DAVID BAILEY SUBDIVISION

A PART OF THE EAST 1/2 OF SECTION 18. TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY

WEBER COUNTY, UTAH

CENTER 1/4 CORNER

NOT SEARCHED FOR

RECORD LOCATION

HEALTH DEPARTMENT APPROVAL

SIGNATURE

WEBER COUNTY

PLANNING COMMISSION APPROVAL

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER

APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND

IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE

SIGNATURE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS

DULY APPROVED BY THE WEBER COUNTY PLANNING

COMMISSION ON THE DAY OF

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS

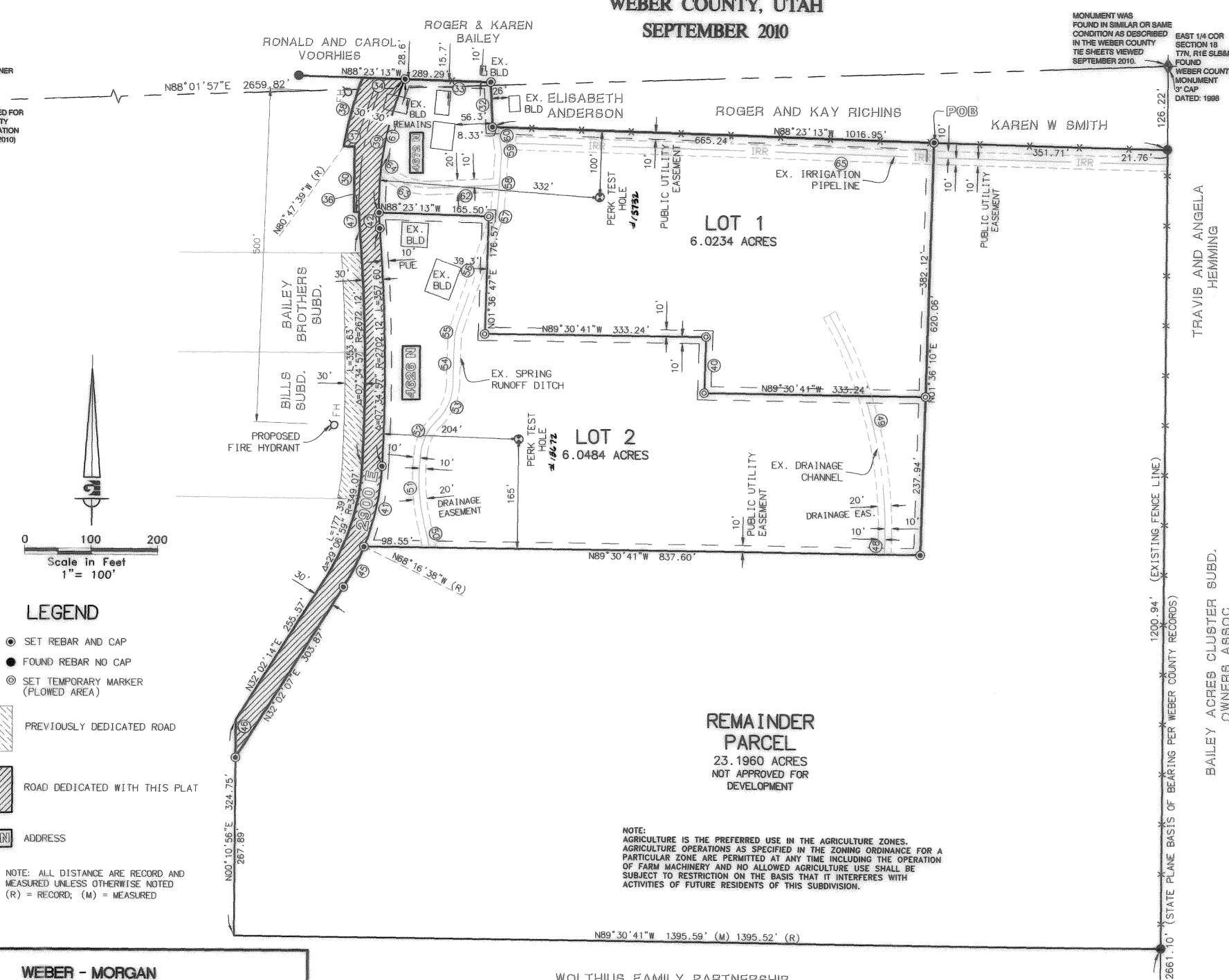
DULY APPROVED BY THE WEBER - MORGAN HEALTH

