

C & B Subdivision

Plain City, Weber County, Utah
A Part of the Southeast Quarter of Section 31,
Township 7 North, Range 2 West, Salt Lake Base & Meridian
October 2022

East Quarter Corner of Sec. 31,
T. 7 N., R. 2 W., SLB&M
Found Weber Co. 3" Brass Cap
Monument in ring and cover dated
2019 in good condition.

Ryan Hancock
19-029-0065

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 for the eleven (11) lots, know hereafter as C & B Subdivision located in Plain City, Weber 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 Weber 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 Plain City concerning zoning requirements regarding lot measurements have been complied with.

Signed this 6th day of April, 2023.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31, SAID POINT BEING GRANTORS SOUTHEAST PROPERTY CORNER AND RUNNING THENCE NORTH 89°23'15" WEST 918.41 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, BEING GRANTORS SOUTH BOUNDARY LINE TO GRANTORS SOUTHWEST PROPERTY CORNER; THENCE NORTH 00°32'18" EAST 376.77 FEET TO GRANTORS NORTHWEST PROPERTY CORNER; THENCE SOUTH 89°07'19" EAST 920.70 FEET ALONG GRANTORS NORTH BOUNDARY LINE TO GRANTORS NORTHEAST PROPERTY CORNER BEING A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°53'18" WEST 372.53 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 7.91 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

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 ELEVEN (11) LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT C & B SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 17-27A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO PLAIN CITY, WEBER COUNTY, UTAH, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITIES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, DRAINAGE AND IRRIGATION AS MAY BE AUTHORIZED BY PLAIN CITY. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING. IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2023.

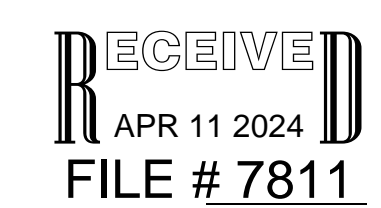
CHRISTIAN C. TORRES

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2023, Christian C. Torres, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signer of the attached Owners Dedication, one in number, who duly acknowledged to me she signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public



NARRATIVE

The purpose of this survey was to establish and set the property corners of the eleven lot subdivision as shown and described hereon. This survey was ordered by Christian Torres. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 31, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the east line of the southeast quarter of said Section which bears North 00°53'18" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

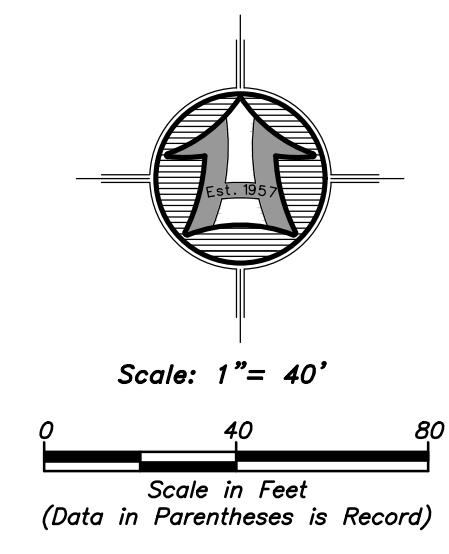
LEGEND

- Subject Property Line
- Adjoining Property Line
- Previous Property Line
- Centerline
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Western Bush Land & Livestock LLC
15-019-0014

CURVE TABLE

(C1)	(C2)	(C3)
$\Delta = 510'137''$	$\Delta = 3'49'35''$	$\Delta = 1'52'35''$
$R = 1066.01'$	$R = 1066.00'$	$R = 1896.28'$
$L = 93.53'$	$L = 71.19'$	$L = 61.77'$
$LC = 93.50'$	$LC = 71.18'$	$LC = 61.77'$
$S 1'37'31'' E$	$S 8'45'22'' E$	$S 9'43'52'' E$



PLAT NOTES:

- 1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- 2 - REBAR AND CAP SET ON ALL LOT CORNERS.

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY PLAIN CITY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2023.

CHAIRMAN, PLAIN PLANNING COMMISSION

PLAIN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE PLAIN CITY COUNCIL.
SIGNED THIS _____ DAY OF _____, 2023.

MAYOR:

ATTEST:

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH THIS _____ DAY OF _____, 2023.

CITY ENGINEER

PLAIN CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUES AND ORDINANCES PREREQUISITE TO THE APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____, 2023.

SIGNATURE



Developer:
Christian Torres
1957 N. 5100 W
Plain City Ut 84404

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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