PREVEDEL FARMS

PART OF THE NE 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – Survey Date: July 2015

Scale ~ 1" = 30'

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

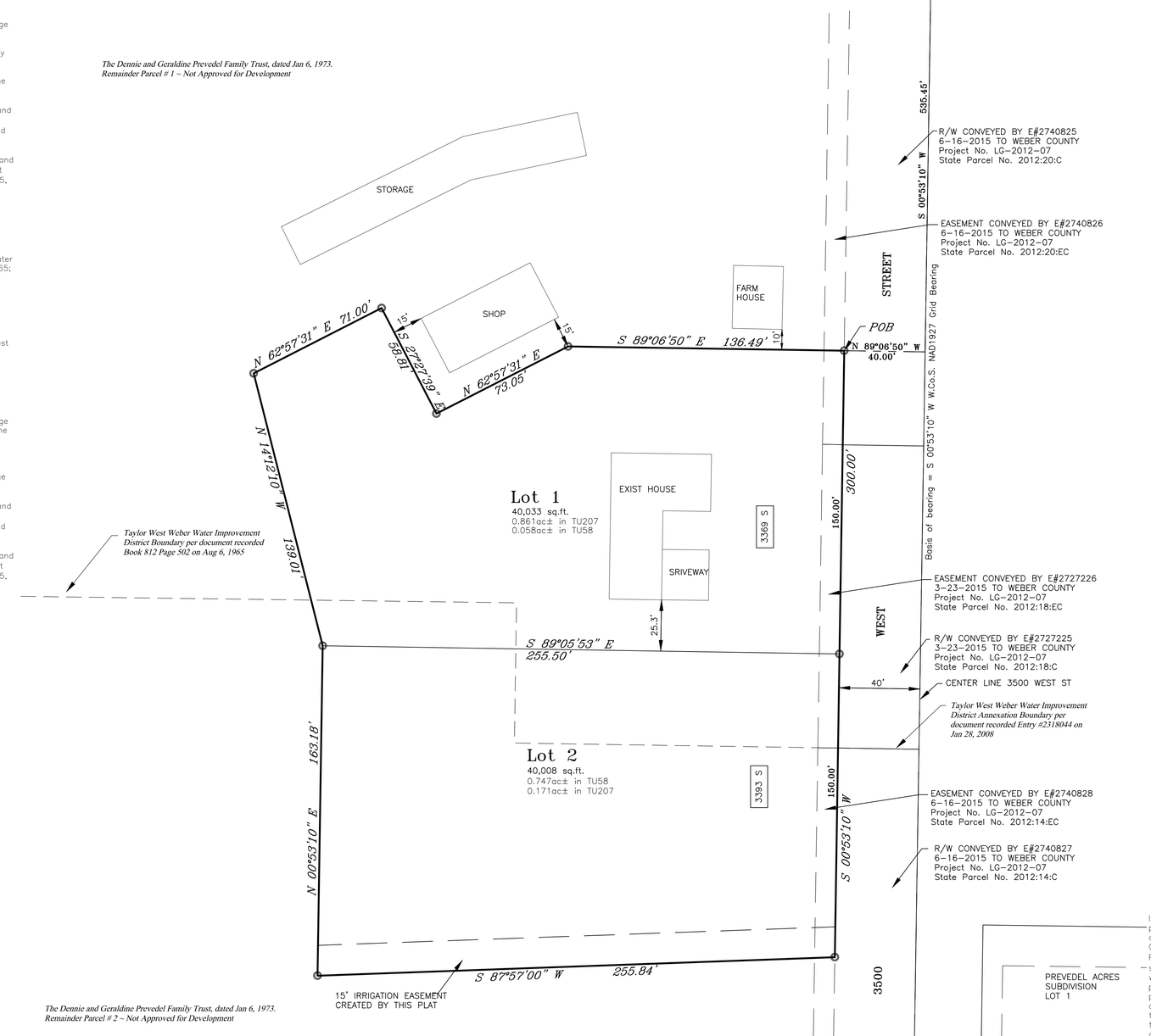
Vicinity Map

REMAINDER PARCEL # 1 DESCRIPTION

A tract of land being that portion of Lot 1, Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian within the Taylor West Weber Water Improvement District as recorded Book 812 Page 502 on Aug 6, 1965 in the deed records of Weber County, Utah, LESS the Prevedel Farms (a Weber County Subdivision); said tract being approximately described by metes and bounds as follows;
A tract of land in the Northeast Quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 00°53'10" West between the monumented locations of the Northeast Corner (W.Co.S. NAD1927 published grid coordinates of X=1844960.81 Y=318192.15) and the East Quarter Corner (W.Co.S. NAD1927 published grid coordinates of X=1844919.86 Y=315544.49) of said Section 4, said tract being a part of land deeded Entry#2398898 on Mar 19, 2009, being described as follows;
BEGINNING at a the Northeast Corner of said Prevedel Farms which point is located 535.45 feet South 00°53'10" West along the monumented section line and 40.00 feet North 89°06'50" West to the deeded right of way line of 3500 West Street as conveyed by Warranty Deed Entry#2740825 recorded on Jun 16, 2015, FROM said Northeast Corner of Section 4;
RUNNING thence the following Five (5) courses along the boundary of said Prevedel Farms,
1. North 89°06'50" West 136.49 feet;
2. South 62°57'31" West 73.05 feet;
3. North 27°27'39" West 58.81 feet;
4. South 62°57'31" West 71.00 feet;
5. South 14°12'10" East 116 feet, more or less, to said Taylor West Weber Water Improvement District boundary as recorded Book 812 page 502 on Aug. 6, 1965;
Thence Westerly along said District boundary to Sixteenth Section line;
Thence Northerly along said Sixteenth Section line to the North section line of said Section 4;
Thence Easterly to the said North section line to the Northeast corner of a parcel of land deeded for the right-of-way of 3500 West Street recorded as Entry #2740825 on Jun 16, 2015, said point being 52.89 feet Westerly along section line from the Northeast Corner of said Section 4;
Thence the following Three (3) courses along said deed boundary being the west right-of-way line of 3500 West Street,
1. South 00°53'10" West 32.88 feet,
2. South 50°03'16" East 16.60 feet,
3. South 00°53'10" West 491.87 feet to the point of beginning.
Containing 18.89 acres, more or less.

REMAINDER PARCEL # 2 DESCRIPTION

