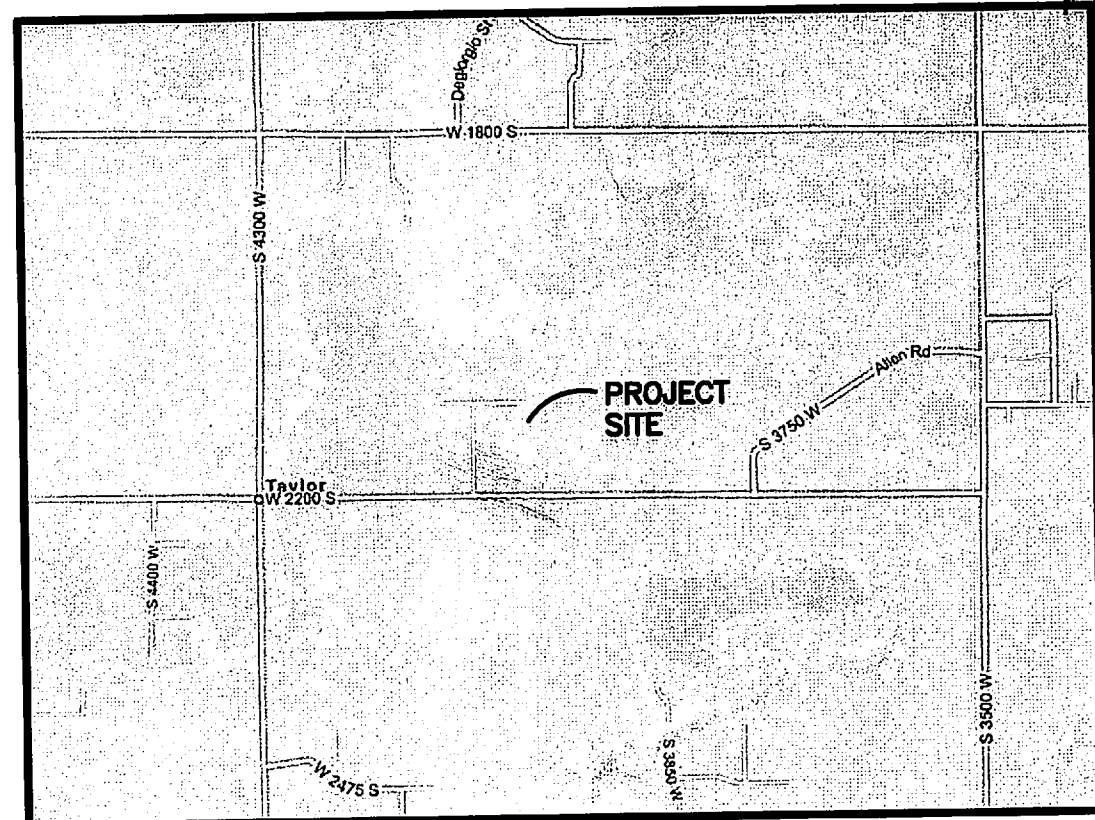
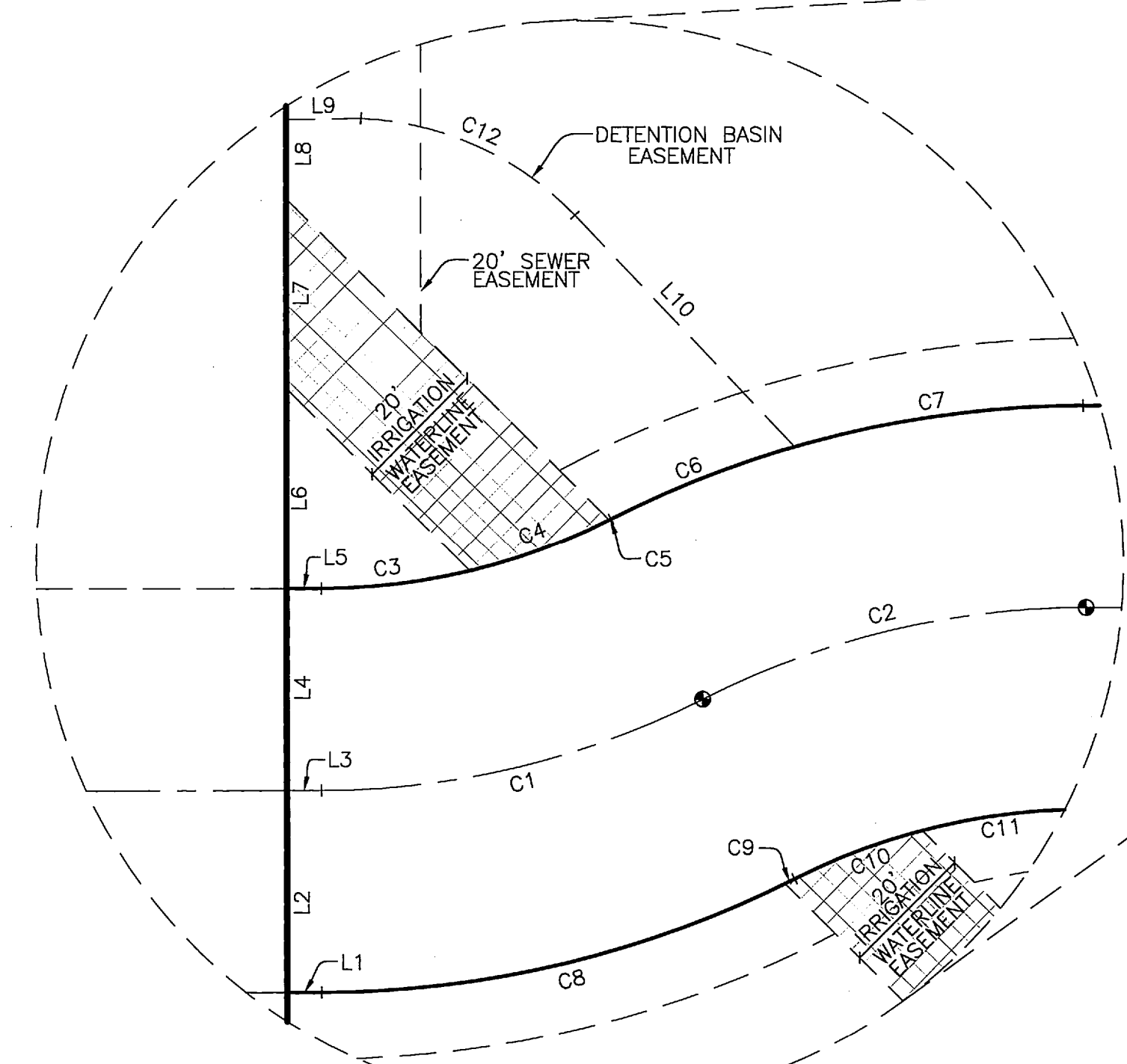


