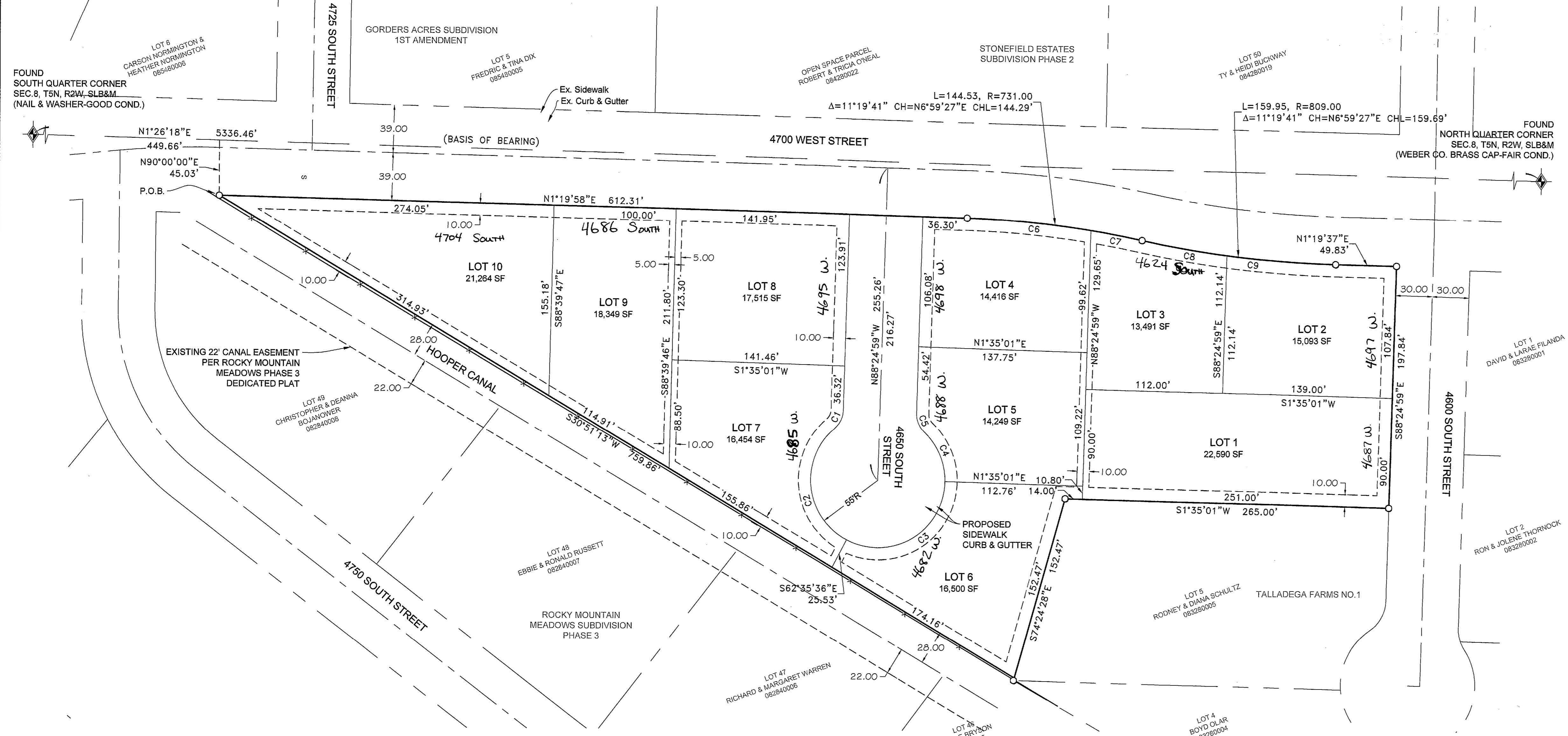


# DUTCHWOOD ESTATES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
WEST HAVEN, WEBER COUNTY, UTAH  
MARCH 2017



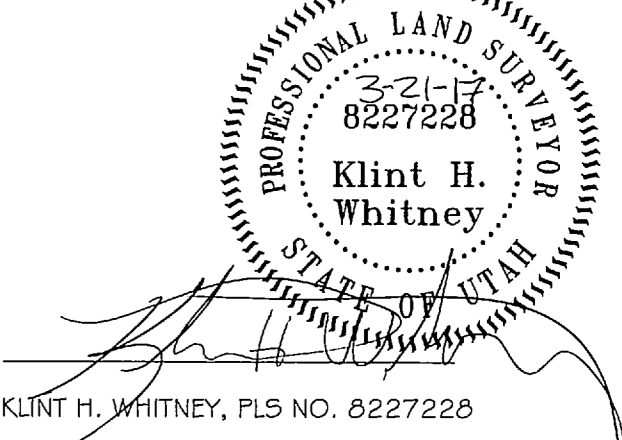
**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET BEING LOCATED NORTH 1°26'18" EAST 449.66 FEET ALONG THE LINE BETWEEN THE SOUTH QUARTER CORNER AND NORTH QUARTER OF SAID SECTION AND NORTH 90°00'00" EAST 45.03 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (4) FOUR COURSES: (1) NORTH 1°19'58" EAST 612.31 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 144.53 FEET, HAVING A RADIUS OF 731.00 FEET, A CENTRAL ANGLE OF 11°19'41", AND WHICH CHORD BEARS NORTH 6°59'27" EAST 144.29 FEET; (3) ALONG THE ARC OF A CURVE TO THE LEFT 159.95 FEET, HAVING A RADIUS OF 809.00 FEET, A CENTRAL ANGLE OF 11°19'41", AND WHICH CHORD BEARS NORTH 6°59'27" EAST 159.99 FEET; (4) NORTH 1°19'37" EAST 49.