

PRELIMINARY PLAT - NOT TO BE RECORDED
ARCHULETA SUBDIVISION

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER OF SECTION 28,
 AND A PART OF THE NORTHEAST QUARTER OF SECTION 29,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

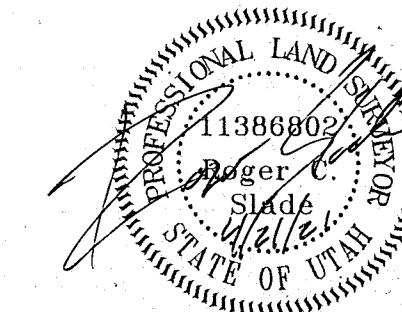
(C1)	(C2)	(C3)
Δ = 15°50'18"	Δ = 8°06'52"	Δ = 7°43'26"
R = 389.00'	R = 389.00'	R = 389.00'
L = 107.53'	L = 55.09'	L = 52.44'
LC = 107.19'	LC = 55.05'	LC = 52.40'
S 77°40'45" E	S 73°49'02" E	S 81°44'11" E

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. AND 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 HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS KNOWN HEREAFTER AS ARCHULETA SUBDIVISION IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 21ST DAY OF APRIL, 2021.

ROGER C. SLADE, P.L.S.
 UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 29 AND A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT ON AN EXISTING FENCE LINE LOCATED 363.23 FEET SOUTH 00°57'18" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 24.95 FEET NORTH 85°40'12" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 28, (SAID POINT OF BEGINNING DESCRIBED OF RECORD AS BEING ON AN EXISTING FENCE LINE LOCATED SOUTH 00°36'39" WEST 345.75 FEET NORTH 89°29'21" WEST 23.90 FEET AND SOUTH 04°02'09" WEST 16.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29);

RUNNING THENCE SOUTH 85°40'12" EAST (SOUTH 86°00'55" EAST 99.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH BENCH DRIVE (6650 SOUTH STREET) AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 3151825 IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) EASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 389.00 FOOT RADIUS CURVE, A DISTANCE OF 107.53 FEET, CHORD BEARS SOUTH 77°40'45" EAST 107.19 FEET, HAVING A CENTRAL ANGLE OF 15°50'18"; AND (2) SOUTH 85°35'53" EAST 47.72 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 04°22'52" WEST (SOUTH 04°02'09" WEST BY RECORD) 158.69 FEET ALONG SAID EXISTING FENCE LINE; THENCE NORTH 85°40'12" WEST (NORTH 86°00'55" WEST BY RECORD) 103.34 FEET TO A POINT PREVIOUSLY DESCRIBED OF RECORD AS BEING AN EXISTING FENCE CORNER, RECORDED AS ENTRY NO. 3033192; THENCE ALONG A PREVIOUSLY DESCRIBED EXISTING FENCE LINE, WHICH IS NOW REMOVED THE FOLLOWING THREE (3) COURSES: (1) NORTH 84°02'43" WEST (NORTH 84°23'26" WEST BY RECORD) 129.00 FEET; (2) NORTH 52°13'34" WEST (NORTH 52°34'17" WEST BY RECORD) 15.33 FEET; AND (3) NORTH 81°54'33" WEST (NORTH 82°15'16" WEST BY RECORD) 8.31 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN SAID ENTRY NO. 3033192; THENCE NORTH 04°22'52" EAST (NORTH 04°02'09" EAST BY RECORD) 161.00 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING. CONTAINING 41,792 SQUARE FEET OR 0.959 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TWO (2) LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT ARCHULETA SUBDIVISION AND HEREBY DEDICATE TO SOUTH WEBER CITY, DAVIS COUNTY THOSE CERTAIN STRIPS AS PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, THE SAME TO BE USED FOR THE ACCESS, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITY SERVICE LINES, IRRIGATION AND DRAINAGE APPURTENANCES AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURE THIS _____ DAY OF _____ 2021.

