

# RECORD OF SURVEY FOR S-CURVE ESTATES PHASE 2

A PART OF THE NORTHEAST 1/4 OF SECTION 34  
TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE S.L.B.&M.  
PLAIN CITY, WEBER COUNTY, UTAH  
JUNE 2016

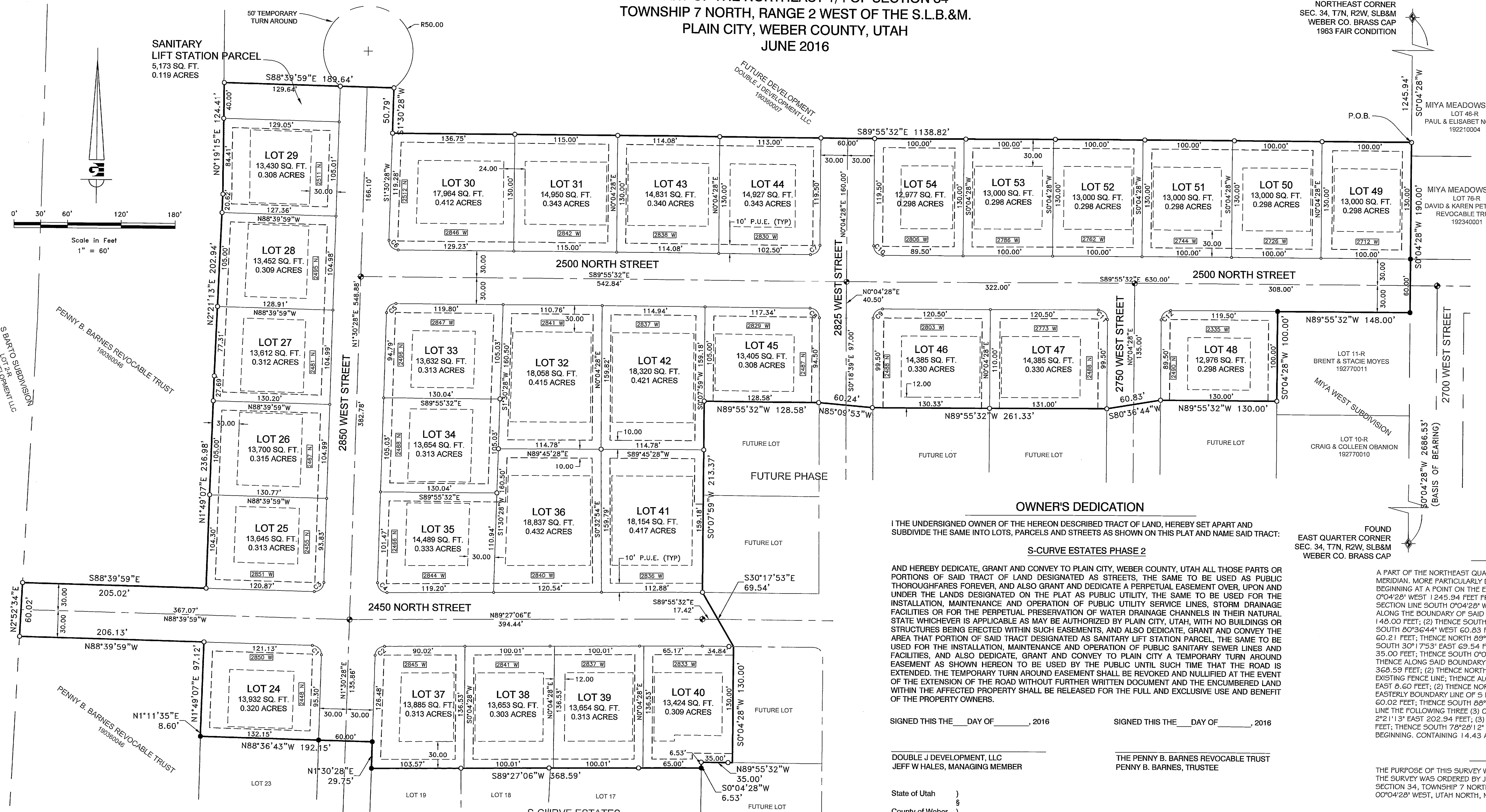
FOUND  
NORTHEAST CORNER  
SEC. 34, T7N, R2W, SLB&M  
WEBER CO. BRASS CAP  
1963 FAIR CONDITION