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 4800 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 88°24'59" EAST 197.84 FEET TO THE BOUNDARY OF TALLADEGA FARMS SUBDIVISION NO. 1; THENCE ALONG SAID BOUNDARY SOUTH 1°35'01" WEST 265.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 74°24'28" EAST 152.47 FEET TO THE WESTERLY LINE OF THE HOOPER CANAL; THENCE ALONG SAID LINE SOUTH 30°51'13" WEST 759.86 FEET TO THE POINT OF BEGINNING, CONTAINING 191,210 SF OR 4.39 ACRES, MORE OR LESS.

**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 56, 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 AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS DUTCHWOOD ESTATES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON 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 21<sup>ST</sup> DAY OF MARCH, 2017.



**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:

**DUTCHWOOD ESTATES SUBDIVISION**

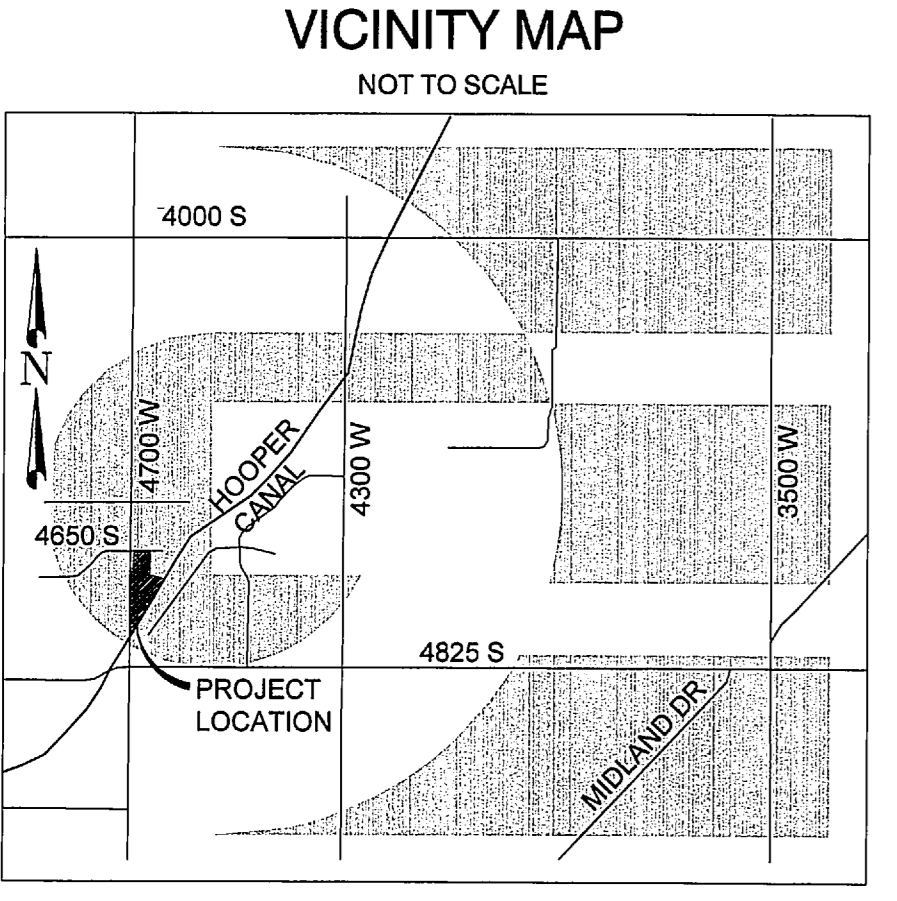
AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 12<sup>TH</sup> DAY OF APRIL, 2017.

