Strahan Place Subdivision #2

PART OF NW QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B&M..

WEBER COUNTY, UTAH

2 Aug, 2015

NorthWest Corner Section 13,
Township 6 North, Range 3 West, S.L.B&M.
Weber County Surveyor's Brass Cap Mon., Dated 1963.
Monument in Good Condition and at Road Surface.

2640.82'
(2643.354' Deed 1/4 Corner) 2685.81' Prior Survey of 1992

S 89°04'08" E 5281.64'

North Quarter Corner Section 13,
Township 6 North, Range 3 West, S.L.B&M.
Per Buttars Survey 1992.

(158 Rods/2607') Calc'd./Meas'd 2563.6'

N

Scale: 1"=100'

6700 WEST ST.

S 0°24'09" W 2115.06' per Strahan Place Sub.

Weber County Data S0°24'09"W 2634.54'

Calculated Position S0°24'09"W 2634.57' (Strahan Place Sub. 2634.56')

S 0°24'09" W 760.00'

S 89°04'08" E 2014.36'

OWNERS DEDICATION

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 Strahan Place Subdivision #2 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE 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 GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF_____ ,20

_____ _____
xxxxxxxxxxxxxxx

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH }
SS:
COUNTY OF WEBER }

ON THIS _____ DAY OF _____,20

PERSONALLY APPEARED _____ , AND
_____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

WEBER COUNTY ATTORNEY

I 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 AFFECT.

SIGNED THIS _____ DAY OF _____,20

_____
SIGNATURE

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____,20

_____
SIGNATURE

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, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____,20

_____
TITLE

_____ _____
CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE _____DAY OF _____, 20

_____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____DAY OF _____, 20

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY 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 ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 20

_____
COUNTY SURVEYOR

N 89°35'45" W 243.83'

N 0°24'09" E 235.91'

N 88°44'39" W 1884.66'

Buttars Survey 1992
LDS Church

Calc'd Meas'd N 0°55'52" E
(North 80 Rods)

Glynn Wayment, Benchland Investmetns, LTD
10-035-0001

PERC TABLE

PERC TEST	DEPTH	PERC RATE	SOILS EVALUATION
TP#1	12"	7 M.P.I.	0"-14" Loam, Granular, 0% Gravel, Dark Brown
	59"	16 M.P.I.	14"-64" Sandy Loam, Massive, 0% Gravel, Light Brown
			64"-94" Loamy Sand, Single Grained, 0% Gravel, Light Brown
TP#2	12"	27 M.P.I.	0"-14" Silt Loam, Granular, 0% Gravel, Dark Brown
	63"	4 M.P.I.	12"-55" Sandy Loam, Massive, 0% Gravel, Light Brown
			55"-83" Loamy Sand, Single Grained, 0% Gravel, Light Brown

N 88°53'43" W 2600.44'

NOTE:

AGRICULTURE IS THE PERFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

PRELIMINARY #2

⊕ Fnd 2" Disk Top Concrete HeadWall Over Canal, marked WC-117, 4226.206 NAD27 Elevation Datum.

Fox Hollow

820.32'
S 42°47'20" W

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 6700 WEST STREET LOCATED S.0°24'09"W. 2115.06 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND S.89°35'51"E. 33.00 FEET AND S.88°44'44"E. 276.70 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE S.88°44'44"E. 299.46 FEET, THENCE S.51°33'54"E. 29.52 FEET, THENCE S.88°44'44"E. 20.00 FEET, THENCE N.43°59'56"E. 24.29 FEET, THENCE S.88°44'44"E. (1969.95 FEET) 2018.41 FEET, MORE OR LESS TO AN EXISTING FENCE, THENCE S.0°15'44"W. 520.03 FEET (S.02°47"W. 520.0 FEET) ALONG SAID FENCE TO A FOUND REBAR AND CAP, THENCE N.88°44'44"W. (2295.47 FEET) 2344.44 FEET MORE OR LESS, TO A POINT WHICH BEARS S.88°44'44"E. 344.14 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION, THENCE N.0°24'09"E. (N0°15'16"E) 70.00 FEET, THENCE N.88°44'44"W. (311.14 FEET) 311.41 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE N.0°24'09"E. 300.00 FEET ALONG SAID RIGHT OF WAY, THENCE S.88°44'44"E. 276.70 FEET, THENCE N.0°24'09"E. 150.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 30.223 Acres, more or less.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511(170143) IN ACCORDANCE WIT TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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 FURTHER CERTIFY THAT ALL LOTS IN Strahan Place Subdivision #2 HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION FOR MIKE STRAHAN, FOR A BUILDING.
THE BASIS OF BEARINGS FOR THIS SURVEY IS STATE PLANE GRID, WHICH BEARS N0°24'09"E (PER WEBER COUNTY SURVEY DATA), ALONG THE AS MONUMENTED WEST SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH RANGE 3 WEST, S.L.B.&M.

DURING THE COURSE OF RETRACEMENT OF THIS PROPERTY, WE FOUND REBARS AND CAPS AT CERTAIN LOCATIONS ALONG ITS BOUNDARY BY MILLER & ASSOCIATES, NO SURVEY ON FILE.
THREE WEEKS AGO I CONTACTED THE SURVEYOR IN ORDER TO GET A COPY. NO WORD AS YET.
APPARENTLY A FENCE WAS BUILT TO THE REBARS AND THE REBARS MARKED A OLDER FENCE LINE AND IT WAS ASKED OF THE ADJACENT PROPERTY OWNERS TO DO A BOUNDARY LINE AGREEMENT ON THE EXISTING LINE, WHICH WAS NOT DONE AT THAT TIME.