### LEGEND

- ◆ WEBER COUNTY MONUMENT (AS NOTED)
- CENTER LINE MONUMENT (TO BE INSTALLED)
- SET 5/8"x24" REBAR AND CAP MARKED "GARDNER ENGINEERING" (SEE NOTE 3)
- FOUND REBAR AND CAP MARKED "GARDNER ENGINEERING"
- PROPERTY BOUNDARY LINE
- - - PUBLIC UTILITY EASEMENT (P.U.E.)
- STREET CENTERLINE
- - - SETBACK LINE
- LOT LINE
- - - SECTION LINE
- ADJOINER PROPERTY LINE

### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	16.53	10.50	90°10'27"	N43° 34' 45"W	14.87
C2	16.12	10.50	87°56'37"	N45° 28' 47"E	14.58
C3	16.46	10.50	89°49'33"	N46° 25' 15"E	14.83
C4	16.87	10.50	92°03'23"	N44° 31' 13"W	15.11
C5	16.23	10.50	88°34'00"	N45° 47' 28"E	14.66
C6	16.76	10.50	91°26'00"	S44° 12' 32"E	15.03
C7	16.49	10.50	90°00'00"	N45° 04' 28"E	14.85
C8	16.49	10.50	90°00'00"	S44° 55' 32"E	14.85
C9	16.49	10.50	90°00'00"	S45° 04' 28"W	14.85
C10	16.49	10.50	90°00'00"	S44° 55' 32"E	14.85
C11	16.49	10.50	90°00'00"	N44° 55' 32"W	14.85
C12	16.49	10.50	90°00'00"	S45° 04' 28"W	14.85



- NOTES:**
- 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.
  - #5 REBAR WITH CAP SET AT BACK LOT CORNERS.
  - FRONT CORNERS MARKED WITH CURB NAIL AT PROJECTION OF PROPERTY LINE.
  - ALL CONSTRUCTION TO CONFORM TO PLAIN CITY STANDARDS.
  - THE FINISHED FLOOR ELEVATION OF EACH HOME WITHIN THIS SUBDIVISION SHALL BE NO DEEPER THAN THE EXISTING GROUND SURFACE UNLESS OTHERWISE APPROVED BY THE CITY.
  - THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR SWALES THAT CARRY WATER TO INTERSECTING ROADS. GRADING SHALL ENSURE THAT THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.
  - THIS PARCEL FALLS WITHIN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FEMA MAP #48057C0200E, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
  - ZONE R-11 SITE DEVELOPMENT STANDARDS: MINIMUM LOT AREA: 11,000 SQ. FT. BUILDING SETBACK: FRONT AND REAR 30', SIDE YARD 10' WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24'.

### OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

#### S-CURVE ESTATES PHASE 2

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY THE AREA THAT PORTION OF SAID TRACT DESIGNATED AS SANITARY LIFT STATION PARCEL, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC SANITARY SEWER LINES AND FACILITIES, AND ALSO DEDICATE, GRANT AND CONVEY TO PLAIN CITY 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 AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016

DOUBLE J DEVELOPMENT, LLC  
JEFF W HALES, MANAGING MEMBER

THE PENNY B. BARNES REVOCABLE TRUST  
PENNY B. BARNES, TRUSTEE

State of Utah )  
County of Weber )  
On this \_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared before me Penny B. Barnes, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the Trustee of The Penny B. Barnes Revocable Trust Dated the 12th of October, 2012 and that said document was signed by her in behalf of said \*Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Penny B. Barnes acknowledged to me that said \*Corporation executed the same.

NOTARY PUBLIC

State of Utah )  
County of Weber )  
On this \_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared before me Jeff W. Hales, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Managing Member of Double J Development, LLC and that said document was signed by him/her in behalf of said \*Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Jeff W. Hales acknowledged to me that said \*Corporation executed the same.

