

BOX F RANCH SUBDIVISION

A PART OF THE S. W. 1/4 OF SEC. 15 AND
THE N. W. 1/4 OF SEC. 22, T.6N., R.2W., S.L.B.&M.
WEBER COUNTY, UTAH
JULY 2003

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAN OF BOX F RANCH SUBDIVISION IN WEBER COUNTY, UTAH HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY. I SIGNED THIS 1ST DAY OF JULY 2003
R.L.S. # 167994



OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT AS BOX F RANCH SUBDIVISION AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN THE SUBDIVISION AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SURVEYED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAN AS PRIVATE STREETS (PRIVATE RIGHT-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY THE CITY OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSIST OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO HEREBY DEDICATE PERPETUAL, RIGHT AND FACILITY, FIVE (5) FT. AND DEPTH THE UNDER DESIGNATED HEREIN AS PUBLIC UTILITY, STORM WATER DETENTION, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 2ND DAY OF JULY 2003
Carla Nicolson
Carla B. Simons
James H. Johnson
David L. Johnson
Christina C. Sullivan

ACKNOWLEDGMENT

STATE OF UTAH, ss
COUNTY OF WEBER
ON THIS 2ND DAY OF JULY 2003, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE DIVERS DEDICATION, IN NUMBER AND DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 89°04' EAST 74.55 FEET, NORTH 0°01'44" WEST 35.40 FEET AND NORTH 0°04'07" EAST 25.76 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15 AND BEGINNING THENCE SOUTH 89°04'07" EAST 74.55 FEET; THENCE NORTH 0°04'07" EAST 80.00 FEET; THENCE NORTH 89°10'00" WEST 54.00 FEET; THENCE SOUTH 0°04'07" WEST 36.40 FEET; THENCE SOUTH 0°04'07" EAST 25.72 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE RIGHT 36.35 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE RIGHT 14.5 FEET; THENCE SOUTH 89°10'00" WEST 36.15 FEET; THENCE SOUTH 20°19'48" WEST 28.00 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE RIGHT 14.5 FEET; THENCE SOUTH 89°10'00" WEST 41.55 FEET; THENCE SOUTH 44°03'30" WEST 20.70 FEET; THENCE ALONG THE ARC OF A 50.0 FOOT RADIUS CURVE TO THE RIGHT 10.35 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 51.12 FEET; THENCE SOUTH 89°04'07" WEST 51.58 FEET; THENCE SOUTH 89°10'00" WEST 18.00 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE RIGHT 11.42 FEET; THENCE NORTH 44°03'30" EAST 20.70 FEET; THENCE ALONG THE ARC OF A 50.0 FOOT RADIUS CURVE TO THE LEFT 21.10 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 17.95 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 62.45 FEET; THENCE NORTH 37°04'30" EAST 62.00 FEET; THENCE NORTH 20°19'48" EAST 28.00 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 54.52 FEET; THENCE NORTH 89°10'00" EAST 54.22 FEET; THENCE NORTH 0°04'07" WEST 235.21 FEET; THENCE NORTH 0°04'07" WEST 215.76 FEET TO THE POINT OF BEGINNING. CONTAINS 2.98 ACRES.

