74-37

RED CLIFF SUBDIVISION

A PART OF THE S.W. 1/4 OF SECTION 33, T. 7 N., R. 3 E., S.L.B.&M. WEBER COUNTY, UTAH

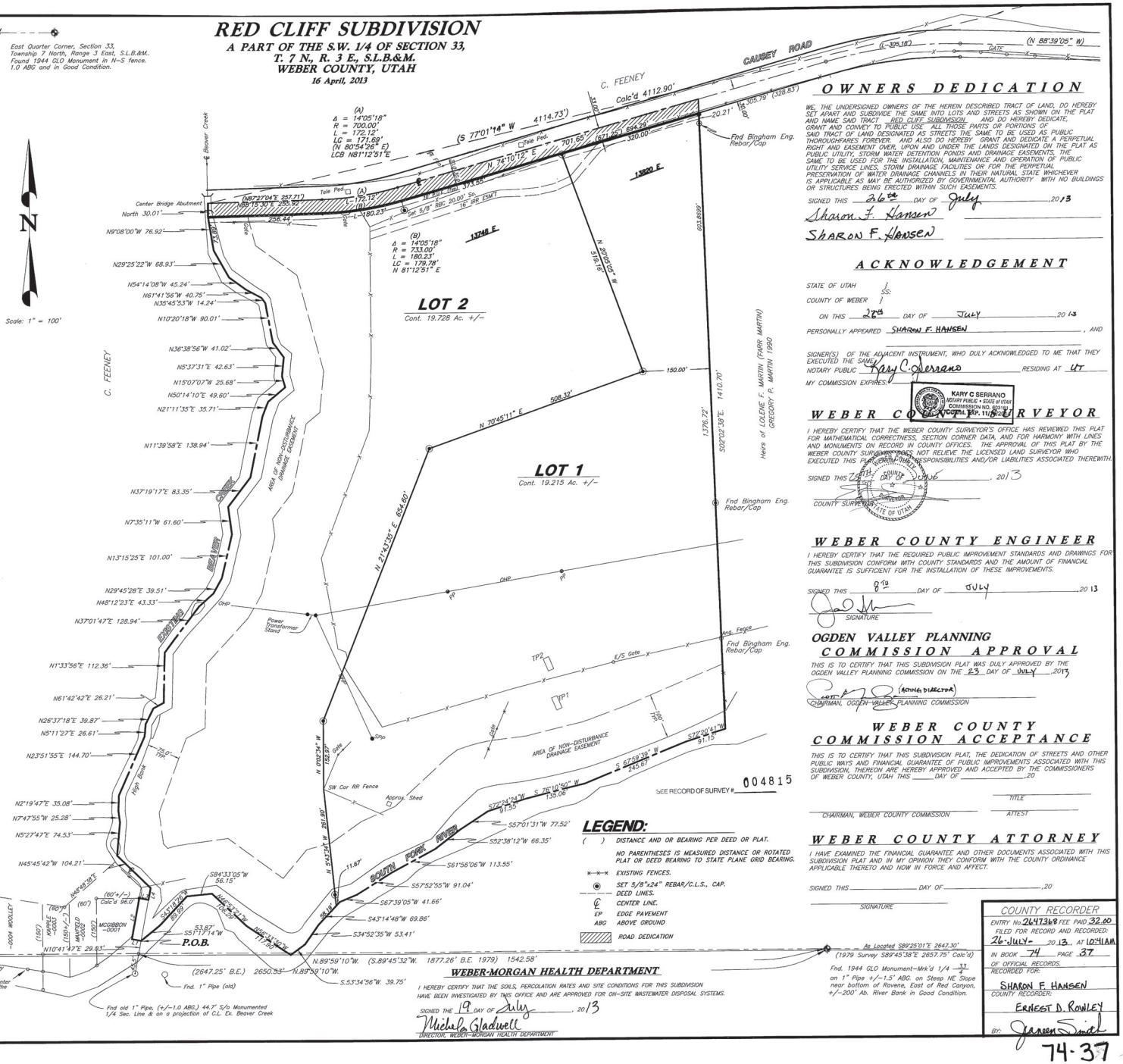
16 April, 2013

(1979 Survey S 89°57'42" E 5204.61')

Meas'd N.89°45'36"W 5206.67' Basis of Bearings

West Quarter Corner, Section 33, Township 7 North, Range 3 East, S.L.B.&M.. Found 1944 GLO Monument in N-S fence. 1.0 ABG and in Good Condition.