NOTARY PUBLIC

### BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEING LOCATED SOUTH 0°04'28" WEST 1245.94 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID SECTION LINE SOUTH 0°04'28" WEST 190.00 FEET TO THE NORTHEAST CORNER OF MIYA WEST SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) THENCE NORTH 89°55'32" WEST 148.00 FEET; (2) THENCE SOUTH 0°04'28" WEST 100.00 FEET; THENCE NORTH 89°55'32" WEST 130.00 FEET; THENCE SOUTH 80°36'44" WEST 60.83 FEET; THENCE NORTH 89°55'32" WEST 260.00 FEET; THENCE NORTH 85°09'43" WEST 60.21 FEET; THENCE NORTH 89°55'32" WEST 129.94 FEET; THENCE SOUTH 0°07'59" WEST 213.37 FEET; THENCE SOUTH 30°17'53" EAST 69.54 FEET; THENCE SOUTH 0°04'28" WEST 130.00 FEET; THENCE NORTH 89°55'32" WEST 35.00 FEET; THENCE SOUTH 0°04'28" WEST 6.53 FEET TO THE NORTHERLY BOUNDARY LINE OF S-CURVE ESTATES; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE SOUTH 89°27'06" WEST 368.59 FEET; (2) THENCE NORTH 1°30'28" EAST 29.75 FEET; (3) THENCE NORTH 88°36'43" WEST 192.15 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE NORTH 1°11'35" EAST 8.60 FEET; (2) THENCE NORTH 1°49'07" EAST 97.12 FEET; THENCE NORTH 88°39'59" WEST 206.13 FEET TO THE EASTERLY BOUNDARY LINE OF S BARTO SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE NORTH 2°52'34" EAST 60.02 FEET; THENCE SOUTH 88°39'59" EAST 205.02 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTH 1°49'07" EAST 236.96 FEET; (2) THENCE NORTH 2°21'13" EAST 202.94 FEET; (3) THENCE NORTH 0°09'29" EAST 84.41 FEET; THENCE SOUTH 88°39'59" EAST 129.05 FEET; THENCE SOUTH 78°28'12" EAST 60.93 FEET; THENCE SOUTH 89°55'32" EAST 1138.82 FEET TO THE POINT OF BEGINNING. CONTAINING 14.43 ACRES AND 31 LOTS.

### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THIRTY ONE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF HALES, THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°04'28" WEST, UTAH NORTH, NAD 83 GRID BEARING.

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 8<sup>TH</sup> DAY OF JULY, 2016.

RECEIVED  
JUL 08 2016  
BY: 5486

KLINT H. WHITNEY, PLS NO. 8227228

<p><b>PLAIN CITY PLANNING COMMISSION</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION ON</p> <p>THIS ____ DAY OF _____, 2016,</p> <p>CHAIRMAN, PLAIN CITY PLANNING COMMISSION</p>	<p><b>PLAIN CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH SIGNED</p> <p>THIS ____ DAY OF _____, 2016</p> <p>CITY ENGINEER</p>	<p><b>PLAIN CITY APPROVAL AND ACCEPTANCE</b></p> <p>THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.</p> <p>THIS ____ DAY OF _____, 2016</p> <p>MAYOR ATTEST: CITY RECORDER</p>	<p><b>PLAIN CITY ATTORNEY</b></p> <p>I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF S-CURVE ESTATES PHASE 2 AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>THIS ____ DAY OF _____, 2016</p> <p>CITY ATTORNEY</p>	<p>Prepared By:</p> <p><b>GARDNER ENGINEERING</b></p> <p>CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING</p> <p>5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p> <p>Developer: Double J Development, LLC 5355 W 2150 N Plain City, UT</p>	<p><b>COUNTY RECORDER</b></p> <p>ENTRY NO. _____</p> <p>FEE PAID _____ FILED FOR RECORD</p> <p>AND RECORDED _____</p> <p>AT _____ IN BOOK _____</p> <p>OF OFFICIAL RECORDS, PAGE _____</p> <p>RECORDED FOR _____</p> <p>COUNTY RECORDER</p> <p>BY: _____ DEPUTY.</p>
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R:\010 - HALES\1102 - DOUBLE J PROPERTY SURVEY\DWG\S-CURVE ESTATES PHASE 2-FINAL PLAT.DWG