A BOUNDARY LINE AGREEMENT HAS BEEN PROVIDED TO MY CLIENT FOR THE PURPOSE MENTIONED ABOVE.
THIS SAME FENCE RUNS TO THE NORTH AND APPARENTLY IS THE SAME FENCE USED IN THE 1992 BUTTARS SURVEY FOR THE CHURCH PROPERTY AND THIS SURVEY ALSO SHOWS WHAT IS BEING USED AS THE NORTH QUARTER CORNER OF SAID SECTION 13.
THIS SAME FENCE DOES NOT RUN ANY FURTHER SOUTH THAN SHOWN.
THE INTERSECTION OF THE NORTH 1/4 – SOUTH 1/4 CORNER AND THE WEST 1/4 CORNER – EAST 1/4 CORNER LIES NEARLY 34 FEET TO THE WEST OF THE SOUTHWEST CORNER OF THIS PROPERTY, AS SHOWN.

IN THE REMAINING PARCEL DESCRIPTION OF STRAHAN PLACE SUBDIVISION (2008 SUBDIVISION), THERE IS AN ERROR IN ITS DESCRIPTION, PRIOR ADMINISTRATION DIDN'T CATCH IT. THE ORIGINAL DISTANCE OF THIS PARCEL READS S88°44'44"E 576.16 FEET, STRAHAN PLACE SUB'S FIRST CALL ALONG ITS BOUNDARY IS S88°44'44"E 276.70 FEET, LEAVING A DISTANCE ALONG THAT DEED LINE OF 299.46 FEET, NOT 301.46 FEET AS STATED WITHIN THE REMAINING PARCEL OF THAT 2008 SUBDIVISION.

We have adjusted the Position of the West Quater Corner in Order to Allow the Deed Distances to be recognized in their full lengths. by 0.03' feet, and holding to the Deed Distance of 2115.06 feet from the NW Corner of said Section, per Strahan Place Sub.

Glynn Wayment, Benchland Farms, Ltd.
Tyler Wayment
10-035-0003

(North 80 Rods/1320')

Dick K. Giordano Revocable Trust
10-035-0057

Autumn, LLC

S89°35'51"E 33.00'

S88°44'44"E 276.70'
269.70'

S88°44'44"E 299.46'

6.0'

S51°33'54"E 29.52'

N43°59'46"E 24.29'

3.1'

Equipment Shed

Gate

Hay Barn

S88°44'44"E 20.00'

Fence Post No. 0.9' P.L.

Fence Post 1.9' South of Prop. Line

Sunny Blue Madison
10-035-0056

S 88°44'44" E (1969.95') 2018.41'

No. END 15" RCP

So. END 15" RCP

Fnd. Spike Nail & Millers & Associates Cap Set in Top of RR Tie Fence Post. 1.0' North of NE Corner Property.

StraHan Place Sub.
Lot 1
426 So. 6700 West

TP#1

Conc Dr.

S88°44'44"E 276.70'

TP#2

150.00' N 0°24'09" E

Farm Bldg.

Farm Bldg.

Gate

40.00'

33.0'

300.00' N0°24'09"E

400 So. 6700 West

Gravel Lane

LOT 2

Containing 1,314,443 Sq. Ft./30.175 Acres/more or less

Drainage Slough

S 0°15'44" W 520.02' Boundary Line Agreement

(Deed S 02°47" W 520.0')

24"RCP

Gate

N88°44'44"W (West 311.14') 311.41'

Gravel Lane

Gravel Lane

Asph. Dr.

Hse.

Shed

(344.41')
West End Rail Fence

70.00'

11.0'

(N89°44'44"W (West) 344.41')

(N0°15'16"E) N0°24'09"E

2.3'

DIRT LANE

No. End Culvert

Fnd. Miller & Associates 5/8" Rebar & Cap on S/S of RR Tie Fence Post 0.10' North.

33.6'

Old Fence Line

N0°55'52"E

West 1/4 Corner of Section 13,
Township 6 North, Range 3 West, S.L.B&M.
Weber County Surveyor's Brass Cap Mon., Dated 1963.
Monument in Good Condition and 3 inchs below Road Surface.

N 88°44'44" W (2295.47') 2344.44'
N 88°44'44" W 2688.85' Calculated/Meas'd

West Warren Partnership LLC
10-035-0018

Howard Family Trust
10-035-0004

LEGEND:

( )	DISTANCE AND OR BEARING PER DEED OR PLAT.
	NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
x-x-x	EXISTING FENCES.
◉	SET 5/8" REBAR (24x5/8") & C.&L.S. CAP.
▨	STREET DEDICATION – 2,100 Sq. Ft.
EP	EDGE PAVEMENT.
—SW—	SECONDARY WATER
□Tele Ped.	TELEPHONE
EB	ELECTRICAL BOX
SPP	SERVICE POWER POLE
BM	WC-117 4226.206
PL	PROPERTY LINE

COUNTY RECORDER

ENTRY No. _____ FEE PAID_____
FILED FOR RECORD AND RECORDED:
_____ 20 ____, AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR:

COUNTY RECORDER:

BY:

C.L.S., Inc.
810 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 E-mail CLS@clsSurveying.Com

DEVELOPER: Mike Strahan – mike@risingranch.com
426 South 6700 West
Ogden, Utah 84401 801-731-7903