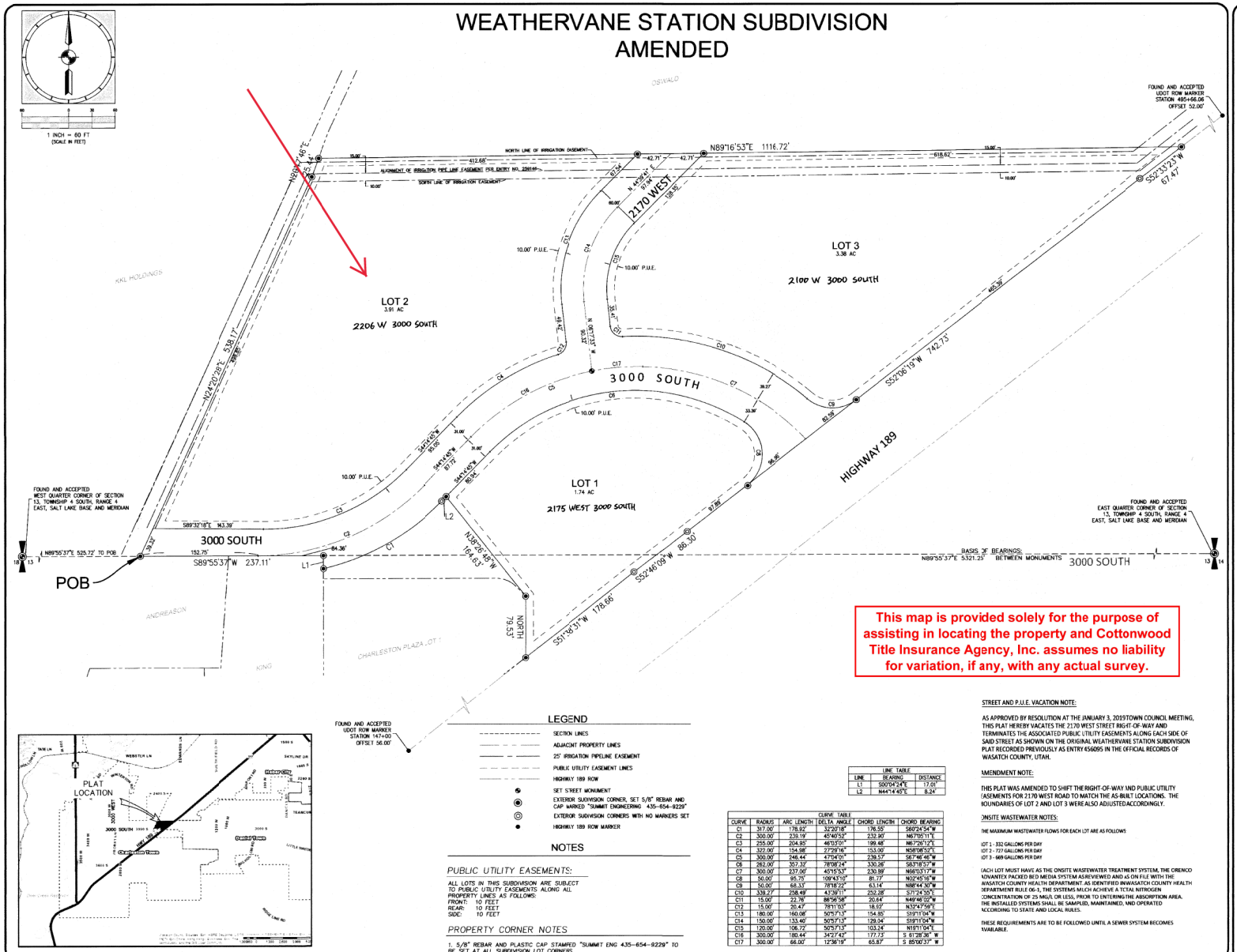
WEATHERVANE STATION SUBDIVISION AMENDED



LEGEND

- SECTION LINES
- ADJACENT PROPERTY LINES
- 25' IRRIGATION PIPELINE EASEMENT
- PUBLIC UTILITY EASEMENT LINES
- HIGHWAY 189 ROW
- SET STREET MONUMENT
- EXTERIOR SUBDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"
- EXTERIOR SUBDIVISION CORNERS WITH NO MARKERS SET
- HIGHWAY 189 ROW MARKER