# Boyd Russell Subdivision, 1st Amendment

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2017



Vicinity Map  
NOT TO SCALE



Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	125.00'	58.78'	58.24'	29.95'	N77°18'43"E	26°56'36"
C2	125.00'	58.75'	58.21'	29.93'	N77°18'16"E	26°55'44"
C3	95.00'	22.27'	22.22'	11.19'	N84°04'02"E	13°26'01"
C4	95.00'	22.13'	22.08'	11.11'	N70°40'41"E	13°20'40"
C5	95.00'	0.27'	0.27'	0.14'	N63°55'23"E	0°09'57"
C6	155.00'	29.39'	29.35'	14.74'	N69°16'21"E	10°51'53"
C7	155.00'	43.46'	43.32'	21.87'	N82°44'12"E	16°03'51"
C8	155.00'	71.30'	70.67'	36.29'	N77°36'24"E	26°21'17"
C9	155.00'	1.59'	1.59'	0.80'	N64°08'05"E	0°35'21"
C10	95.00'	20.33'	20.29'	10.20'	N69°58'16"E	12°15'43"
C11	95.00'	24.32'	24.25'	12.23'	N83°26'08"E	14°40'00"
C12	46.67'	35.81'	34.94'	18.84'	S64°47'33"E	43°58'03"

