h8-86 SHEET 1 OF 1 **DEVELOPER:** STEWARD DEVELOPMENT SKY HAZLEHURST 1708 EAST 5550 SOUTH SOUTH OGDEN, UT. 74405 (801) 837-2020 EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.55' UNDER RING AND LID) SEE MONUMENT DETAIL 2607.01 NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)/ SEE MONUMENT DETAIL 2 RANGE 2 WEST, SALT LAKE BASE

ANSELMI ACRES SUBDIVISION PHASE 2

S00°42'26"W 5242.61' (W.C.S.)

S00°42'18"W 5242.64'

33'

10' P.U.E:----

33'

🗪 Reeve & Associates, Inc. - Solutions You Can Build On 🕶

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH DECEMBER, 2024

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, EAST QUARTER CORNER, SOUTH QUARTER CORNER, SOUTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BRASS CAP WITNESS MONUMENTS WERE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 21. A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY QUARTER SECTION LINE, THE EAST LINE OF THE PROPERTY WAS ESTABLISHED BY LINES OF ALIQUOT SUBDIVISION OF THE QUARTER SECTION, AND THE SOUTH AND WEST LINES WERE ESTABLISHED BY SUBDIVISION AND DEEDS OF RECORD. THE 33 FOOT WIDE HALF WIDTH FOR 1400 SOUTH STREET WAS ESTABLISHED BY INFORMATION FROM DAYBREAK SUBDIVISION, WHICH, PER PLAT, WAS ESTABLISHED BY THE WEBER COUNTY SURVEYORS OFFICE.

> LOT 114 ANSELMI ACRES SUBDIVISION PHASE 1

S00'49'56"W 212.23'

201

18092 S.F. 0.415 ACRES

S00°49'56"W 211.76'

202

18092 S.F.

0.415 ACRES

S00°49'56"W 211.28'

203 18105 S.F. 0.416 ACRES

55' TEMPORARY TURN-AROUND EASEMENT-

N00°30'47"E 276.80

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 905.75 FEET SOUTH 00°30'34" WEST AND 577.43 FEET SOUTH 89°29'26" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°29'13" EAST 257.19 FEET TO THE WEST LINE OF LOT 114 OF ANSELMI ACRES SUBDIVISION PHASE 1; THENCE SOUTH 00°49'56" WEST 212.23 FEET; THENCE SOUTH 19'17'11" WEST 69.58 FEET; THENCE SOUTH 00'49'56" WEST 137.00 FEET; THENCE NORTH 89°10'04" WEST 155.72 FEET; THENCE NORTH 00°49'56" EAST 137.00 FEET; THENCE NORTH 89°10'04" WEST 77.90 FEET; THENCE NORTH 00°30'47" EAST 276.80 FEET TO THE POINT OF BEGINNING.

ANSELMI ACRES

SUBDIVISION PHASE 1

S00°49'56"W 137.00'

10667 S.F.

0.245 ACRES

N00°49'56"E 137.00'

10667 S.F. 0.245 ACRES

N00°49'56"E 137.00'

CONTAINING 91.767 SQUARE FEET OR 2.107 ACRES.

NOTE

HOMES WITH FINISH ELEVATIONS BELOW FINISHED GRADE MUST HAVE WEBER COUNTY ENGINEERS APPROVAL

SETBACK NOTE

FRONT SETBACK: 20' SIDE SETBACK: 5' & 10' INTERIOR/15' CORNER LOTS REAR SETBACK: 30'

___10' P.U.E.

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.44' UNDER RING AND LID) SEE MONUMENT DETAIL 4

W 1400 S W 1400 S PROJECT SITE W 1800 S

VICINITY MAP

LEGEND

= SECTION CORNER

= WITNESS CORNER = SET 5/8" X 24" REBAR AND PLASTIC

CAP STAMPED "REEVE & ASSOCIATES" = BOUNDARY LINE

---- = ADJOINING PROPERTY

= EASEMENTS = SECTION/MONUMENT TIE LINE

= ROAD CENTERLINE

Contraction of the contract of

Scale: 1'' = 30'

STATE OF UTAH

COUNTY OF INEDER

THE LOT OWNERS.

CW INVESTMENTS LLC

OUTE AND MENOSE OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

ACKNOWLEDGMENT

SURVEYOR'S CERTIFICATE

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 ANSELMI ACRES SUBDIVISION PHASE 2 IN WEBER COUNTY, UTAH, HAS

REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION. BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND

CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED

OWNERS DEDICATION AND CERTIFICATION

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 **ANSELMI ACRES SUBDIVISION PHASE 2**, AND DO HEREBY DEDICATE

TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS

STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND

DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS. THE SAME TO BE

PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS

MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES

USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE

BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE THE INTERIM DETENTION

BASIN TO THE DEVELOPER TO BE OWNED AND MAINTAINED BY THE SAME AND HEREBY

GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE

PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE

AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF

DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS

LINE. STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL

10 DAY OF December

BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT

FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE

SIGNED THIS 240 DAY OF DECEMBER, 2024

9239283

UTAH LICENSE NUMBER

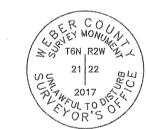
REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY

JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY

7/25/2527

COMMISSION EXPIRES

commission # 733324



DETAIL

(NOT TO SCALE)

(NOT TO SCALE)

SEE RECORD OF SURVEY # 7964



DETAIL 3 (NOT TO SCALE)

DETAIL 4 DETAIL 5 (NOT TO SCALE) (NOT TO SCALE)



DETAIL 6 (NOT TO SCALE)

Project Info.

WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 5

(W.C.S.)

N00°47'26"E 110.25'

WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)

SEE MONUMENT DETAIL 6



5160 S 1500 W, RIVERDALE, UTAH 84405 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

N. ANDERSON Regin Date: 6-22-2023 ANSELMI ACRES SUBD PHASE 2 Number: 7152-19 <u>1"=30'</u> Checked:___

WEBER COUNTY PLANNING COMMISSION APPROVAL

905.75

WEST QUARTER CORNER OF

SECTION 21, TOWNSHIP 6 NORTH,

AND MERIDIAN, U.S. SURVEY

(FOUND BRASS CAP MONUMENT)

SEE MONUMENT DETAIL 3

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS DAY OF JANUARY, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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

12/30/24

TAYLOR WEST WATER DISTRICT

WEBER SCHOOL DISTRICT

15-057-0059

S00°30'34"W 2632.62' (CALC'D)

S00°30'47"W 2632.67' (W.C.S.)

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WATER DISTRICT.
SIGNED THIS BY DAY OF JAMES , 20 25

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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

SOUTHWEST CORNER OF SECTION 21,

TOWNSHIP 6 NORTH, RANGE 2 WEST,

SALT LAKE BASE AND MERIDIAN, U.S.

SURVEY (CALC'D NOT FOUND)

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

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 SIGNED THIS OB DAY OF January, 20 78

WEBER COUNTY ATTORNEY

HOOPER IRRIGATION COMPANY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY HOOPER IRRIGATION COMPANY. SIGNED THIS 13th DAY OF JANUARY , 2025.

Weber County Recorder

Entry No.3354346 Fee Paid

(CO.2 Filed For Record

And Recorded, 15-JAN-2015

At 1:53 Am In Book 18 Of The Official Records, Page CW INVESTMENTS

, RAHIMZADEGAN