A tract of land being that portion of Lot 1, Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian; LESS that land within the boundary of the and Taylor West Weber Water Improvement District as recorded Book 812 Page 502 on Aug 6, 1965 in the deed records of Weber County, Utah, LESS the Prevedel Farms (a Weber County Subdivision); said tract being approximately described by metes and bounds as follows;
A tract of land in the Northeast Quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 00°53'10" West between the monumented locations of the Northeast Corner (W.Co.S. NAD1927 published grid coordinates of X=1844960.81 Y=318192.15) and the East Quarter Corner (W.Co.S. NAD1927 published grid coordinates of X=1844919.86 Y=315544.49) of said Section 4, said tract being a part of land deeded Entry#2398898 on Mar 19, 2009, being described as follows;
BEGINNING at a the Northeast Corner of said Prevedel Farms which point is located 833.40 feet South 00°53'10" West along the monumented section line and 40.05 feet South 87°57'00" West to the deeded right of way line of 3500 West Street as conveyed by Warranty Deed Entry#2740827 recorded on Jun 16, 2015, being the Southeast corner of Lot 2, of said Prevedel Farms,
FROM said Northeast Corner of Section 4;
RUNNING thence the following Three (3) courses along the boundary of said Prevedel Farms,
1. South 87°57'00" West 255.84 feet;
2. North 00°53'10" East 163.18 feet;
3. North 14°12'10" West 23.30 feet, more or less, to said Taylor Weber Weber Water Improvement District boundary;
Thence Westerly along said District boundary to Sixteenth Section line;
Thence Southerly along said Sixteenth Section line to the Southwest corner of said Lot 1 of Section 4;
Thence Easterly along the south line of said Lot 1 of Section 4 to the west right-of-way line of 3500 West Street as conveyed by Warranty Deed Entry #2740827 recorded on Jun 16, 2015;
Thence North 00°53'10" East along said right-of-way line to the point of beginning.
Containing 18.59 acres, more or less.



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract PREVEDEL FARMS:
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), irrigation easement(s), and/or canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or ditches, or for the perpetual preservation of water channels in their natural state whichever is applicable and as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Trust Acknowledgement

IN WITNESS WHEREOF, said The Dennie and Geraldine Prevedel Family Trust, dated the 6th day of January, 1993, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____ , 20___.

