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33-48

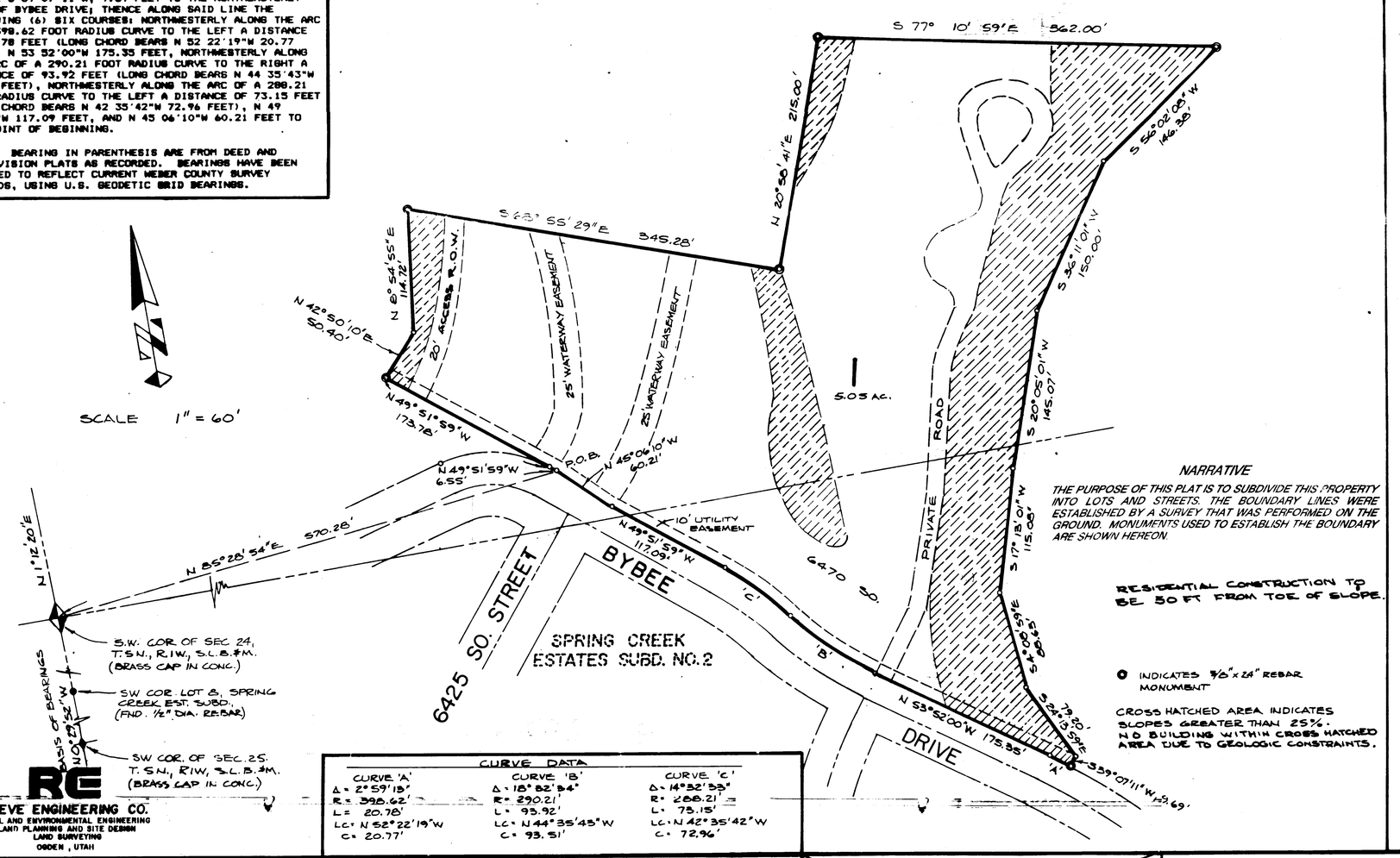
PITCHER ESTATES SUBDIVISION

PART OF THE SW 1/4 OF SEC. 24, AND THE NW 1/4 OF SEC. 25, T.5 N., R.1 W., S.L.B.&M.
WEBER COUNTY, UTAH

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, T.5 N., R.1 W., S.L.B.&M.: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF BYBEE DRIVE BEING N 85 28'54"E 570.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE N 49 51'59"W, 180.33 FEET; THENCE N 42 50'10"E, 50.40 FEET; THENCE N 8 54'55"E, 114.72 FEET; THENCE S 48 55'29"E, 345.28 FEET; THENCE N 20 58'41"E, 215.00 FEET; THENCE S 77 10'59"E, 342.00 FEET; THENCE S 56 02'08"W, 146.38 FEET; THENCE S 36 11'01"W, 150.00 FEET; THENCE S 20 05'01"W, 145.07 FEET; THENCE S 17 13'01"W, 115.08 FEET; THENCE S 4 08'59"E, 88.63 FEET; THENCE S 24 13'59"E,79.20 FEET; THENCE S 39 07'11"W, 9.69 FEET TO THE NORTHEASTERLY LINE OF BYBEE DRIVE; THENCE ALONG SAID LINE THE FOLLOWING (6) SIX COURSES: NORTHWESTERLY ALONG THE ARC OF A 398.62 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 20.78 FEET (LONG CHORD BEARS N 52 22'19"W 20.77 FEET), N 53 52'00"W 175.35 FEET, NORTHWESTERLY ALONG THE ARC OF A 290.21 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.92 FEET (LONG CHORD BEARS N 44 35'43"W 93.51 FEET), NORTHWESTERLY ALONG THE ARC OF A 288.21 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 73.15 FEET (LONG CHORD BEARS N 42 35'42"W 72.96 FEET), N 49 51'59"W 117.09 FEET, AND N 45 06'10"W 60.21 FEET TO THE POINT OF BEGINNING.

NOTE: BEARING IN PARENTHESIS ARE FROM DEED AND SUBDIVISION PLATS AS RECORDED. BEARINGS HAVE BEEN ROTATED TO REFLECT CURRENT WEBER COUNTY SURVEY RECORDS, USING U.S. GEODETIC GRID BEARINGS.



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON.

RESIDENTIAL CONSTRUCTION TO BE 50 FT FROM TOE OF SLOPE.

● INDICATES 5/8"x24" REBAR MONUMENT

CROSS HATCHED AREA INDICATES SLOPES GREATER THAN 25%. NO BUILDING WITHIN CROSS HATCHED AREA DUE TO GEOLOGIC CONSTRAINTS.

CURVE DATA