ROBERT L. VANDERWOOD AND LORRAINE VANDERWOOD,  
HUSBAND AND WIFE, AS JOINT TENANTS

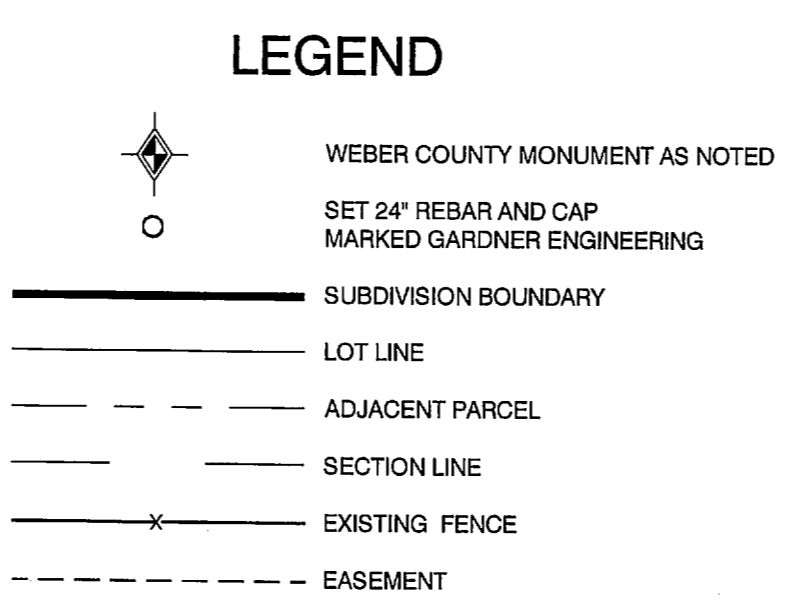
*Robert L. Vanderwood*  
ROBERT L. VANDERWOOD, JOINT TENANT

*Lorraine Vanderwood*  
LORRAINE VANDERWOOD, JOINT TENANT



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	16.82	20.00	48°11'23"	S64°19'18"E	16.33
C2	107.86	55.00	112°22'00"	N83°35'24"E	91.39
C3	112.29	55.00	116°58'21"	N31°04'47"W	93.78
C4	45.16	55.00	47°02'25"	S66°54'51"W	43.90
C5	16.82	20.00	48°11'23"	S67°29'20"W	16.33
C6	101.75	731.00	7°58'30"	N5°18'52"E	101.67
C7	42.78	731.00	3°21'11"	N10°58'42"E	42.77
C8	70.61	809.00	5°00'03"	N10°09'16"E	70.59
C9	89.34	809.00	6°19'37"	N4°29'25"E	89.29