Dennie D. Prevedel, trustee

Geraldine R. Prevedel, aka Geraldine Prevedel, trustee

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above signers, residing at 3680 West 3300 South, Hooper, Utah 84315, who, being by me duly sworn and affirmed, did say that they are the trustee(s) of the herein above named trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said trustees acknowledged to me that they as trustee(s), executed the same in the name of the trust.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public — Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A tract of land in the Northeast Quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 00°53'10" West between the monumented locations of the Northeast Corner (W.Co.S. NAD1927 published grid coordinates of X=1844960.81 Y=318192.15) and the East Quarter Corner (W.Co.S. NAD1927 published grid coordinates of X=1844919.86 Y=315544.49) of said Section 4, said tract being a part of land deeded Entry#2398898 on Mar 19, 2009, being described as follows;
BEGINNING at a point located 535.45 feet South 00°53'10" West along the monumented section line and 40.00 feet North 89°06'50" West to the deeded right of way line of 3500 West Street as conveyed by Warranty Deed Entry#2740825 recorded on Jun 16, 2015, FROM said Northeast Corner of Section 4;
RUNNING thence South 00°53'10" West 300.00 feet, along the right of way of 3500 West Street as conveyed by Warranty Deeds Entry# 2740825 recorded on Jun 16, 2015 and Entry#2727225 recorded on Mar 23, 2015;
Thence South 87°57'00" West 255.84 feet;
Thence North 00°53'10" East 163.18 feet;
Thence North 14°12'10" West 139.01 feet;
Thence North 62°57'31" East 71.00 feet;
Thence South 27°27'39" East 58.81 feet;
Thence North 62°57'31" East 73.05 feet;
Thence South 89°06'50" East 136.49 feet, to the point of beginning.
Containing 1.8375 acres, more or less.

NARRATIVE

The purpose of the survey is to create a 2 lot subdivision for an existing house and create a new lot for a future house.
The basis of bearing is as noted in the boundary description.
This subdivision is developed essentially from the middle of the Prevedel's property and no boundary work was necessary except for 3500 West Street. Since the street is under construction by Weber County to widen the road the project required an additional right-of-way width and the county was deeded the right-of-way to be a 40 foot half width. There is also a 10 foot easement which has been granted to the county as part of this project.
Documents used in this survey are:
1. Weber County Ownership records for parcels 08-035-0001, 08-035-0002, 08-035-0003, 08-035-0016, 08-035-0037, 08-035-0038, 08-035-0039, 08-035-0040, 08-035-0041.
2. Weber County electronic abstract records for the same parcels listed above.
3. Deeds of record: Book-Page: 939-565, 959-87, 959-88, 965-144, Entry Numbers; 849262, 857413, 996060, 1259814, 1406857, 1406858, 2156401, 2336208, 2342049, 2398898, 2459227, 2727225, 2727226.
4. Recorder's Ownership Plat 8-35 and Subdivision plats Book-Page; 30-1, 31-10, 31-100, 32-37, 33-23, 33-57, 34-59, 39-70, 55-64, 55-79, 57-25, 57-54, 57-79, 57-93, 59-22, 60-52, 61-42, 62-75, 69-78, 71-2, 71-3, 72-71.
5. Bureau of Land Management record for Township 5 North, Range 2 West, 1855 plat.
6. County Surveyor monument tie sheets for; NE corner, N 1/4 corner, E 1/4 corner, for Section 4, T5N R2W, and bench mark WC-101.

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 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 effect. Signed this_____ day of_____, 20___.

Signature

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 this_____day of _____, 20_____.

Director, Weber-Morgan Health Department

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___.

Chairman, Weber County Commission — Attest: Title: Weber County Clerk

NOTE:
Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Zoning Ordinances for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.
[Amd. Ord. Sec.106-1-8(b)(5)]

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 financial guarantee is sufficient for the installation of these improvements.

Signature — Date

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___.

Signature

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the county.

PROFESSIONAL LAND SURVEYOR — ERNEST D. ROWLEY — No.171781 — STATE OF UTAH

PREVEDEL ACRES SUBDIVISION LOT 1

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Wayne and/or Colton Prevedel
Address: 3369 South 3500 West, West Haven, UT 84401

NE 1/4 of Section 4,
Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Revisions		
	DRAWN BY:	EDR
	CHECKED BY:	TK
	DATE:	2015
	FILE:	3481

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded
_____day of _____ 2015.
at _____
in book _____ of official records,
on page_____
County Recorder: Leann H Kilts
By Deputy: _____

3481 Wayne Prevedel sub.dwg

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.