

C. Cara Bassett Subdivision

A part of the Northwest 1/4 of Section 32, T7N, R1W, SLB&M, U.S. Survey

Harrisville City, Weber County, Utah

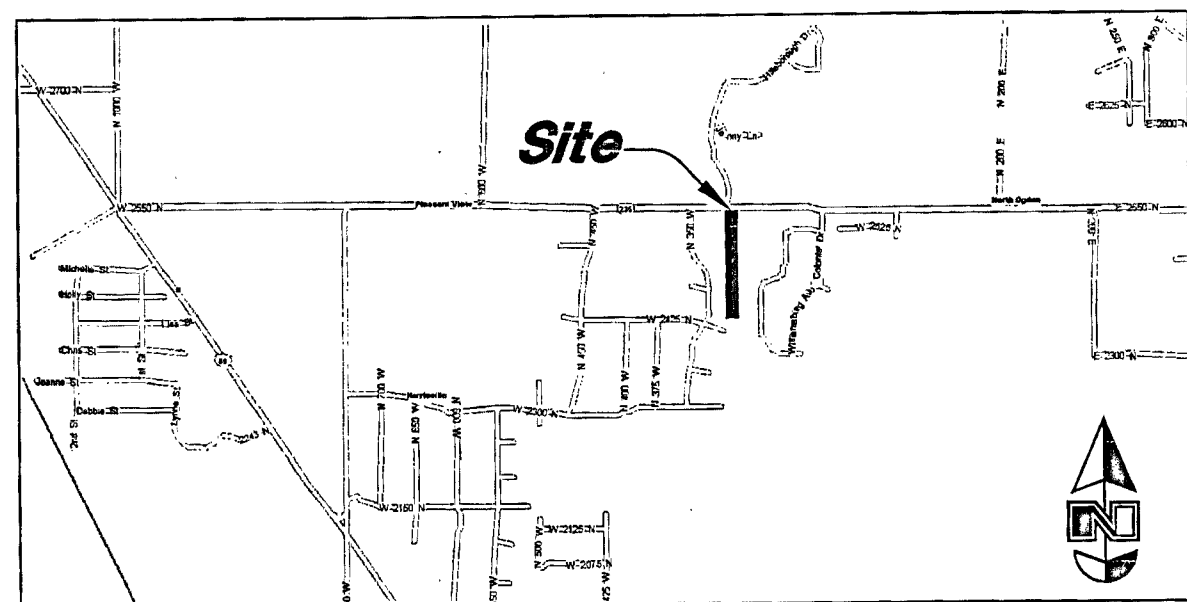
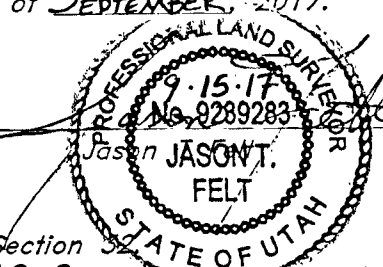
September 2017

SURVEYOR'S CERTIFICATE

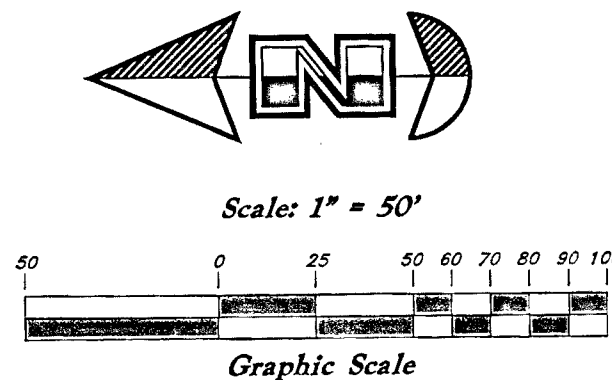
I, Jason T. Felt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 33, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of River Ranch - 1st Amendment in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office and all lots meet the requirements of the Land Use Code WCO 106-1-8(c)(1). Monuments have been found or placed as represented on this plat.

Signed this 15th day of September, 2017.

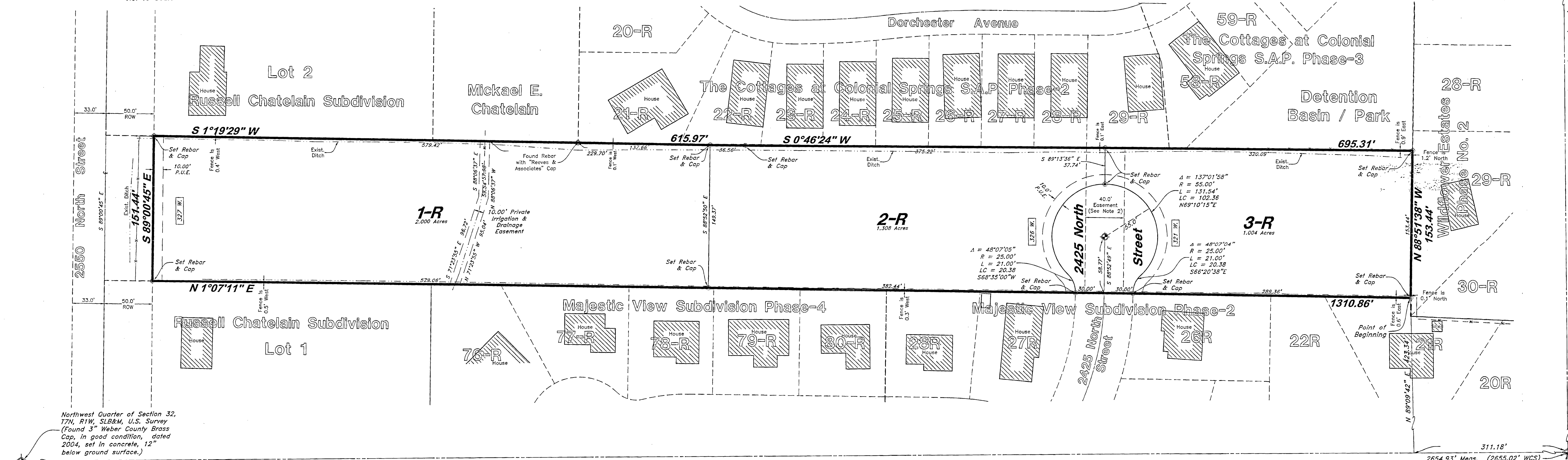
9239283
License No.