DEPARTMENT ON THE DAY OF

WERFR COLINTY

SECTION 18

T/N. R1E SLB&M



WOLTHIUS FAMILY PARTNERSHIP

WEBER COUNTY SURVEYOR

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

WEBER COUNTY ENGINEER

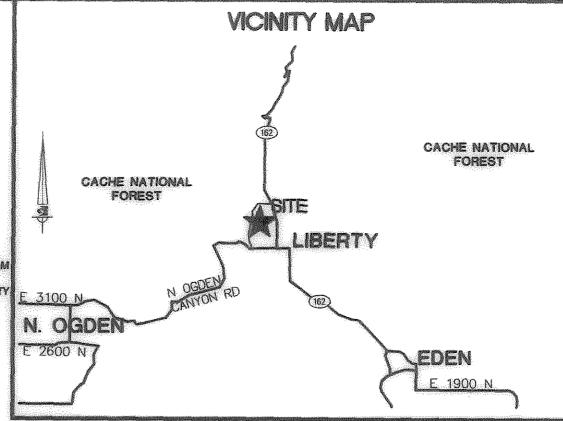
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS

FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE

THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED

SIGNATURE



(NO)	BEARING/DELTA	RADIUS	LENGTH
30	N 00°13'13" E		98.25
32	N 02°32'06" W		67.54
33	N 88°23′13″ W		129.18
34	N 88°23'13" W		64.01
36	N 88°23'13" W		7.65
37	N 89°46'47" W		16.09
38	Δ=11°32′52″	530.07	106.83
39	∆=25°05′18″	470.07	205.83
40	N 01°36'19" E	- sair vinc	84.40
41	∆≈18°48′07"	379.07	124.39
42	Δ=02°53'09"	470.07	23.68
45	Δ=10°18′52″	379.07	68.24
46	N 00°10'56" E		56.86
47	Δ=03°05'22"	500.07	26.96

EASEN	MENT DATA TABLE		
NO	BEARING/DELTA	RADIUS	LENGTH
48	N 01°06'35" E		25.00
49	Δ≃30°51'05"	650.001	350.00
50	N 13°10'18" W		36.63
51	Δ=20°51'01"	300.001	109.17
52	Δ≃38°04'30"	80.00	53.16
53	Δ=44°22′24″	80.00'	61.96
54	N 01°22'49" E		59.54
55	Δ≈18°06′58″	100.00	31.62
56	N 19°29'47" E		159.99
57	Δ=15°35'39"	100.00	27.22
58	N 03°54'08" E		70.27
59	Δ=13°13′01″	100.00	23.07
60	N 09°18'53" W		25.25
61	Δ=16°57'03"	470.07	139.07
62	N 87°22'25" E		102.10
63	∆=43°14′51″	100.001	75.48
64	N 49°22'44" W	,	8.30
65	N 88°28'26" W	and the	981.57

DEVELOPER: DAVID BAILEY AND THE BAILEY LIVING TRUST 3908 N 3300 E LIBERTY, UT 84310

NARRATIVE:

THIS PLAT WAS COMPLETED AT THE REQUEST OF DAVID BAILEY AND THE BAILEY LIVING TRUST AS THE STATUTORY REQUIREMENT FOR SUBDIVIDING THE LAND OWNED BY THE BAILEY LIVING TRUST (22-008-0085) INTO APPROXIMATELY 6 ACRE LOTS.

A SURVEY WAS PERFORMED BY THIS SURVEYOR IN SEPTEMBER 2010 TO RETRACE THE SURVEY PREPARED BY THE FORMER WEBER COUNTY SURVEYOR, MARTIN B. MOORE, IN MARCH OF 2003. THE FIELD MEASUREMENTS WERE FOUND TO CONFORM WITH SAID SURVEY PERFORMED BY MARTIN MOORE. WITH THE EXCEPTION OF THE SOUTHERLY LINE, WHICH CONTAINED A CLOSER ERROR. RECORD AND MEASURED DISTANCES ARE SHOWN. THE SECTION CORNERS SHOWN HEREON WERE FOUND IN THEIR RECORD LOCATION AND REBAR WITH NO CAPS WERE FOUND ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF THE SUBDIVISION THAT COMPLIED WITH SAID SURVEY 2900 E HAS BEEN ESTABLISHED ACCORDING TO AN ALIGNMENT PROVIDED BY THE

THE SPRING RUNOFF, DRAINAGE CHANNEL, AND IRRIGATION CHANNEL EASEMENT ARE LOCATED BASED ON AERIAL PHOTOGRAPHY ONLY. ALTHOUGH METES AND BOUNDS HAVE BEEN PROVIDED ON THIS PLAT, ACTUAL LOCATION OF THE EASEMENTS WILL YIELD TO THE TRUE LOCATIONS OF THE APPURTENANT FEATURES FOR EACH EASEMENT.

