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PITCHER ESTATES SUBDIVISION

PART OF THE SW 1/4 OF SEC. 24, AND THE NW 1/4 OF SEC. 25, T. 5 N., R.1W., S.L.B.&M.

WEBER COUNTY, UTAH

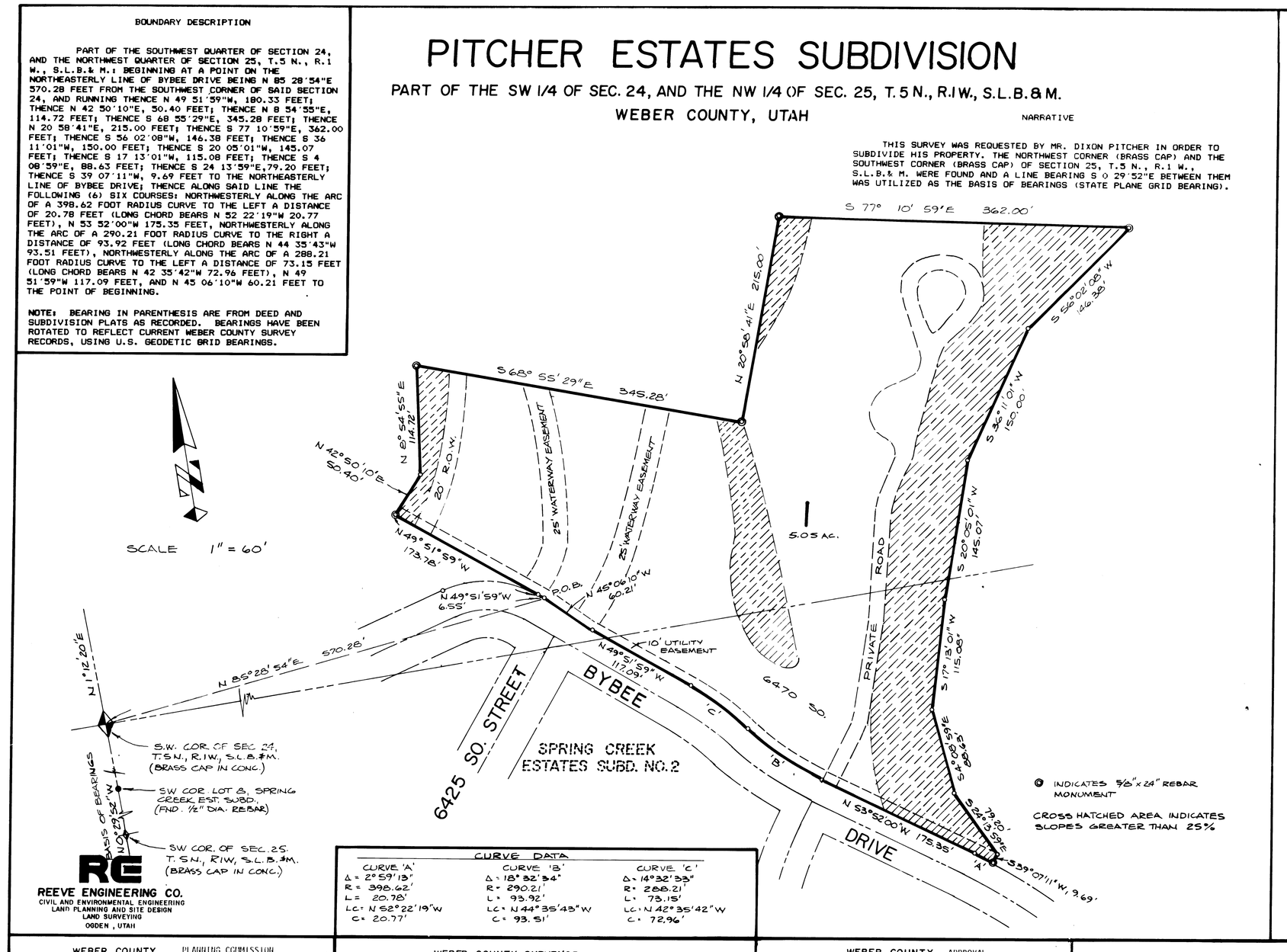
BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, T.5 N., R.1 W., S.L.B.& M.: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF BYBEE DRIVE BEING N 85 28'54"E 570.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE N 49 51'59"W, 180.33 FEET; THENCE N 42 50'10"E, 50.40 FEET; THENCE N 8 54'55"E, 114.72 FEET; THENCE S 68 55'29"E, 345.28 FEET; THENCE N 20 58'41"E, 215.00 FEET; THENCE S 77 10'59"E, 362.00 FEET; THENCE S 56 02'08"W, 146.38 FEET; THENCE S 36 11'01"W, 150.00 FEET; THENCE S 20 05'01"W, 145.07 FEET; THENCE S 17 13'01"W, 115.08 FEET; THENCE S 4 08'59"E, 88.63 FEET; THENCE S 24 13'59"E,79.20 FEET; THENCE S 39 07'11"W, 9.69 FEET TO THE NORTHEASTERLY LINE OF BYBEE DRIVE; THENCE ALONG SAID LINE THE FOLLOWING (6) SIX COURSES: NORTHWESTERLY ALONG THE ARC OF A 398.62 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 20.78 FEET (LONG CHORD BEARS N 52 22'19"W 20.77 FEET), N 53 52'00"W 175.35 FEET, NORTHWESTERLY ALONG THE ARC OF A 290.21 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.92 FEET (LONG CHORD BEARS N 44 35'43"W 93.51 FEET), NORTHWESTERLY ALONG THE ARC OF A 288.21 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 73.15 FEET (LONG CHORD BEARS N 42 35'42"W 72.96 FEET), N 49 51'59"W 117.09 FEET, AND N 45 06'10"W 60.21 FEET TO THE POINT OF BEGINNING.