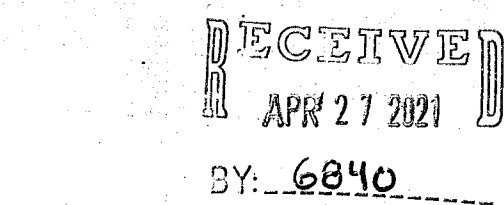
GARY J. ARCHULETA

ACKNOWLEDGMENT

STATE OF UTAH)
)
 COUNTY OF DAVIS)

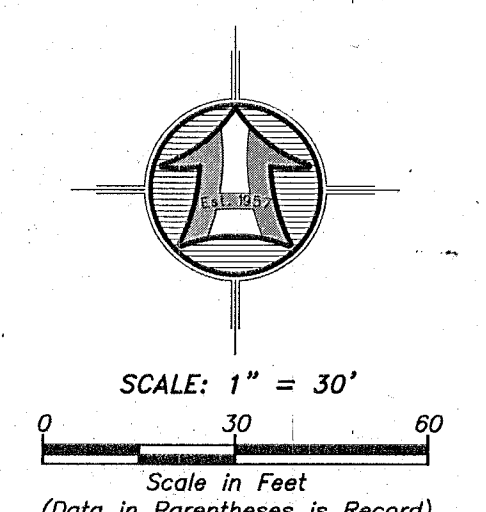
ON THIS _____ DAY OF _____ 2021, GARY J. ARCHULETA, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN THE STATE OF UTAH, THE SIGNER OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC



COUNTY RECORDER

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

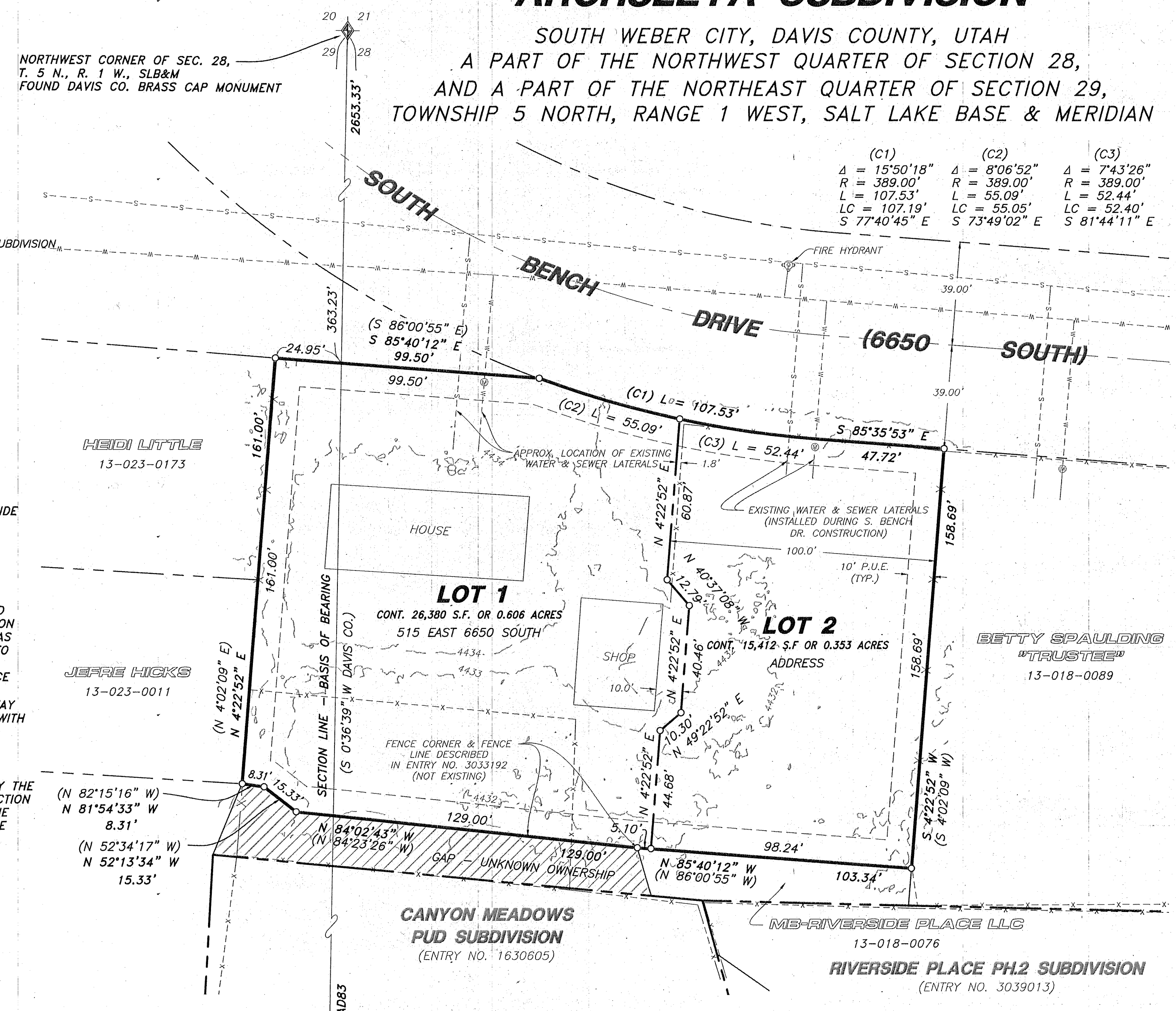
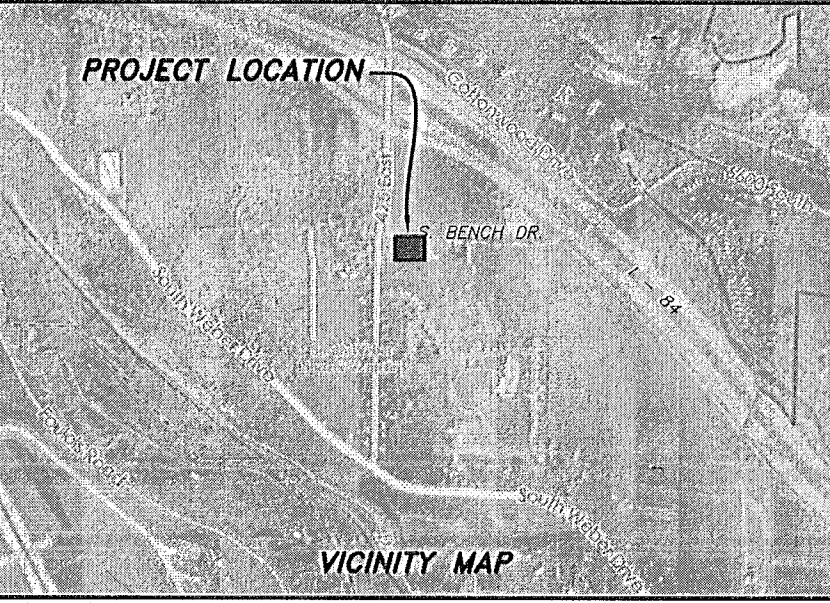