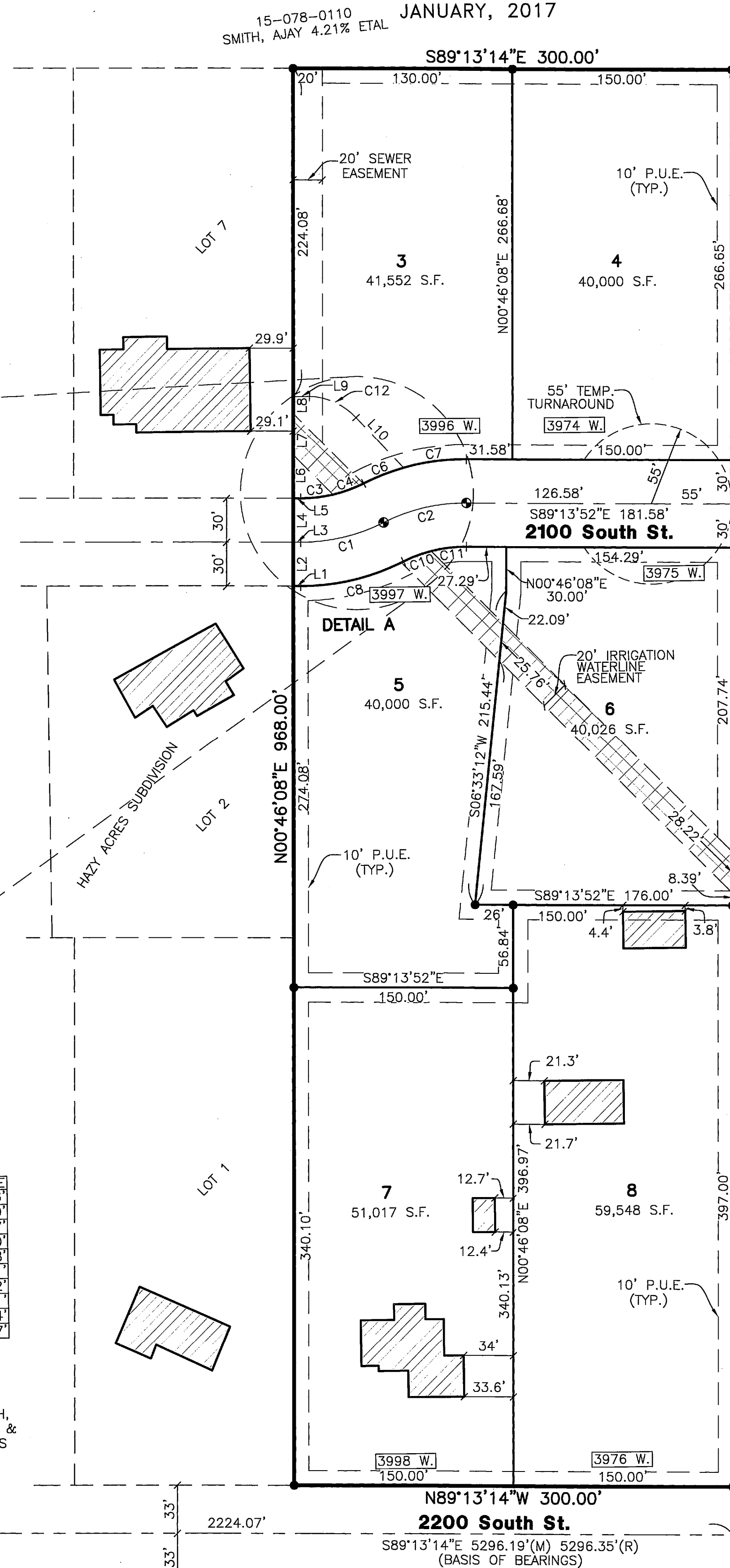
Line Table

LINE BEARING	DISTANCE
L1	S89°12'58"E 5.16'
L2	N00°46'08"W 30.00'
L3	N89°12'58"W 5.17'
L4	N00°46'08"W 30.00'
L5	S89°12'58"E 5.18'
L6	S00°46'08"W 29.71'
L7	N00°46'08"E 28.22'
L8	N00°46'08"E 11.61'
L9	EAST 11.14'
L10	N42°41'47"W 47.37'

WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION (DATED 2004)

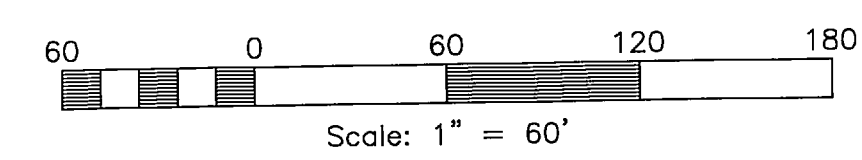
NOTES:

- NO BASEMENTS ARE ALLOWED DUE TO HIGH GROUND WATER, UNLESS AN APPROVED OUTLET CAN BE ESTABLISHED WITH THE COUNTY ENGINEER.



