



GRADE	FAKUSI	EXTENT	TANGENT	CHORD	BEARING	DELTA
02	20.00'	9.40'	17.77'	9.40'	N 45°54'08\"	50°33'37\"
03	55.00'	65.50'	37.26'	61.70'	S 54°29'31\"	89°13'03\"

UTILITY & DRAINAGE EASEMENTS:
7.5 FEET ON SIDE AND REAR PROPERTY LINES
10 FEET ON FRONT OR STREET PROPERTY LINES

WASTE TREATMENT SYSTEMS:
LOW PRESSURE PIPE WASTE TREATMENT SYSTEMS
ARE REQUIRED.

CULINARY WATER:
CULINARY WATER WILL BE PROVIDED BY HOOPER
WATER CO.

SURVEY NARRATIVE

A. THE SURVEY WAS REQUESTED BY RALPH D. MILES, 6420 EAST 4600 SOUTH STREET, HOOPER, UTAH.

B. THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE A PARCEL OF LAND AND TO OBTAIN GOVERNMENT APPROVALS FOR FOUR LOTS.

C. CORNERS MARKED AS TYP. ARE 5/8\" X 24\" REBAR WITH CAPS STAMPED \"MOUNTAIN ENGINEERING\".

D. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, CALLED NORTH 01°05'46\" EAST.

SAGEWOOD ESTATES, PHASE 2
A PART OF THE SW 1/4, SEC. 12, T5N, R3W,
SALT LAKE BASE AND MERIDIAN
U.S. SURVEY, WEBER COUNTY, UTAH
DECEMBER, 1993

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT:

SAGEWOOD ESTATES, PHASE 2

AND DO HEREBY GRANT A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS TO THE STATE OF UTAH FOR THE USE OF THE PUBLIC IN THE OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE, AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO DILATIONS OR STIPULATIONS BEING CREATED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR SIGNATURES THIS ____ DAY OF _____, 1993.

RALPH D. MILES }
SHARON MILES }
ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER } SS

ON THE ____ DAY OF _____, 1993,
PERSONALLY APPEARED RALPH D. MILES AND SHARON MILES, THE SIGNERS OF THE FOREGOING, WHO KNOW THE CONTENTS AND MEANING OF THE SAME, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT _____, UTAH
MY COMMISSION EXPIRES: _____

BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 01°05'46\" WEST 1604.75 FEET ALONG THE SECTION LINE OF SAID SECTION 12;

THENCE NORTH 01°05'46\" EAST 449.37 FEET ALONG THE CENTERLINE OF 4600 SOUTH STREET;

THENCE NORTH 01°05'46\" EAST 747.64 FEET TO THE NORTHWEST CORNER OF LOT 2, SAGEWOOD ESTATES, PHASE 1, THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°05'46\" EAST 298.67 FEET;

THENCE NORTH 01°05'46\" EAST 1930.00 FEET;

THENCE SOUTH 89°10'44\" WEST 20.00 FEET;

THENCE 156.80 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.94 FEET, AN INCLUDED ANGLE OF 175°04', AND A LONG CHORD BEARING SOUTH 80°14'08\" EAST 186.16 FEET;

THENCE SOUTH 89°10'44\" WEST 20.00 FEET;

THENCE SOUTH 89°10'44\" WEST 228.99 FEET;

THENCE SOUTH 01°13'27\" WEST 149.89 FEET;

THENCE SOUTH 45°54'18\" EAST 17.13 FEET;

THENCE SOUTH 89°10'44\" WEST 149.89 FEET;

THENCE SOUTH 01°13'27\" WEST 149.89 FEET;

THENCE SOUTH 89°10'44\" WEST 228.99 FEET;

THENCE SOUTH 89°10'44\" WEST 20.00 FEET;

SAGEWOOD ESTATES PHASE 1, AND THE EASTWEST EXTENSION THEREOF, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.26 ACRES. THE BASIS OF BEARING IS THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, CALLED NORTH 01°05'46\" EAST.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THIS SUBDIVISION PLAT AND IN MY OPINION IT CONFORMS TO THE COUNTY ORDINANCE APPLICABLE TO SUCH PLATS AND IS IN ACCORD WITH THE U.S. SURVEY AND STATE CONSTITUTION AND LAWS IN SUCH RESPECTS.

SIGNED THIS ____ DAY OF _____, 19__.

WEBER COUNTY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 19__.

WEBER COUNTY SURVEYOR
THIS IS TO CERTIFY THAT I HAVE REVIEWED THE LINES OF SURVEY AND THE PROPOSED PLAT, AND IN MY OPINION THE SURVEY IS CORRECT AND ACCORDS WITH THE U.S. SURVEY AND THE UTAH AND FEDERAL RECORDS AND THE WEBER COUNTY RECORDS' OFFICE.

SIGNED THIS ____ DAY OF _____, 19__.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVE THE REQUIRED IMPROVEMENT STANDARDS AND DRAWINGS OF THIS SURVEY AND THE IMPROVEMENTS GUARANTEED FOR THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF _____, 19__.

WEBER COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE IMPROVEMENTS THEREON HAVE BEEN REVIEWED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS ____ DAY OF _____, 19__.

CERTIFICATE OF SURVEYOR

I, WILLIAM L. HOOPER, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, HAVE SURVEYED AND PLATTED THE SAGEWOOD ESTATES, PHASE 2, IN WEBER COUNTY, UTAH, AND CONVEYED THE SAME TO THE PUBLIC RECORDS OF SAID COUNTY. THE SURVEY WAS BASED ON THE DATA COMPILED FROM THE UTAH AND FEDERAL RECORDS AND THE WEBER COUNTY RECORDS UNDER MY DIRECTION.

SIGNED THIS ____ DAY OF _____, 19__.

WILLIAM L. HOOPER, P.E. & S.
UTAH LAND SURVEYOR REGISTRATION NO. 8997

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORDED AT _____ OF THE OFFICIAL RECORDS, WEBER COUNTY, UTAH.

RECORDED FOR: _____

WEBER COUNTY RECORDER _____ DEPUTY.

MOUNTAIN ENGINEERING
2300 WEST OLD HIGHWAY ROAD
MORGAN, UTAH 84050
TEL (801) 829-3747 829-3620

DATE	BY	REVISIONS
11-28	MLH	REVISED PER WEBER COUNTY REVIEW

DESIGNED BY: W. HOLOVAK
DRAWN BY: W. HOLOVAK
DATE: DECEMBER, 1993

SAGEWOOD ESTATES, PHASE 1
A PART OF THE SW 1/4, SEC. 12, T5N, R3W,
SALT LAKE BASE AND MERIDIAN
U.S. SURVEY, WEBER COUNTY, UTAH

FOR: RALPH D. MILES 6420 WEST 4600 SOUTH, HOOPER, UTAH

JOB NO. ME 93-53

DATE: 12-1-93

RECEIVED BY: _____

DATE: _____

FILE: MILEST7

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