East Quarter Corner, Section 33, Township 7 North, Range 3 East, S.L.B.&M.. Found 1944 GLO Monument in N-S fence. 1.0 ABG and in Good Condition.



NARRATIVE

THE PURPOSE OF THIS SURVEY, WAS TO RETRACE THE HANSEN PROPERTY, A DIVISION FROM THE 1979 SURVEY OF THE DEXTER FARR PROPERTY. AND CREATE A 2-LOT SUBDIVISION FROM THAT PARCEL, KNOWN AS WEBER COUNTY TAX I.D. No. 23-013-0256.

THE DEXTER FARR PROPERTY WAS THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.
THE 1979 SURVEY CREATED THE CENTERLINE ALIGNMENT OF CAUSEY ROAD AND USED ITS DEFINITION TO DIVIDE FARR's PROPERTY INTO TWO PARCELS, THE FARR's AND THE FEENEY's.

PER THE 1979 SURVEY, THE FARR PROPERTY WAS BOUNDED BY THE CENTERLINE OF CAUSEY ROAD ON THE NORTH, THE WEST SIDE WAS THE CENTERLINE OF BEAVER CREEK TO THE SOUTH LINE OF SECTION 33, EAST LINE OF SAID PARCEL WAS THE WEST LINE OF SAID SECTION.

IN 1989, THE FARR PROPERTY WAS DIVIDED INTO FIVE PARCELS, THERE IS NO RECORD OF ITS SURVEY, BUT WE HAVE FOUND REBARS & CAPS THAT MARK SOME OF THE DIVIDING LINES OF THOSE PARCELS. THERE IS A DIFFERENCE BETWEEN THE CONTROL USED IN THE 1989 VS 1979 SURVEYS, IN COMPARING THE DEEDS OF RECORD TO THE FIELD STAKING OF 1989, SOME PARCELS MEASURE 9-11 FEET, MORE OR LESS, TO THE DEED CALLS ALONG THEIR FRONTAGES.

BASIS OF BEARINGS IS ALONG THE AS MONUMENTED NORTH LINE OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. FOUND GLO MONUMENTS AT THE WEST 1/4 AND THE EAST 1/4 OF SAID SECTION 33, WHICH BEARS N.89°45'36"W. 5206.67' (1979 SURVEY N.89°57'42"W. 5204.61' FEET), AND HOLDING TO THE AS LOCATED POSITION OF SAID E1/4 CORNER, WHICH LIES IN A NORTH-SOUTH FENCE.
IN USING THIS BASIS OF MONUMENTS, IT ALLOWS THE RETRACEMENT OF THE 1979 SURVEY TO MORE CLOSLY FIT THE CONTROL FOUND AND USED BY THE 1979 SURVEY.

CAUSEY ROAD LOCATION HAS BEEN RETRACED BY THE USE OF THE 1979 SURVEY OF BINGHAM ENGINEERING, AND BY RECORD DEEDS OF THE FARR AND FEENEY PROPERTIES.
BETWEEN THE EAST QUARTER CORNER AND THE CENTERLINE OF THE BEAVER CREEK BRIDGE ABUTMENT, MEASURED LONG BY 1.7 FEET. THE EAST QUARTER CORNER WAS HELD AND THE ROADS CENTERLINE DEED ALIGNMENT WAS ROTATED TO THE AS LOCATED POSITION OF THE CENTER OF SAID ABUTMENT.
BINGHAM ENGINNEERING CONTROL POINTS WERE FOUND IN THE FIELD AND MEASURED REPECTFULLY CLOSE, YET SOME OF THE PARCELS REBARED POINTS DID NOT FIT VERY CLOSE TO RECORD OR SURVEY.
THE EDGE OF PAVEMENT SHOWS A BETTER RELATIONSHIP TO THE ROTATED DEED OF CAUSEY ROAD ALONG THE EASTERN 1600 FEET, BUT VARIES ALONG THE WESTERN HALF OF SAID ROAD AREA. THERE ARE TOPOGRAPHIC ISSUES ON EITHER SIDE OF SAID ROAD. THAT MAY OF INFLUENCED WHERE THE FENCE LINES COULD OF BEEN SET, SOME OF THE ISSUES WERE PULLING OFF AREAS MADE AND FENCES GOING AROUND THEM, OTHER ISSUES MAY OF BEEN ELEVATION, COMING OUT OF THE BEAVER CREEK AND THE STEEP CUTS THAT HAD TO OF BEEN MADE ON THE NORTHERN SIDE OF SAID ROAD AREA.