**NARRATIVE**

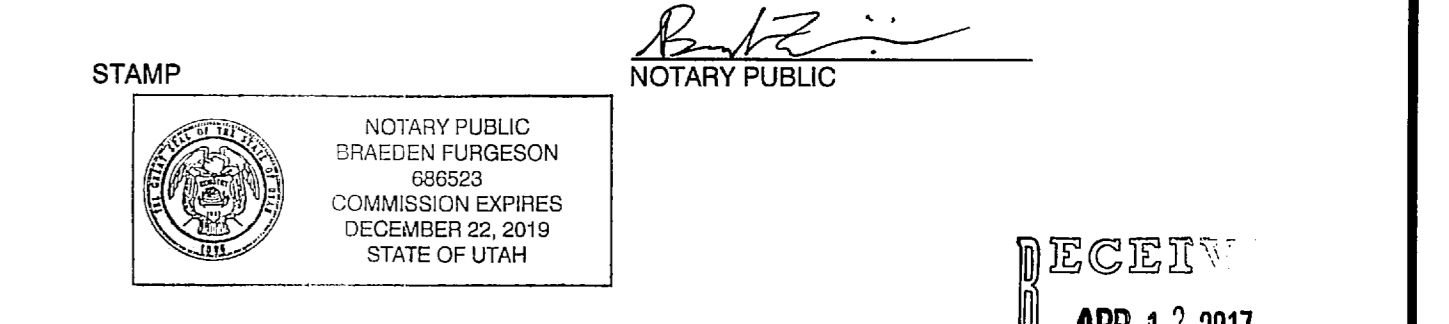
THE PURPOSE OF THIS SURVEY WAS TO CREATE A 10 LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ROB VANDERWOOD. THE BASIS OF BEARING IS THE LINE BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 1°26'18" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

- NOTES**
- ZONE R-2 CURRENT YARD SETBACKS: FRONT-25' // SIDE-10' MINIMUM, EXCEPT 20' SIDE FACING STREET // REAR-30'
  - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
  - EXISTING SIDEWALK, CURB AND GUTTER ALONG 4700 WEST REFLECT ACTIVE 4700 WEST EXTENSION PROJECT.

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER )

On this 12 day of April, 2017, before me Braden Furgeson, a Notary Public, personally appeared ROBERT L. VANDERWOOD AND LORRAINE VANDERWOOD, HUSBAND AND WIFE, AS JOINT TENANTS, WITH FULL SURVIVORSHIP, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.



**WEST HAVEN ATTORNEY**

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF DUTCHWOOD ESTATES SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT

SIGNED THIS \_\_\_ DAY OF \_\_\_, 2017.

\_\_\_\_\_  
CITY ATTORNEY

**WEST HAVEN ENGINEER**

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

SIGNED THIS \_\_\_ DAY OF \_\_\_, 2017.

*Stu J. Proctor*  
CITY ENGINEER

**WEST HAVEN APPROVAL AND ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF WEST HAVEN, UTAH.

SIGNED THIS \_\_\_ DAY OF \_\_\_, 2017.

\_\_\_\_\_  
MAYOR, WEST HAVEN

ATTEST:  
\_\_\_\_\_  
CITY RECORDER

**WEST HAVEN PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEST HAVEN PLANNING COMMISSION.

SIGNED THIS \_\_\_ DAY OF \_\_\_, 2017.

\_\_\_\_\_  
CHAIRMAN, WEST HAVEN PLANNING COMMISSION

DEVELOPER:  
LORRAINE VANDERWOOD  
3724 S 3650 W  
WEST HAVEN, UT 84401  
801-668-4921

**S1**  
**1**

COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_  
RECORDS, PAGE \_\_\_\_\_, RECORDED \_\_\_\_\_  
FOR \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_  
BY: \_\_\_\_\_

**GARDNER ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

R12202 - VANDERWOOD, ROBERT L. - SUBDIVISION SURVEY/DUTCHWOOD ESTATES