VICINITY MAP
Not to Scale



- ### Legend
- ▲ Set Nail & Washer
 - ◆ Set 5/8"x 24" Long Rebar & Cap w/ Lathe
 - ◆ Monument to be set per Weber County Standards
 - ◆ Section Corner
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - P.U.E. Public Utility Easement
 - Center Line
 - Easement Line
 - Adjoining Property Line



Northwest Quarter of Section 32, T7N, R1W, SLB&M, U.S. Survey (Found 3" Weber County Brass Cap, in good condition, dated 2004, set in concrete, 12" below ground surface.)

West Quarter Corner of Section 32, T7N, R1W, SLB&M, U.S. Survey (Found 3" Weber County Brass Cap, in good condition, dated 2003, set in concrete, 4"-5" below ground surface.)

- ### NOTES:
- 10' Wide Public Utility Easements as indicated by dashed lines.
 - 40.0 foot wide Easement Recorded March 10, 2000 as Entry No. 1694019 in Book 2061, at Page 2629 of Official Records; 40.0 foot wide Easement Recorded January 9, 2001 as Entry No. 1746959 in Book 2109, at Page 2297 of Official Records; 40.0 foot wide Easement Recorded January 9, 2001 as Entry No. 1746049 in Book 2110, at Page 163 of Official Records.
 - All lots are restricted to homes without basements. The lowest floor level is limited to 12-inches above the elevation of the street curb and gutter elevation. No slab on grade construction is allowed—a crawlspace is required. Minimum continuous footing width is 24".
 - Current topography of the property shall be maintained except where new improvements are to be constructed.
 - All existing irrigation ditches on property are to be abandoned unless otherwise specified or preserved by easement.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract C. Cara Bassett Subdivision and hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easements, the same to be used for the installation maintenance and operation of public utility service lines, 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 with such easements.

Signed this _____ day of _____, 2017.

ACKNOWLEDGMENT

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by _____

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

NARRATIVE

This Subdivision Plat was requested by Andrew Bassett for the purpose of subdividing the ground in to three (3) residential lots.

Brass Cap monuments were found at the Northwest Corner, West 1/4 corner, and Center of Section 32, T7N, R1W, SLB&M, U.S. Survey. A line bearing South 87°39'06" East between the West Quarter corner and Center of said Section 32 was used as the basis of bearings.

Subdivision plats for Russell Chatelain Subdivision; The Cottages at Colonial Springs S.A.P. Phase-2 and Phase-3; Wildflower Estates Phase No. 2; and Majestic View Subdivision Phase-2 and Phase-4, as recorded with Weber County were used as reference for this subdivision. A rebar and Cap set by "Reeve & Associates" was located along the East line of this subdivision and correlates with The Cottages at Colonial Springs S.A.P. Phase-2. Subdivisions were established by section corners on the ground from record information. A rotation of 0°00'40" was applied to Wildflower Estates Phase No. 2 to match the common rotation of the other plats of record used. No other rotations were performed.

2550 North Street dedication is based on adjacent plats and dedications for Russell Chatelain Subdivision; and Majestic View Subdivision Phase-2, and as directed by Harrisville City. 2425 North Street was established by plat of record by which it is dedicated.

Lot corners were monumented as shown.

DESCRIPTION

A Part of the Northwest Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Harrisville City, Weber County, Utah.

Beginning at a point on the East line of Majestic View Subdivision Phase 2, Harrisville City, Weber County, Utah, being 311.18 feet North 0°50'27" West along the Section line and 423.34 feet North 89°09'42" East from the West Quarter Corner of said Section 32, and running thence North 1°07'10" East 1310.86 feet along said East line and along the East line of Majestic View Subdivision Phase 4, Harrisville City, Weber County, Utah and the East line of Lot 1, Russell Chatelain Subdivision, Harrisville City, Weber County, Utah to the South right-of-way line of 2550 North Street; thence South 89°00'45" East 151.44 feet along said South right-of-way line; thence South 1°19'29" West 615.97 feet to and along the West line of Lot 2, said Russell Chatelain Subdivision to a point on the West line of The Cottages at Colonial Springs S.A.P. Phase 2, Harrisville City, Weber County, Utah; thence South 0°46'24" West 695.31 feet along said West line to a point on the North line of Wildflower Estates Phase No. 2, Harrisville City, Weber County, Utah; thence North 88°51'38" West 153.44 feet along said North line to the point of beginning.

Contains: 4.541 acres

PLEASANT VIEW CITY ENGINEER
I hereby certify that all applicable statutes and ordinances prerequisite to City Engineer Approval of the foregoing plat and dedications have been complied with.
Signed this _____ day of _____, 2017

HARRISVILLE CITY ATTORNEY
This is to certify that this subdivision plat was duly approved by the Harrisville City Attorney on the day of _____, 2017.
Harrisville City Attorney

HARRISVILLE CITY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with City standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this _____ day of _____, 2017.

HARRISVILLE CITY COUNCIL 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 City Council of Harrisville City, Utah this _____ day of _____, 2017.
Chair, Harrisville City Council

WEBER COUNTY SURVEYOR
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____, 2017.

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