NOTES

PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET

PROPERTY CORNER NOTES

1. 5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9229" TO BE SET AT ALL SUBDIVISION LOT CORNERS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°04'24"E	17.01'
L2	N44°14'45"E	8.24'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	317.00'	178.92'	32°20'18"	176.55'	S80°24'54"W
C2	300.00'	239.19'	45°40'52"	232.90'	N67°05'11"E
C3	255.00'	204.85'	46°03'01"	199.48'	N67°25'12"E
C4	322.00'	154.98'	27°29'16"	153.00'	N58°08'52"E
C5	300.00'	248.44'	47°04'01"	238.57'	S67°46'46"W
C6	262.00'	357.32'	78°08'24"	330.26'	S83°18'57"W
C7	300.00'	237.00'	45°15'53"	230.89'	N66°03'17"W
C8	50.00'	95.75'	109°43'10"	81.77'	N02°45'16"W
C9	50.00'	68.33'	78°18'22"	63.14'	N86°44'30"W
C10	338.27'	258.49'	43°46'11"	252.28'	S71°24'35"E
C11	15.00'	22.76'	86°56'58"	20.64'	N49°46'02"W
C12	15.00'	20.47'	78°11'03"	18.92'	N37°47'59"E
C13	180.00'	160.08'	50°57'13"	154.85'	S19°11'04"W
C14	150.00'	133.40'	50°57'13"	129.04'	S19°11'04"W
C15	120.00'	106.72'	50°57'13"	103.24'	N19°11'04"E
C16	300.00'	180.44'	34°27'43"	177.73'	S 81°38'36" W
C17	300.00'	66.00'	12°36'19"	65.87'	S 85°00'37" W

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

STREET AND P.U.E. VACATION NOTE:

AS APPROVED BY RESOLUTION AT THE JANUARY 3, 2019TOWN COUNCIL MEETING, THIS PLAT HEREBY VACATES THE 2170 WEST STREET RIGHT-OF-WAY AND TERMINATES THE ASSOCIATED PUBLIC UTILITY EASEMENTS ALONG EACH SIDE OF SAID STREET AS SHOWN ON THE ORIGINAL WEATHERVANE STATION SUBDIVISION PLAT RECORDED PREVIOUSLY AS ENTRY 456095 IN THE OFFICIAL RECORDS OF WASATCH COUNTY, UTAH.

AMENDMENT NOTE:

THIS PLAT WAS AMENDED TO SHIFT THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS FOR 2170 WEST ROAD TO MATCH THE AS-BUILT LOCATIONS. THE BOUNDARIES OF LOT 2 AND LOT 3 WERE ALSO ADJUSTED ACCORDINGLY.

ONSITE WASTEWATER NOTES:

THE MAXIMUM WASTEWATER FLOWS FOR EACH LOT ARE AS FOLLOWS

LOT 1 - 332 GALLONS PER DAY
LOT 2 - 727 GALLONS PER DAY
LOT 3 - 669 GALLONS PER DAY

EACH LOT MUST HAVE AS THE ONSITE WASTEWATER TREATMENT SYSTEM, THE ORENCO ADVANTEX PACKED BED MEDIA SYSTEM AS REVIEWED AND AS ON FILE WITH THE WASATCH COUNTY HEALTH DEPARTMENT. AS IDENTIFIED IN WASATCH COUNTY HEALTH DEPARTMENT RULE 06-1, THE SYSTEMS MUCH ACHIEVE A TOTAL NITROGEN CONCENTRATION OF 25 MG/L OR LESS, PRIOR TO ENTERING THE ABSORPTION AREA. THE INSTALLED SYSTEMS SHALL BE SAMPLED, MAINTAINED, AND OPERATED ACCORDING TO STATE AND LOCAL RULES.