AT THE SOUTHWEST CORNER OF THE HANSEN SURVEY, THE DEED CALLS FOR A BRANCH OF THE BEAVER CREEK, THE LOCATION PER DEED OF A SMALL, MAN MADE 3-4 FOOT BRICK CHANNEL CUTS INTO THE BEAVER CREEK AND DIVERTS WATER AROUND THE BACK SIDE OF SOME SUMMER CABINS, LIES 200 FEET WEST OF THE TRUE CONFLUENCE OF THE BEAVER CREEK AND THE SOUTH FORK RIVER, HANSEN HAS QUIT CLAIMED TO McGIBBON ANY INTEREST IN THEIR RESPECTIVE DEEDS WHICH CALLS FOR THE WESTERN BANK OF THE BEAVER CREEK.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN:
BEGINNING AT THE POINT OF CONFLUENCE AT THE BEAVER CREEK WITH THE SOUTH FORK OF THE OGDEN RIVER, SAID POINT BEARS N.89°59'10"W. 1542.58 FEET ALONG THE AS MONUMENTED SECTION LINE, MORE OR LESS, TO THE PROJECTION OF THE CENTERLINE OF SAID BEAVER CREEK (SAID POINT ALSO BEING S.89°59'10"E. 1107.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION) AND N.10°41'47"E. 29.03 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO A POINT AT THE CENTERLINE OF THE SOUTH FORK OF OGDEN RIVER, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE N.79°18'13"W. 21.01 FEET, MORE OR LESS, TO THE WESTERN BANK OF SAID CREEK, THENCE N.10°41'47"E. 93.36 FEET ALONG SAID CREEK, THENCE S.79°18'13"E. 21.01 FEET TO CENTERLINE OF SAID BEAVER CREEK, THENCE THE FOLLOWING TRENTY NINE COURSES ALONG SAID BEAVER CREEK, AS FOLLOWS:
N.10°41'47"E. 27.03 FEET, N.45°45'42"W. 104.21 FEET,
N.5°27'47"E. 74.53 FEET, N.7°47'55"W. 25.28 FEET, N.2°19'47"E. 35.08 FEET,
N.23°51'55"E. 144.70 FEET, N.5°11'27"E. 26.61 FEET, N.26°37'18"E. 39.87 FEET,
N.61°42'42"E. 26.21 FEET, N.1°33'56"E. 112.36 FEET, N.37°01'47"E. 128.94 FEET,
N.48°12'23"E. 43.33 FEET, N.29°45'28"E. 39.51 FEET, N.13°15'25"E. 101.00 FEET,
N.7°35'11"W. 61.60 FEET, N.37°19'17"E. 83.35 FEET, N.11°39'58"E. 138.94 FEET,
N.21°11'35"E. 35.71 FEET, N.50°14'10"E. 49.60 FEET, N.15°07'07"W. 25.68 FEET,
N.5°37'31"E. 42.63 FEET, N.36°38'56"W. 41.02 FEET, N.10°20'18"W. 90.01 FEET, N.35°45'53"W. 14.24 FEET,
N.61°41'56"W. 40.75 FEET, N.54°14'08"W. 45.24 FEET, N.29°25'22"W. 68.93 FEET,
N.9°08'00"W. 76.92 FEET AND NORTH 30.01 FEET TO THE CENTER OF THE BEAVER CREEK BRIDGE,
SAID POINT ALSO BEING THE CENTERLINE OF CAUSEY ROAD, PER A 1979 SURVEY, THENCE THE FOLLOWING THREE COURSES ALONG SAID CAUSEY ROAD, AS FOLLOWS:
N.88°15'30"E. 255.92 FEET (N.87°27'04"E. 257.71 FEET) TO A POINT OF CURVE, THENCE
172.12 FEET ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE LEFT, (LC BEARS N.81°12'51"E. 171.687 FEET), AND N.74°10'12"E. (N.73°51'46"E.) 701.65 FEET, MORE OR LESS, TO A POINT WHICH BEARS N.02°02'38"W. FROM FOUND BINGHAM ENGINEERING (1989 SURVEY) REBARS AND CAPS, MARKING THE EASTERN BOUNDARY OF THE HANSEN PROPERTY, THENCE S.2°02'38"E. 1410.70 FEET ALONG SAID MONUMENTED LINE, MORE OR LESS, TO THE CENTERLINE OF THE SOUTH FORK OF OGDEN RIVER, THENCE ALONG THE CENTERLINE OF SAID RIVER THE FOLLOWING SEVENTEEN COURSES, AS FOLLOWS:
S.72°20'41"W. 91.15 FEET, S.67°39'39"W. 245.67 FEET, S.76°10'50"W. 135.06 FEET,
S.72°24'24"W. 91.55 FEET, S.57°01'31"W. 77.52 FEET, S.52°38'12"W. 66.35 FEET,
S.61°56'06"W. 113.55 FEET, S.57°52'55"W. 91.04 FEET, S.67°39'05"W. 41.66 FEET,
S.43°14'48"W. 69.86 FEET, S.34°52'35"W. 53.41 FEET, S.53°34'56"W. 39.75 FEET,
N.56°33'30"W. 117.90 FEET, N.46°53'21"W. 106.29 FEET, S.84°33'05"W. 56.15 FEET,
S.43°18'26"W. 89.99 FEET, AND S.51°17'14"W. 53.87 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,733,805.2 Sq ft/39.80 AC., MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFF 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 LICENSING ACT; AND THAT 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 THAT THIS PLAT OF RED CLIFF SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPIED WITH.