NOTE: BEARING IN PARENTHESIS ARE FROM DEED AND SUBDIVISION PLATS AS RECORDED. BEARINGS HAVE BEEN ROTATED TO REFLECT CURRENT WEBER COUNTY SURVEY RECORDS, USING U.S. GEODETIC GRID BEARINGS.

NARRATIVE

THIS SURVEY WAS REQUESTED BY MR. DIXON PITCHER IN ORDER TO SUBDIVIDE HIS PROPERTY. THE NORTHWEST CORNER (BRASS CAP) AND THE SOUTHWEST CORNER (BRASS CAP) OF SECTION 25, T.5 N., R.1 W., S.L.B.& M. WERE FOUND AND A LINE BEARING S 0 29'52"E BETWEEN THEM WAS UTILIZED AS THE BASIS OF BEARINGS (STATE PLANE GRID BEARING).



CURVE DATA

CURVE 'A'	CURVE 'B'	CURVE 'C'
Δ = 2°59'13"	Δ = 18°32'34"	Δ = 14°32'33"
R = 398.62'	R = 290.21'	R = 288.21'
L = 20.78'	L = 93.92'	L = 73.15'
LC = N 52°22'19"W	LC = N 44°35'43"W	LC = N 42°35'42"W
C = 20.77'	C = 93.51'	C = 72.96'

REEVE ENGINEERING CO.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

SURVEYOR'S CERTIFICATE

I, JOHN P REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF PITCHER ESTATES SUBDIVISION 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 3rd DAY OF MAY, 1991

3492
UTAH LICENSE NUMBER

SIGNATURE

OWNER'S DEDICATION AND CERTIFICATION

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 PITCHER ESTATES, AND HEREBY DEDICATE, GRANT, AND CONVEY TO 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 DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF WEBER COUNTY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 19____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19____, 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

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME _____, 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

WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 19____.

_____
CHAIRMAN

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE AND IN COMPLIANCE WITH THE REQUIREMENTS OF WEBER COUNTY ORDINANCES. SIGNED THIS _____ DAY OF _____, 19____.

_____

WEBER COUNTY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH, THIS _____ DAY OF _____, 19____.

ATTES": _____
TITLE: _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE COUNTY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS _____ DAY OF _____, 19____.

_____ _____

RECEIVED
JAN 03 1992
Weber County Surveyor

000645