



REVIEWED FOR PRELIMINARY PLAT
By HAI STAFF at 10:24 am, Mar 04, 2019

COMMENTS BELOW WERE PREVIOUSLY PROVIDED IN 2017 BUT WERE NEVER INCORPORATED UPON A CORRECTED VERSION AND RESUBMITTED.

1. Change N to and S on point of beginning course on plat. Legal description okay and needs to match plat.
2. Text over-write issue in CERTIFICATE OF SUREYOR.
3. Check comments for legal description.
4. Provide preliminary title report for property to be developed.
5. Provide owner names per title report for OWNER'S DEDICATION, and where asked for.
6. Requires updated feasibility letter from Bear River District Sanitarian confirming that the subdivision lots are approved for on-site wastewater and that duplexes are feasible for each lot.
7. Individual site plans will be required for each duplex unit to be constructed upon the lots.
8. The driveway entrance for Lot 1 should be located near the northwest corner of the lot.
9. The south line of the subdivision and Lot 1 needs to be noted as a NO-ACCESS LINE to prohibit access to Lot 1 from 6900 North (State Highway 240).
10. Add or turn on existing contour lines on this drawing.
11. Surveyor/engineer for Mountain Engineering should be contacted to update preliminary plat and construction plan.

LINE TABLE		
No.	Bearing	Distance
L1	N 61°20'00" E	44.83'
L2	N 3°12'56" W	22.00'

ADDRESS TABLE	
LOT	ADDRESS
1	6952 North 2750 West
2	6932 North 2750 West
3	6916 North 2750 West

LEGEND:	
	PROPERTY LINE
	CENTERLINE
	FENCE LINE
	FOUND "HANSEN ASSOCIATES" REBAR AND CAP OR OTHER AS INDICATED
	SET 5/8 REBAR W/CAP STAMPED MOUNTAIN ENGINEERING, OR AS INDICATED
	SET BY OTHERS AS INDICATED
	SET NAIL AND WASHER
	SECTION CONTROL AS INDICATED
	RECORD DATA

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS SHOWN AND DESCRIBED HEREON. THE CONTROL USED FOR ESTABLISHING THE FENCE LINES WAS THE EXISTING FENCE AND OCCUPATION LINES THROUGHOUT THE TOLMAN ADDITION. THE ORIGINAL LOT LINES WERE LAID OUT USING THE DIMENSION, ACREAGE AND SCALING FROM THE ORIGINAL PLAT. THE EAST RIGHT-OF-WAY OF THE O.S.L.R.R. IS 100.00 FEET PERPENDICULAR EACH SIDE FROM THE CENTERLINE OF THE MAIN LINE TRACK. ADDITIONAL PROPERTY WAS ACQUIRED BY THE RAILROAD APPROXIMATELY 14 FEET FURTHER TO THE EAST. THE EXACT DISTANCE IS DIFFICULT TO DETERMINE BECAUSE THE RAILROAD RIGHT-OF-WAY ACQUISITION MAP SHOWS ALL DISTANCES TO BE MORE OR LESS. I USED THAT PART OF THE EXISTING FENCE LINE THAT PARALLELED THE RAILS. THE SOUTH RIGHT-OF-WAY LINE OF 6900 NORTH STREET HAS BEEN ASSUMED TO BE 60.00 FEET WIDE BY PREVIOUS SURVEYS (EVIDENT BY EXISTING FENCE LINES), BUT THE ORIGINAL PLAT SHOWS THE RIGHT-OF-WAY WIDTH TO BE 48.50 FEET WIDE. THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 4, T10N, R2W, SL&M, ASSUMED TO BEAR NORTH 89°45'50" WEST AS CURRENTLY MONUMENTED.

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HONEYVILLE CITY COUNCIL THIS _____ DAY OF _____ A.D., 2008 AT WHICH TIME THIS SUBDIVISION AND THE OWNERS DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST: _____ CITY CLERK _____ MAYOR

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL
THIS _____ DAY OF _____ 2008.

DISTRICT SANITARIAN

HONEYVILLE CITY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 2008 BY THE _____ PLANNING COMMISSION.

