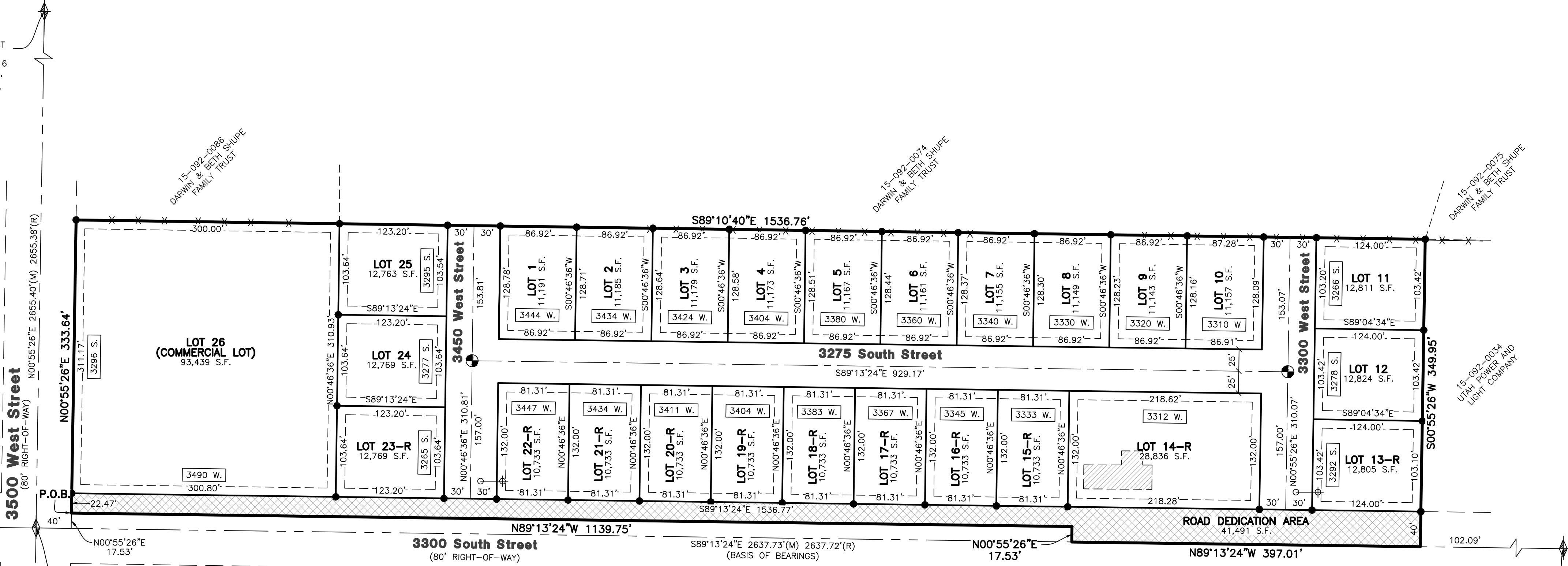


# Hylands Ranch Subdivision

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF WEST HAVEN, WEBER COUNTY, UTAH  
JULY, 2017

FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY



FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

FOUND BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

### Legend

- = SECTION CORNER
  - = SET STREET MONUMENT
  - = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES" LIGHT POLE
  - = BOUNDARY LINE
  - = LOT LINE
  - = EASEMENT (10' P.U.E. TYP.)
  - = ADJOINING PROPERTY
  - = RIGHT-OF-WAY CENTERLINE
  - = EXISTING FENCE
  - = SECTION TIE LINE
  - = EXISTING STRUCTURE
  - = ROAD DEDICATION AREA (41,491 SQUARE FEET)
- Scale: 1" = 80'

### Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 3500 WEST STREET, SAID POINT BEING N89°13'24"E ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 34, 40.00 FEET AND N00°55'26"E 17.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34; AND RUNNING THENCE N00°55'26"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 333.64 FEET TO AN EXISTING FENCE; THENCE S89°10'40"E ALONG SAID FENCE 1536.76 FEET; THENCE S00°46'36"W 349.95 FEET TO THE CENTERLINE OF 3300 SOUTH STREET, SAID CENTERLINE BEING THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER; THENCE N89°13'24"W ALONG SAID CENTERLINE AND SAID SECTION LINE, 397.01 FEET; THENCE N00°55'26"E 17.53 FEET; THENCE N89°13'24"W 1139.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 3500 WEST STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 518,743 SQUARE FEET OR 11,909 ACRES MORE OR LESS.

