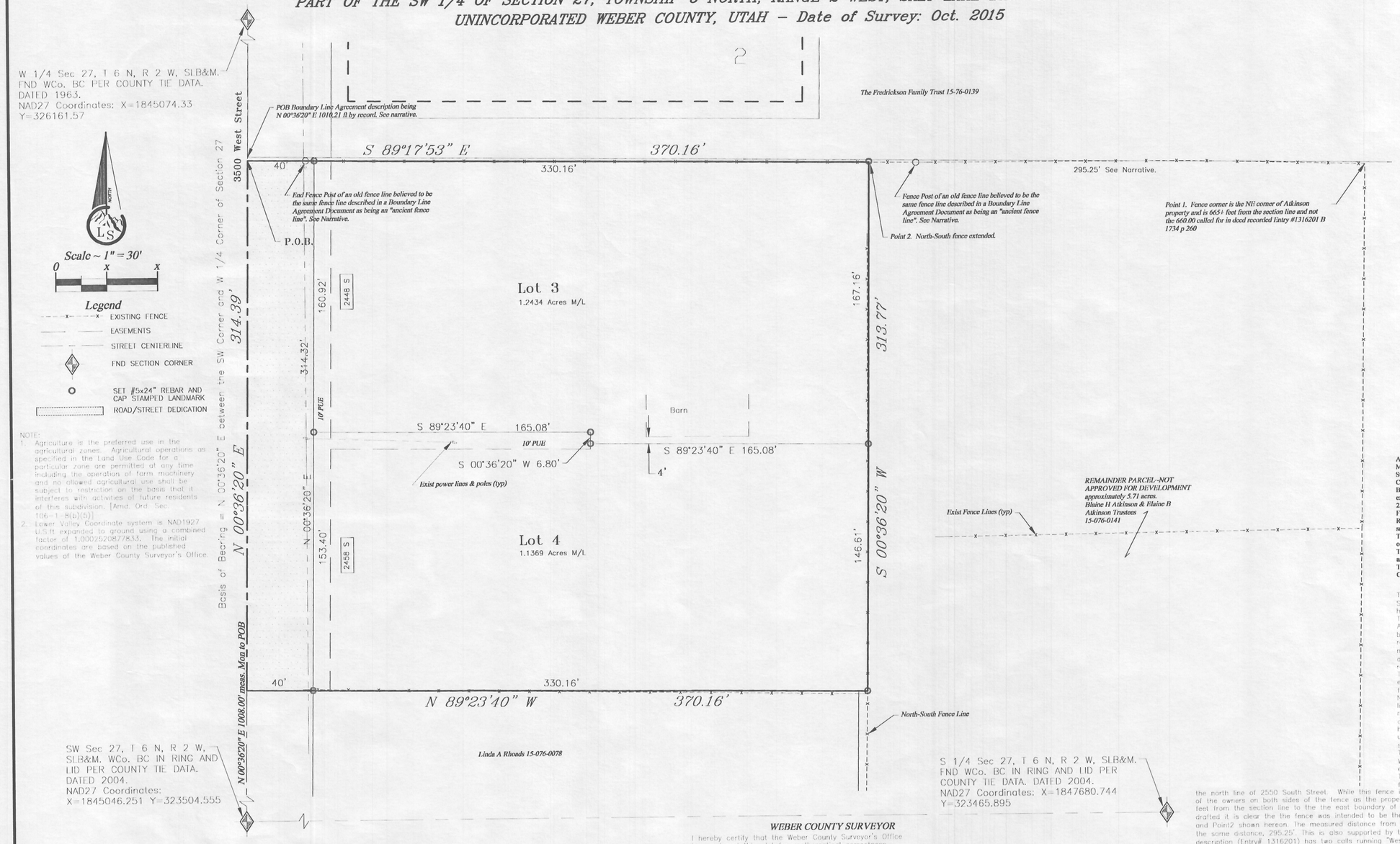
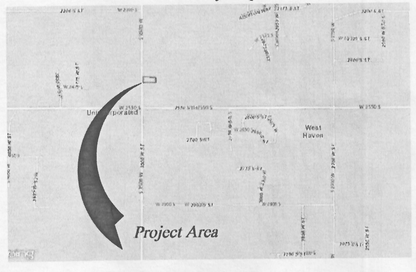
ATKINSON SUBDIVISION NO. 2

PART OF THE SW 1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: Oct. 2015



NOTE:
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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)]
2. Lower Valley Coordinate system is NAD1927 U.S.ft expanded to ground using a combined factor of 1.0002520877833. The initial coordinates are based on the published values of the Weber County Surveyor's Office.

Vicinity Map



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 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 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

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____

Attest:

Chairman, Weber County Commission — Title: Weber County Clerk

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. Signed this _____ day of _____, 20____

Signature

OWNER'S 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 hereon and name said tract ATKINSON SUBDIVISION No. 2.