CHAIRMAN

CITY ATTORNEY'S APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2008

HONEYVILLE CITY ATTORNEY

CITY ENGINEER'S APPROVAL

I CERTIFY THAT I HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AS IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. I ALSO CERTIFY THAT A COPY OF ALL ACCEPTED IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN SUBMITTED TO THIS OFFICE EACH AFFIXED WITH A STAMP AND SIGNATURE OF PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH WHO IS IN THE EMPLOY OF THE OWNER OR DEVELOPER.

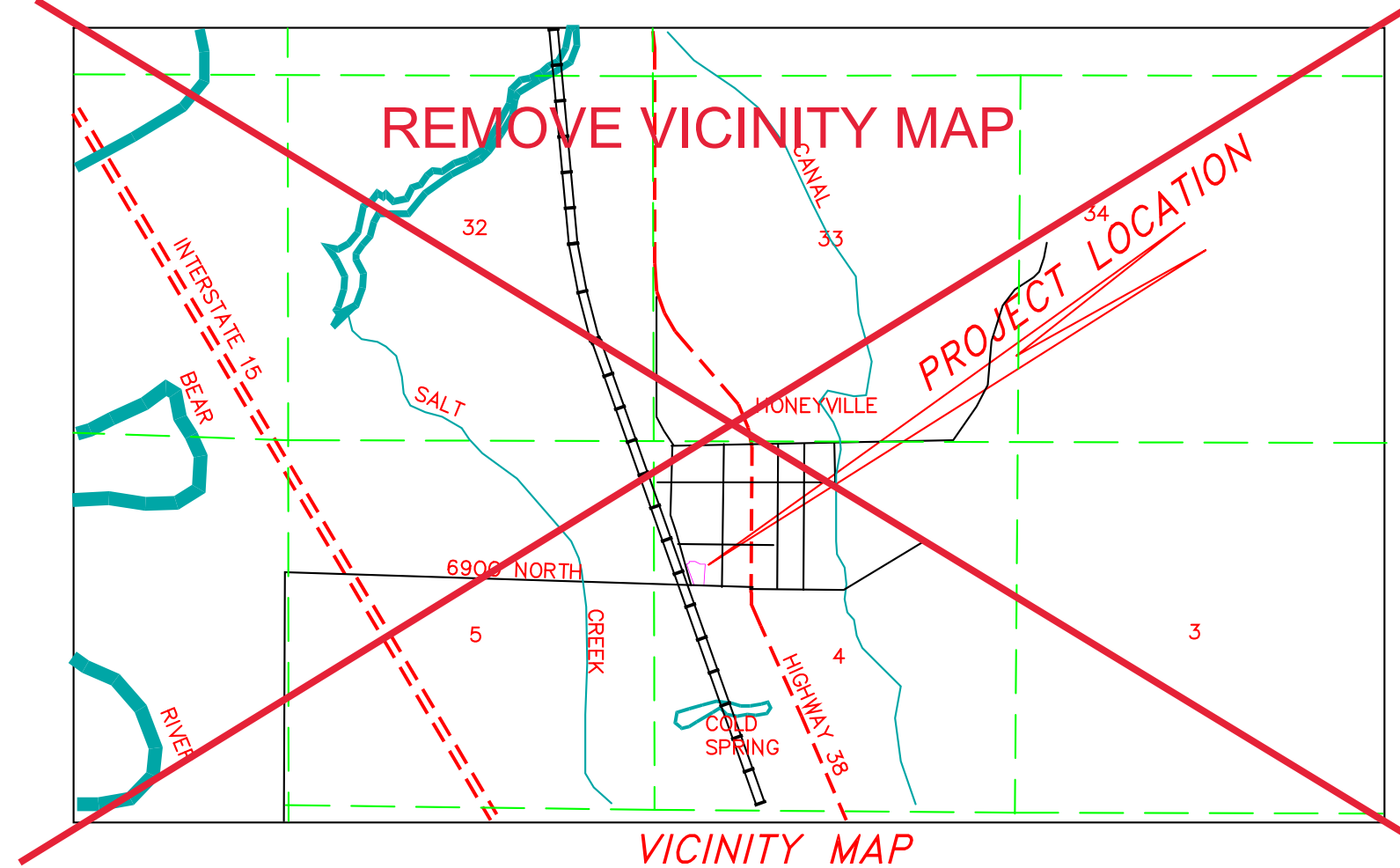
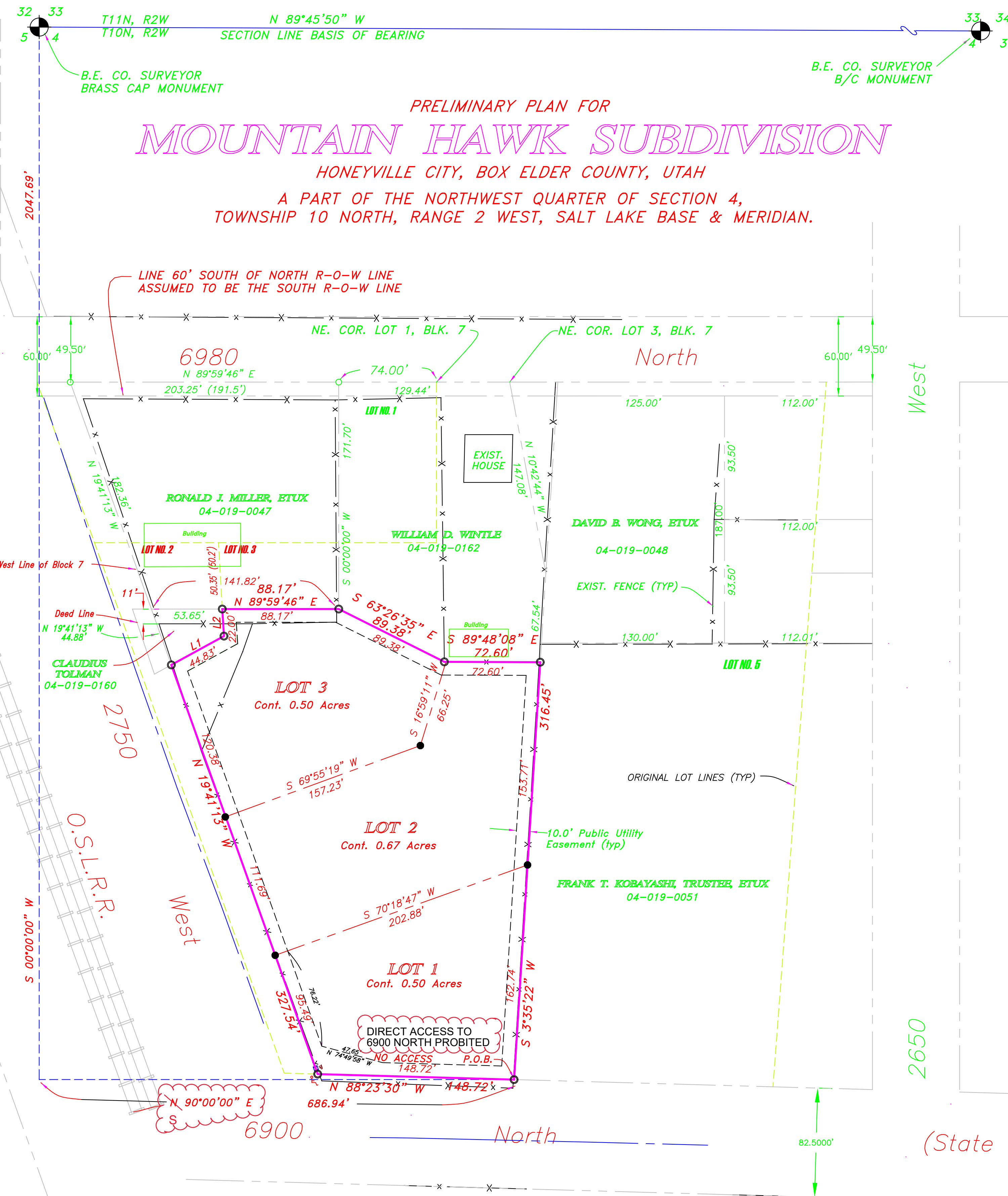
DATE