### Notes

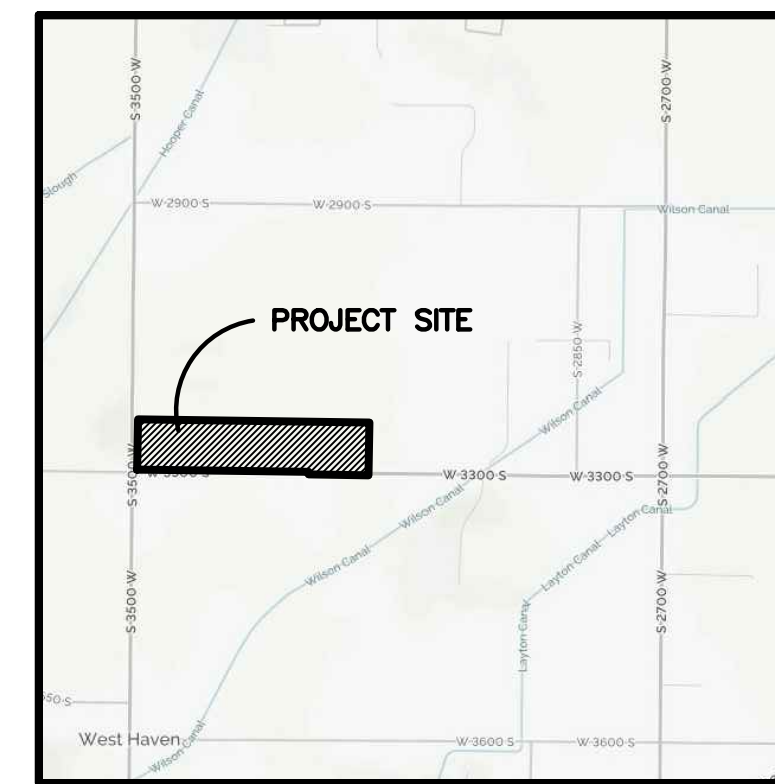
- 1 - ALL ROADS ARE PUBLIC RIGHT-OF-WAY
- 2 - ALL EASEMENTS SHOWN HEREON ARE 10' P.U.E.'S UNLESS OTHERWISE NOTED
- 3 - LIGHT POLES ARE LOCATED IN THE SOUTHWEST CORNER OF LOT 22 AND LOT 13
- 4 - R = LOTS ARE RESTRICTED TO PROVIDING SNOW REMOVAL ALONG 3300 SOUTH STREET AND WILL HAVE NO DRIVEWAY ACCESS ALONG 3300 SOUTH STREET.

### Narrative

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE SUBJECT PROPERTY ON THE GROUND FOR DEVELOPMENT PURPOSES. THE BOUNDARY WAS DETERMINED ON THE SOUTH, EAST, AND WEST BY THE SECTION LINES AND ALLOWING FOR DEEDED DISTANCES. ON THE NORTH LINE, THE DEED VARIES DRAMATICALLY FROM OCCUPATION. AN ANNEXATION PLAT PREPARED BY CYNTHIA SEGRUFF LOCATED THE PROPERTY LINE ALONG THE LONG STANDING FENCE. THE BOUNDARY SHOWN HEREON IS ALONG SAID FENCE, WITH THE DEED LINE ALSO SHOWN. BOUNDARY LINE AGREEMENTS ARE RECOMMENDED TO CLEAR UP TITLE TO THE OVERLAP AREA AND FACILITATE FUTURE DEVELOPMENT.

### Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE, BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS "S89°13'24"E".

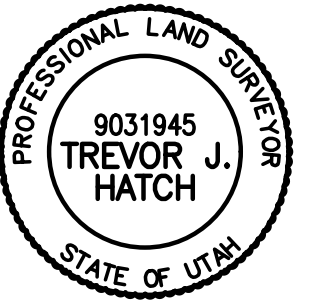


Vicinity Map  
(NOT TO SCALE)

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 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 **HYLANDS RANCH SUBDIVISION IN WEST HAVEN CITY, 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 **WEST HAVEN CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
**9031945**  
UTAH LICENSE NUMBER



### 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 **HYLANDS RANCH SUBDIVISION**, AND DO HEREBY DEDICATE TO **WEST HAVEN CITY** ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ROAD DEDICATIONS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY. THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (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.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### PROJECT INFO.

Surveyor: **T. HATCH**  
Designer: **D. CAVE**  
Begin Date: **7-10-2017**  
Name: **HYLANDS RANCH SUBDIVISION**  
Number: **6285-04**  
Revision: \_\_\_\_\_  
Scale: **1"=80'**



**WEST HAVEN CITY PLANNING COMMISSION**  
APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WEST HAVEN CITY CHAIRMAN

**WEST HAVEN CITY ENGINEER**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WEST HAVEN CITY ENGINEER

**WEST HAVEN CITY ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
ATTEST TITLE

**WEST HAVEN CITY ATTORNEY**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WEST HAVEN CITY ATTORNEY

**DEVELOPER INFORMATION**  
STILLWATER DEVELOPMENT GROUP  
JUSTIN NIELSEN  
2741 W 1950 S  
WEST HAVEN, UTAH 84401

**WEBER COUNTY RECORDER**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
\_\_\_\_\_ Filed For Record  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
\_\_\_\_\_ Deputy.