SIGNED THIS 21 DAY OF June, 2013

CYNTHIA L. SEGRIFF P.L.S. 5511(170143)

No. 170143 CYNTHIA L. SEGRIFF STATE OF UTAH

NOTE:

1) L1-N.79°18'13"W. 21.01'
L2-N.10°41'47"E. 93.36'
L3-S.79°18'13"E. 21.01'
L4-N.10°41'47"E. 27.03'
2) BM-EVERGREEN MONUMENT-6159.00
3) DEVELOPER - Steve Morrison
4) LAND OWNER ACCEPTS THE TAIL WATER OUT OF THE IRR. DITCH.
5) FLOOD BASE ELEVATION STUDY HAS BEEN TEMPORARILY POSTPONED BY WEBER Co. PLANNING, BUT MAY BE REQUIRED BEFORE BUILDING PERMITS CAN BE ISSUED.
6) DUE TO THE TOPOGRAPHY OF & THE LOCATION OF THIS SUBDIVISION, LAND OWNERS SHALL ACCEPT ALL RESPONSIBILITY OF STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB & GUTTER IS INSTALLED.

LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT.
NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
EXISTING FENCES.
SET 5/8"x24" REBAR/C.L.S., CAP.
DEED LINES.
℄ CENTER LINE.
EP EDGE PAVEMENT
ABG ABOVE GROUND
ROAD DEDICATION

SEE RECORD OF SURVEY # 004815

OWNERS 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 ON THE PLAT AND NAME SAID TRACT "RED CLIFF SUBDIVISION" AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF THE SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 26th DAY OF July, 2013

Sharon F. Hansen

SHARON F. HANSEN

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER } SS:

ON THIS 26th DAY OF JULY, 2013 PERSONALLY APPEARED SHARON F. HANSEN, AND

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC Mary C. Serrano RESIDING AT UT

MY COMMISSION EXPIRES:

KARY C SERRANO NOTARY PUBLIC • STATE of UTAH COMMISSION NO. 609313 COMM. EXP. 11/18/2016

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 26TH DAY OF JULY, 2013

COUNTY SURVEYOR

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 8th DAY OF JULY, 2013

SIGNATURE

OGDEN VALLEY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON THE 23 DAY OF JULY, 2013

(ACTING DIRECTOR)

CHAIRMAN, OGDEN VALLEY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS 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

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 20

SIGNATURE

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE 19 DAY OF July, 2013

Michele Gladwell

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

COUNTY RECORDER

ENTRY No. 2047368 FEE PAID 32.00
FILED FOR RECORD AND RECORDED:
26 JULY 2013 AT 10:41 AM.
IN BOOK 74 PAGE 37
OF OFFICIAL RECORDS.
RECORDED FOR:
SHARON F. HANSEN
COUNTY RECORDER:
ERNEST D. ROWLEY
BY: Janeen Smith

C. L. S., Inc.
910 CANYON ROAD
OGDEN, UTAH 84404
Ph. 801-399-4935 CLSCLI@AOL.COM

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