HANSEN & ASSOCIATES INC.
HONEYVILLE CITY ENGINEER

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF _____ FEE _____
DATE _____ TIME _____
ABSTRACTED _____
INDEX _____ FILED IN: _____ FILE OF PLATS _____
COUNTY RECORDER

07--124 07--124.dwg 05/02/08



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 7, TOLMAN ADDITION, HONEYVILLE SURVEY, SAID POINT BEING LOCATED SOUTH 00°00'00" WEST 2047.69 FEET AND SOUTH 90°00'00" EAST 686.94 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 88°23'30" WEST 148.72 FEET; THENCE NORTH 19°41'13" WEST 327.54 FEET; THENCE NORTH 61°20'00" EAST 44.83 FEET; THENCE NORTH 03°12'56" WEST 22.00 FEET; THENCE NORTH 89°59'46" EAST 88.17 FEET; THENCE SOUTH 63°26'35" EAST 89.38 FEET; THENCE SOUTH 89°48'08" EAST 72.60 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 03°35'22" WEST 316.45 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 1.666 ACRES AND 3 LOTS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT
MOUNTAIN HAWK SUBDIVISION
AND HEREBY DEDICATE, GRANT AND CONVEY TO HONEYVILLE CITY, BOX ELDER COUNTY, UTAH, ALL 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 HONEYVILLE CITY IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY _____ 2017.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF BOX ELDER } SS

ON THIS THE _____ DAY OF _____ 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION AND OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITY. IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITY

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND CONTAINED WITHIN THE SUBDIVISION BOUNDARY DESCRIBED HEREON, ACKNOWLEDGE THAT FAILURE OF THE LOCAL JURISDICTION OR PLANNING COMMISSION TO OBSERVE OR RECOGNIZE HAZARDOUS, UNKNOWN OR UNSIGHTLY CONDITIONS, OR TO RECOMMEND DENIAL OF THE SUBDIVISION BECAUSE OF SAID UNRECOGNIZED HAZARDOUS, UNKNOWN OR UNSIGHTLY CONDITIONS SHALL NOT RELIEVE THE DEVELOPER OR OWNER THEREFROM, AND SHALL NOT RESULT IN THE LOCAL JURISDICTION OR PLANNING COMMISSION, ITS OFFICERS OR AGENTS, BEING RESPONSIBLE FOR THE CONDITIONS AND DAMAGES RESULTING THEREFROM.

OF _____, 2013.

KIM HAWKER

Print Name:

CERTIFICATE OF SURVEYOR

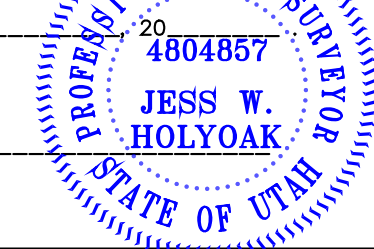
I, JESS W. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4804857, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND BY AUTHORITY I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO 2 LOTS, KNOW HEREAFTER AS:

MOUNTAIN HAWK SUBDIVISION

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 2013.

JESS W. HOLYOAK, P.L.S.
UTAH LAND SURVEYOR REGISTRATION NO. 4804857.



MOUNTAIN HAWK SUBDIVISION

PRELIMINARY PLAN
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY HONEYVILLE CITY, BOX ELDER COUNTY, UTAH.

JOB NO. ME 13-51

FOR: KIM HAWKER, 4577 N. HIGHWAY 38, BRIGHAM CITY, UTAH 84302

DRAWING NO.
ME 13-51
SHEET _____ OF 3
FILE: hawker_kim_sub

MOUNTAIN ENGINEERING

2250 W. OLD HIGHWAY ROAD
P.O. BOX 309
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-3979

REVISIONS	DATE	BY	COMMENTS

DESIGNED BY: J.W.H.
DRAWN BY: J.W.H.
DATE: MAY, 2017