Legend

- = FOUND SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = 10' P.U.E. / EASEMENTS
- = SECTION TIE LINE
- = TEMPORARY TURN-AROUND EASEMENT
- = EXISTING BUILDING
- = 20' IRRIGATION WATERLINE EASEMENT
- = PUBLIC UTILITY EASEMENT



Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°13'14"E, UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY WAS DETERMINED BY RETRACING LOTS 1 AND 2 OF BOYD RUSSELL SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, BOOK 54, PAGE 50. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

Boundary Description

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

ALL OF THE BOYD RUSSELL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER AT BOOK 54 PAGE 50, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 2200 SOUTH STREET, SAID POINT BEING S89°13'14"E ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 28, 2224.07 FEET AND THE EAST QUARTER CORNER OF SAID SECTION 28, 2224.07 FEET AND N00°46'08"E 33.00 FEET FROM A FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 28 AND RUNNING THENCE N89°13'14"W ALONG SAID NORTHERLY RIGHT-OF-WAY, 300.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, HAZY ACRES SUBDIVISION; THENCE N00°46'08"E ALONG THE EAST LINE OF LOTS 1, 2, AND 7, HAZY ACRES SUBDIVISION, 968.00 FEET TO THE NORTHEAST CORNER OF LOT 7, HAZY ACRES SUBDIVISION; THENCE S89°13'14"E 300.00 FEET; THENCE S00°46'08"W 968.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 2200 SOUTH STREET AND TO THE POINT OF BEGINNING.

CONTAINING 290,400 SQUARE FEET OR 6.67 ACRES MORE OR LESS.

Agricultural Note

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

Developer:

Gabbard Homes  
Lonnie Gabbard  
4052 S. 5025 W.  
West Haven, UT. 84401  
(801) 390-1050

EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. FOUND BRASS CAP MONUMENT IN GOOD CONDITION (DATED 1963)

RECEIVED  
JAN 27 2017  
BY: 5655

**SURVEYOR'S CERTIFICATE**

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **BOYD RUSSELL SUBDIVISION 1ST 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. 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 25<sup>th</sup> DAY OF January, 2017.

**9031945**  
UTAH LICENSE NUMBER

**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 AS SHOWN ON THE PLAT AND NAME SAID TRACT **BOYD RUSSELL SUBDIVISION 1ST 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, SANITARY SEWER, 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 ERECTED WITHIN SUCH EASEMENTS AND TO HEREBY GRANT A TEMPORARY TURNAROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURNAROUND 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 LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS 20<sup>th</sup> DAY OF January, 2017.

*Dustin L. Russell*  
DUSTEN L. RUSSELL

*Allyson M. Russell*  
ALLYSON M. RUSSELL

*Derk L. Russell*  
DERK L. RUSSELL

*Boyd L. Russell*  
BOYD L. RUSSELL

*Raylene W. Russell*  
RALENE W. RUSSELL

**ACKNOWLEDGMENT**

STATE OF UTAH ) ss.  
COUNTY OF Wasatch )

ON THE 20<sup>th</sup> DAY OF January, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Dustin L. Russell (AND Boyd L. Russell) OF SAID COUNTY, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME SAID Boyd L. Russell SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

**ACKNOWLEDGMENT**

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND \_\_\_\_\_) OF SAID COUNTY, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE 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: E. ROCHE

Begin Date: 9-22-15

Name: BOYD RUSSELL SUB 1st AMENDMENT

Number: 6554-01

Revision: 1-24-17

Scale: 1"=60'

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

5150 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-asso.com

**WEBER COUNTY RECORDER**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_

Recorded: \_\_\_\_\_ At \_\_\_\_\_

\_\_\_\_\_ In Book \_\_\_\_\_ Of \_\_\_\_\_

The Official Records, Page \_\_\_\_\_

Recorded For: \_\_\_\_\_

\_\_\_\_\_ Weber County Recorder  
\_\_\_\_\_ Deputy.

**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\_\_\_\_.

\_\_\_\_\_ DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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

\_\_\_\_\_ 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 \_\_\_\_\_ TITLE \_\_\_\_\_

**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 THE 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