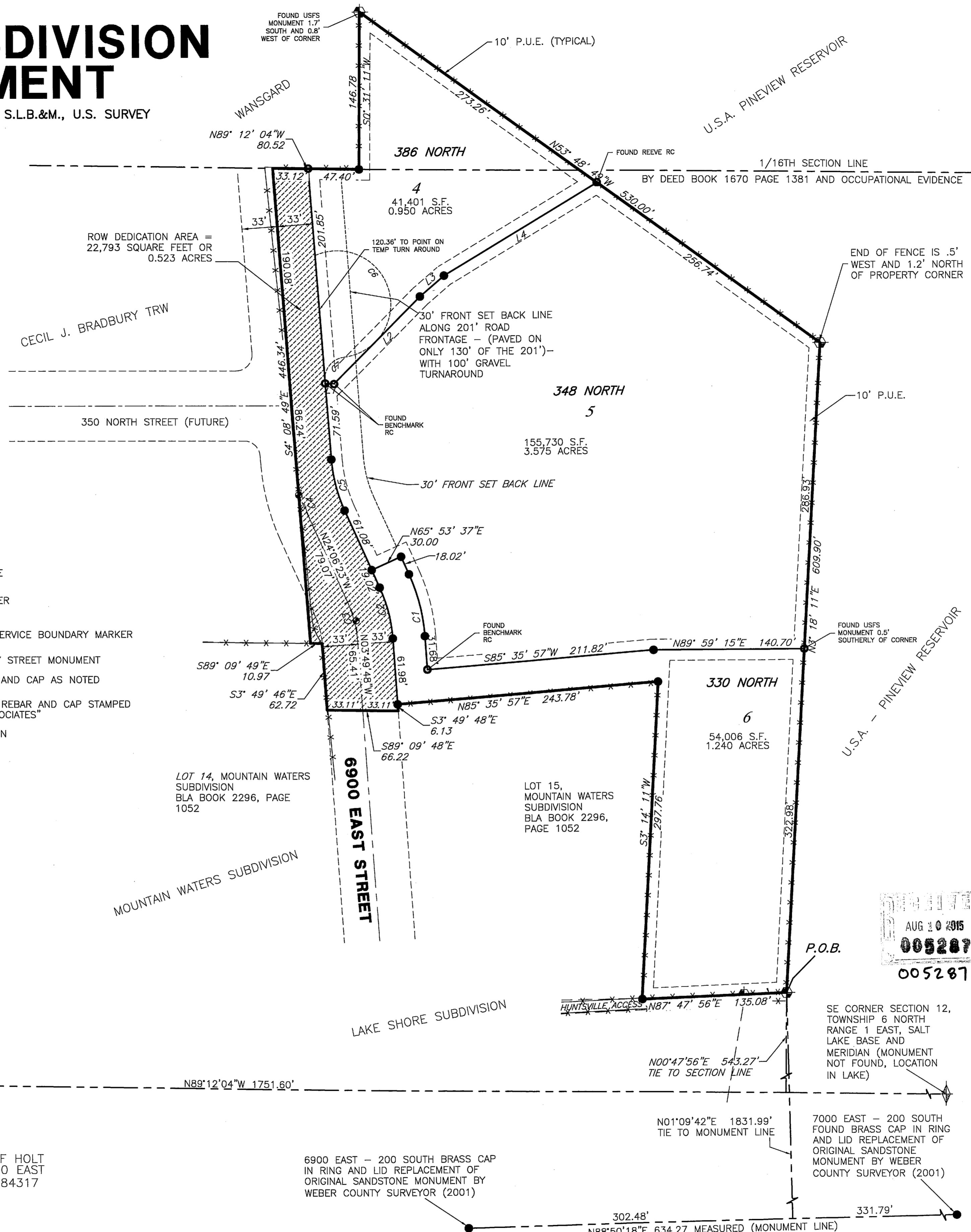
### Webber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Webber County Recorder  
Deputy.

## Legend

- x — = EXISTING FENCE
- ◆ = SECTION CORNER
- ◆ = U.S. FOREST SERVICE BOUNDARY MARKER
- = WEBER COUNTY STREET MONUMENT
- = FOUND REBAR AND CAP AS NOTED
- = SET 24"x5/8" REBAR AND CAP STAMPED "REEVE & ASSOCIATES"
- ▨ = ROW DEDICATION



### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 TICKLEHOOK SUBDIVISION 2ND AMENDMENT 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.

SIGNED THIS 5<sup>th</sup> DAY OF August, 2015.

9031945  
UTAH LICENSE NUMBER      TREVOR J. HATCH

### 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 AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT TICKLEHOOK SUBDIVISION 2ND AMENDMENT 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, AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED IN THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENTATION AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

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

JEFFERY D HOLT      JENNA ALLEN HOLT

RYAN JONES (OWNER GADZAG PROPERTIES LLC)

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ ) ss.  
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 )  
COUNTY OF \_\_\_\_\_ ) ss.  
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: T. HATCH  
Designer: R. KUNZ  
Begin Date: 07-30-2015  
Name: TICKLEHOOK SUBDIVISION 2ND AMENDMENT  
Number: 5074-01  
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Scale: 1"=60'  
Checked: \_\_\_\_\_

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