- LEGEND**
- SUBJECT PROPERTY LINE
 - INTERIOR LOT LINE/ADJOINING SUBDIVISION
 - ADJOINING PROPERTY LINE
 - CENTERLINE
 - EASEMENT
 - EXISTING 5.0' CONTOUR
 - EXISTING 1.0' CONTOUR
 - FENCE LINE
 - EXISTING SEWER
 - EXISTING WATER
 - FOUND REBAR SET BY OTHERS
 - SET 5/8"x24" REBAR WITH CAP SECTION CORNER

PLAT NOTES:
 1 - ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' WIDE UNLESS OTHERWISE NOTED.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE 2 LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY GARY ARCHULETA. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLATS OF CANYON MEADOWS PUD AND RIVERSIDE PLACE PHASE 2 SUBDIVISION, ENTRY NO.'S 1630605 AND 3039013, HAI JOB# 18-3-48 WHICH WAS THE ROADWAY DEDICATION SURVEY FOR SOUTH BENCH DRIVE ALONG WITH THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 28, T5N, R1W, SLB&M.
 THERE IS A GAP SOUTH OF THE SUBJECT PROPERTY (ARCHULETA PROPERTY) WHICH HAS BEEN OCCUPIED BY THE SUBJECT PROPERTY FOR MANY YEARS. QUIET TITLE ACTION OR A TRANSFER OF OWNERSHIP OF THIS GAP FROM THE UNDERLYING OWNER SHOULD BE DONE TO CORRECT THE DEED FOR THE ARCHULETA PROPERTY.
 THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 0°57'18" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.



ENGINEER'S CERTIFICATE

APPROVED BY THE SOUTH WEBER CITY ENGINEER ON THIS _____ DAY OF _____ 2021.

BY: _____
 SOUTH WEBER CITY ENGINEER

SOUTH WEBER CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF SOUTH WEBER CITY THIS _____ DAY OF _____ 2021.

ATTEST: _____
 RECORDER

BY: _____
 Mayor

SOUTH WEBER CITY PLANNING COMMISSION

APPROVED BY THE SOUTH WEBER CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2021.

BY: _____
 SOUTH WEBER CITY PLANNING COMMISSION CHAIRMAN

SOUTH WEBER CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE SOUTH WEBER CITY COUNCIL OF THE FORGOING PLAT HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____ 2021.

BY: _____
 SOUTH WEBER CITY ATTORNEY

HAI HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.haies.net
 Brigham City Ogden Logan
 (435) 723-3491 (801) 399-4905 (435) 752-8272
 Celebrating over 60 Years of Business

DEVELOPER:
 GARY ARCHULETA
 515 EAST 6650 SOUTH
 SOUTH WEBER, UTAH 84405
 801-644-1065