(NO)	BEARING/DELTA	RADIUS	LENGTH
30	N 00°13'13" E		98.25
32	N 02°32'06" W		67.54
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62	N 87°22'25" E		102.10
63	Δ=43°14′51″	100.001	75.48
64	N 49°22'44" W	And the second s	8.30

OWNER'S SUBDIVISION DEDICATION

OVERALL BOUNDARY DESCRIPTION

THAT PORTION OF PARCEL ONE IN THE UNINCORPORATED AREA OF WEBER COUNTY, STATE OF UTAH, AS SHOWN ON THE RECORD OF SURVEY PREPARED BY MARTIN MOORE FOR THE BAILEY FAMILY AND FILED MARCH 28, 2003 AS SURVEY NUMBER

THENCE NORTH 89°30'41" WEST 837.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY

THENCE NORTH 32°02'14' EAST 255.57 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 349.07

THENCE NORTHERLY 177.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°06'59" TO THE BEGINNING OF A

THENCE NORTHERLY 353.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°34'57" TO THE BEGINNING OF A

THENCE NORTH 89°46'47" WEST 16.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A

SURVEYOR'S CERTIFICATE

I, JAMES J. COUTS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 7084124 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE

PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL

MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RE-ESTABLISH THE BOUNDARIES OF THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY;

DAVID BAILEY SUBDIVISION

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00°10′51″ WEST 126.22 FEET ALONG THE EASTERLY LINE OF SAID SECTION 18 TO THE NORTHEAST CORNER OF SAID PARCEL ONE: THENCE NORTH

NORTH. RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2672.12 FEET:

REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 500,07 FEET;

THENCE SOUTH 88°23'13" EAST 665:24 FEET TO THE POINT OF BEGINNING

CONTAINING: 561,505 SF OR 12,8904 ACRES, MORE OR LESS

HAVING A RADIUS OF 379.07 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 68°16'38" EAST;

THENCE NORTHERLY 26.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°05'22"

THENCE NORTHERLY 106.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°32'52":

RADIUS OF 530.07 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 80°47'39" WEST:

THENCE SOUTHWESTERLY 68.24 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'52"

THENCE SOUTH 01°36'10" WEST 620.06 FEET;

THENCE SOUTH 32°02'07" WEST 303.87 FEET:

THENCE NORTH 88°23'13" WEST 7.65 FEET;

THENCE NORTH 00°13'13" EAST 98:25 FEET

THENCE SOUTH 88°23'13' EAST 193.18 FEET; THENCE SOUTH 02°32'06" EAST 67.54 FEET;

003041 IN THE OFFICE OF THE SURVEYOR FOR SAID COUNTY, BEING A PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 7

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS

DAVID BAILEY SUBDIVISION

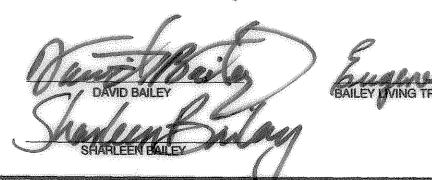
AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED THEREON AS STREETS, AND PRESCRIPTIVE ROAD EASEMENTS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER. USED FOR THE INSTALLATION, MAINTENANCE AND 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 GOVERNING AUTHORITY WITH NO BUILDING OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ODAY OF MANY 2010

Engineering

5875 South Adams Ave. Parkway, Suite 200 * Ogden, UT

84405 * Phone (801) 476 0202 * Fax (801) 476-0066



ENTRY NO. ____

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

ON THIS DAY OF NEW 2010

T7N, R1E SLB&N

WEBER COUNTY

MONUMENT

DATED: 1981

FOUND

CHARLES OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.





FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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.

CHAIRMAN, WEBER COUNTY COMMISSION

THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE

COMMISSIONERS OF WEBER COUNTY, UTAH

MONUMENT WAS

FOUND IN SIMILAR OR SAME

CONDITION AS DESCRIBED

IN THE WEBER COUNTY

TIE SHEETS VIEWED

SEPTEMBER 2010.

www.gardnerengineering.net

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 RECORDERS OFFICE; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH. SIGNED THIS Z9" DAY OF SEPTEMBER , 2010

AND THAT THIS PLAT OF

JAMES J. COUTS, PLS #7084124

UPON AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE

COUNTY RECORDER Prepared By:

> CIVIL ENGINEERING > LAND SURVEYING > LANDSCAPE ARCHITECTURE > ALTERNATIVE ENERGY

OFFICIAL RECORDS, PAGE ECORDED FOR _____

COUNTY RECORDER