THESE REQUIREMENTS ARE TO BE FOLLOWED UNTIL A SEWER SYSTEM BECOMES AVAILABLE.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°55'37"E ALONG THE SECTION LINE 525.72 FEET FROM THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING LOCATED 16.5 FEET FROM THE EAST BANK OF THE SAGE BRUSH CANAL;

THENCE N24°20'28"E ALONG SAID CANAL BANK 538.17 FEET; THENCE N20°17'46"E 25.44 FEET; THENCE N89°16'53"E 1116.72 FEET; THENCE S52°33'23"W 67.47 FEET; THENCE S52°06'19"W 742.73 FEET; THENCE S52°46'09"W 86.30 FEET; THENCE S51°38'31"W 178.66 FEET; THENCE NORTH 79.53 FEET; THENCE N38°26'48"W 164.63 FEET; THENCE S44°14'45"W 8.24 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG CURVE 178.92 FEET, THROUGH A DELTA ANGLE OF 32°20'18", SAID CURVE HAVING A RADIUS OF 317.00 FEET, (CHORD BEARING S80°24'54"W, WITH A CHORD LENGTH OF 176.55'); THENCE N00°04'24"W 17.01 FEET; THENCE S89°55'37"W 237.11 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.740 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS N89°55'37"E 5321.25' BETWEEN FOUND MONUMENTS FOR THE WEST QUARTER AND EAST QUARTER CORNERS OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

1.07.19
DATE

PROFESSIONAL LAND SURVEYOR — No.145796 — BING CHRISTENSEN — 1.7.19 — State of Utah
SURVEYOR'S SEAL

OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE TRACTS OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAS CAUSED THE SAME TO BE AMENDED AND RE-SUBDIVIDED INTO LOTS, PUBLIC ROADS, AND EASEMENTS, TO BE HEREAFTER KNOWN AS THE WEATHERVANE STATION SUBDIVISION AMENDED, AND DO HEREBY DEDICATE TO CHARLESTON TOWN THE PUBLIC UTILITY EASEMENTS AND THE PUBLIC ROADS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 16 DAY OF January 2019, 2019.

FOR: HEBER VALLEY PROPERTIES, LLC.
BY: MIKE PETERSON
ITS: MANAGING MEMBER

MIKE PETERSON
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Wasatch } S.S.

ON THIS 16th DAY OF January, 2019, PERSONALLY APPEARED BEFORE ME, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

BARRY HALLOWS
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 07/17/2022
Commission # 701365

LEGISLATIVE BODY

THE TOWN COUNCIL OF CHARLESTON TOWN, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS AMENDED SUBDIVISION PLAT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS 31st DAY OF January, 2019.

MAYOR — DATE — TOWN CLERK — 1-31-19 DATE

PLANNING	COUNTY SURVEYOR
SIGNATURE — 1/31/19 DATE	SIGNATURE — 1-28-19 DATE
ATTORNEY	**CHARLESTON WATER CONSERVANCY DISTRICT**
SIGNATURE — 1/31/2019 DATE	SIGNATURE — 1-30-19 DATE
ENGINEERING	**HEALTH DEPARTMENT**
SIGNATURE — 1-26-19 DATE	SIGNATURE — 1-30-2019 DATE

RECORDER
ENTRY # 460294 BOOK 1243 PAGE 1153-1162
DATE 01-31-19 TIME 1:46 PM FEE 33.00
FOR SUMMIT ENGINEERING GROUP INC
BY TC WASATCH COUNTY RECORDER PEGGY FOY SULSER

BY WASATCH COUNTY RECORDER PEGGY FOY SULSER

CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL ENGINEER — No. 7760 — WESLEY S. JOHNSON — STATE OF UTAH — 1-25-19	TOWN OF CHARLESTON — Seal — WASATCH COUNTY

PROJECT	
C17-011	
SHEET	
1 OF 1	
ISSUE DATE	
01-07-2019	

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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SUMMIT ENGINEERING GROUP, INC.
DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSED ENGINEER OR SURVEYOR WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

WEATHERVANE STATION SUBDIVISION AMENDED

LOCATED IN THE NORTHWEST 1/4 OF SECTION 13 TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLB&M, WASATCH COUNTY, UTAH

Z:\JOB PROJECTS\CURRENT PROJECTS\16-283 IMP - WEATHERVANE STATION PLAT AMENDMENT\WORKING FILES\SURVEY\DWG\C17-011 WEATHERVANE PLAT AMENDMENT FINAL.DWG