REMAINDER BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 89°04' EAST 74.55 FEET, NORTH 0°01'44" WEST 35.40 FEET AND NORTH 0°04'07" EAST 25.76 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15 AND BEGINNING THENCE SOUTH 89°04'07" EAST 74.55 FEET; THENCE NORTH 0°04'07" EAST 80.00 FEET; THENCE NORTH 89°10'00" WEST 54.00 FEET; THENCE SOUTH 0°04'07" WEST 36.40 FEET; THENCE SOUTH 0°04'07" EAST 25.72 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE RIGHT 36.35 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE RIGHT 14.5 FEET; THENCE SOUTH 89°10'00" WEST 36.15 FEET; THENCE SOUTH 20°19'48" WEST 28.00 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE RIGHT 14.5 FEET; THENCE SOUTH 89°10'00" WEST 41.55 FEET; THENCE SOUTH 44°03'30" WEST 20.70 FEET; THENCE ALONG THE ARC OF A 50.0 FOOT RADIUS CURVE TO THE RIGHT 10.35 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 51.12 FEET; THENCE SOUTH 89°04'07" WEST 51.58 FEET; THENCE SOUTH 89°10'00" WEST 18.00 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE RIGHT 11.42 FEET; THENCE NORTH 44°03'30" EAST 20.70 FEET; THENCE ALONG THE ARC OF A 50.0 FOOT RADIUS CURVE TO THE LEFT 21.10 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 17.95 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 62.45 FEET; THENCE NORTH 37°04'30" EAST 62.00 FEET; THENCE NORTH 20°19'48" EAST 28.00 FEET; THENCE ALONG THE ARC OF A 100.0 FOOT RADIUS CURVE TO THE LEFT 54.52 FEET; THENCE NORTH 89°10'00" EAST 54.22 FEET; THENCE NORTH 0°04'07" WEST 235.21 FEET; THENCE NORTH 0°04'07" WEST 215.76 FEET TO THE POINT OF BEGINNING. CONTAINS 2.98 ACRES.

1/4 SEC. 15, 31.84' FAIR CONDITION

SCALE: 1" = 100'

5/8" x 24" REBAR WITH CAP STAMPED 167994

PERC TABLE

PERC TEST HOLE	DEPTH IN INCHES	PERC RATE, %	SOILS EVALUATION #	WEBER-MORGAN HEALTH DEPT.
NO. 1	12"	80		
NO. 2	12"	20	SOIL REPLACEMENT	

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00	31.79	16.11	S 72°22'24" W	22°44'00"
C2	100.00	39.75	20.99	S 64°54'59" W	45°32'00"
C3	100.00	41.65	21.12	S 52°44'54" W	23°51'13"
C4	100.00	36.25	18.38	S 69°34'32" W	20°49'31"
C5	100.00	32.52	17.56	S 64°27'32" W	22°04'48"
C6	100.00	62.45	31.68	S 82°00'00" W	23°51'13"
C7	100.00	76.50	41.98	N 89°58'59" E	45°32'00"
C8	100.00	51.92	26.04	N 38°00'00" E	22°44'00"

NOTE

ROAD NOT APPROVED FOR FUTURE DEVELOPMENT UNLESS AND UNTIL THE ROAD IS BUILT TO PRIVATE OR PUBLIC ROAD STANDARDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION AS SHOWN, BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER TREATMENT SYSTEMS.
SIGNED THIS 21ST DAY OF JULY 2003
Carla Nicolson
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH CURRENT STANDARDS AND THE HIGHEST OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS 21ST DAY OF AUGUST 2003
Carla Nicolson
SIGNATURE

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE FINANCIAL GUARANTEE APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____ 20____
SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____ 20____.
ATTEST: *Kimberly A. Buckley*
TITLE: CLERK, WEBER COUNTY COMMISSION

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20____.
SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION NUMBER DATA, AND FOR HARMONY WITH LINES AND NEIGHBORING RECORDS IN COUNTY OFFICES. THE APPROVED PLAN IS THE LICENSED LAND SURVEYOR'S VERIFIED TRUE COPY FROM THE RESPONSIBILITY AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 21ST DAY OF JULY 2003
Dallas K. Buttare
SIGNATURE

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE: 801-721-4075 FAX: 801-721-8506

WEBER COUNTY RECORDER
ENTRY: 11343913 FEB 13 2004
FILED FOR RECORD & RECORDED
THIS 05TH DAY OF AUGUST 2003
AT 4:57 PM IN BOOK 58 OF
PAGE 35
-DONG COFFETS
WEBER COUNTY RECORDER
BY *James H. Johnson*
DEPUTY

LOCATION: PART OF THE S.W. 1/4 OF SEC. 15, & THE N.W. 1/4 OF SEC. 22, T.6N., R.2W., S.L.B.&M.
SURVEYED: MAY 2002
REVISIONS: 12-15-02 DR
2-10-03 DR
2-10-03 DR
02-10-03 L.A.
02-10-03

DRAWN BY: L.A.
CHECKED BY: D.B.
DATE: 05-15-02
FILE: 23597N-03.DWG