CURVE 'A'	CURVE 'B'	CURVE 'C'
Δ = 2°59'13"	Δ = 18°52'04"	Δ = 14°32'53"
R = 398.62'	R = 290.21'	R = 288.21'
L = 20.78'	L = 93.92'	L = 73.15'
LC = N 52°22'19"W	LC = N 44°35'43"W	LC = N 42°35'42"W
C = 20.77'	C = 93.51'	C = 72.96'

REEVE ENGINEERING CO.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF PITCHER ESTATES 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 A SURVEY MADE BY ME OR THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 3rd DAY OF MAY, 1991

3492
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 3492 JOHN P. REEVE STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT PITCHER ESTATES, AND HEREBY DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF WEBER COUNTY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 19____.

Dixon M. Pitcher Trustee

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE 1ST DAY OF JULY, 1991, PERSONALLY APPEARED BEFORE ME DIXON M. PITCHER TRUSTEE, AND, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ 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.

11-9-91
COMMISSION EXPIRES

NOTARY PUBLIC

WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 10TH DAY OF July, 1991.

CHAIRMAN

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS ENGRAGED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THE OFFICE AND IN COMPLIANCE WITH THE REQUIREMENTS OF WEBER COUNTY ORDINANCES. SIGNED THIS 10TH DAY OF July, 1991.

COUNTY SURVEYOR

WEBER COUNTY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH, THIS _____ DAY OF _____, 19____.

ATTEST: _____
TITLE: _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE COUNTY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 1 DAY OF July, 1991.

WEBER COUNTY RECORDER

ENTRY NO. 1145464 FEE PAID $20.00 FILED FOR RECORD AND RECORDED JULY 11, 1991 AT 8:54 A.M. IN BOOK 33 OF OFFICIAL RECORDS, PAGE 48, RECORDED FOR DIXON M. PITCHER

DOUG CROFTS
COUNTY RECORDER
BY: Karla Rasmussen
DEPUTY

33-48

RECEIVED
FEB 12 1997
Weber County Surveyor

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