We hereby dedicate to public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

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), and 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 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 BLAINE H. and ELAINE B. ATKINSON FAMILY TRUST Dated September 16, 1994, or current amendment, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____, 20____

Blaine H. Atkinson, Trustee — Elaine B. Atkinson, Trustee

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named trustee(s), residing at _____, who, being by me duly sworn and affirmed, did say that **they are** the trustee(s) of the above named trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the above named signers have 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:

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this _____ day of _____, 20____

Rick I. Lewis — Staci L. Lewis

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

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 being a part of the Southwest Quarter of Section 27, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of North 00°36'20" East between the monumented Southwest corner (Weber County NAD27 State Plane Coordinates x=1845046.251 y=323504.55) and the West Quarter corner (Weber County NAD27 State Plane Coordinates x=1845074.33 y=326161.57) of said Section 27, more particularly described as follows:

BEGINNING at a point located 1008.00 feet North 00°36'20" East along the monumented section line being located on the extension of an ancient fence line as called for in Exhibit D In a Boundary Line Agreement document recorded as Entry No. 2305748 on Nov, 20, 2007, (said agreement Identifies the fence extension be located N 00°36'20" E 1010.21 feet);

FROM said Southwest corner of Section 27;

RUNNING thence South 89°17'53" East 370.16 feet along an existing ancient fence line being the same fence line as called for In said Boundary Line Agreement document, (said agreement Identifies the fence bearing to be South 89°10'30" East);

Thence South 00°36'20" West 313.77 feet along a fence line and fence line extended, said fence line representing the east boundary of a tract of land as recorded In a Warranty Deed Entry No. 2728420 on March 30, 2015;

Thence North 89°23'40" West 370.16 feet along a fence line, said fence line representing the south boundary of said tract recorded as Entry No. 2728420, to said monumented section line;

Thence North 00°36'20" East 314.39 feet to the point of beginning.

Containing 2.6689 Acres, more or less.

NARRATIVE

The purpose of the survey was initially to divide Lot #3 of an Unrecorded, but approved, Subdivision the was named Atkinson (small lot subdivision). Lot 3 of the unrecorded subdivision has not been segregated by deed as Lot 1 and 2 have been.

The basis of bearing is as noted in the boundary description hereon.

As the survey work on this subdivision got under way it was found that a new barn has been built on the Unrecorded Lot #3 but is too close to the property line to meet the set back requirements of the County. In discussing this issue with the developers it was determined to make an adjustment to the common property line between the Unrecorded Lot 2 and 3 (which are now being named Lot 4 and 3 respectively) to clear the barn to meet the 10 foot side yard requirement and trade equal area for equal area. This has been done as shown hereon.

The north boundary of the subdivision is being held to an existing fence line which has been established as the division line between the adjoiners on the north and south of the line. This fence has been agreed to in a Boundary Line Agreement (BLA) recorded as Entry #2305748 on Nov, 20, 2007. In this document the fence line is identified as being 1010.21 feet along section line from the Southwest corner of the section. However, in the measurements that have been made in this survey the distance to this fence is only 1008.00 feet. In the BLA this fence is called to be an "ancient fence line" and it still appears to be such indicating that the fence line has not been moved. Therefore, I am holding my measurement to the fence line with the understanding that others may measure a different distance to the boundary. The boundary is still intended to be the "Ancient fence line" called for.

The south boundary of this subdivision is being held to be the location of the described line in Warranty Deed recorded as Entry #2728420 on March 30, 2015 which also coincides with an existing fence line.

The east boundary is being held to be the existing fence line that runs north-south and runs from the north boundary of the Atkinson property (the boundary line agreement fence line) to the north line of 2550 South Street. While this fence is not perfectly straight it is also an ancient fence line and has been used and occupied by all of the owners on both sides of the fence as the property boundary. The distance used in the Unrecorded Atkinson plat shows that there is 364.75 feet from the section line to the the east boundary of the lots. This distance is a little short of the fence line but the manner in which the plat is drafted it is clear the the fence was intended to be the Lot lines. This is evidenced by a distance of 295.25' being labeled on the plat between Point1 and Point2 shown hereon. The measured distance from Point 1 (which is the fence corner) to Point 2 (being an extension of the north-south fence) is the same distance, 295.25'. This is also supported by the description of the property currently identified as Tax Parcel No 15-076-0141 in that the description (Entry# 1316201) has two calls running "West" for distances of 150' and 145.25', totaling 295.25'. The distance from the monumented section line to Point1 fence line is about 5 feet longer than the record 660.00 feet. Because of the location of the fencing the excess distance has been placed in the lots. Also, since both sides of the fence line are owned by the developers there is not title conflict being created.

Monuments are found as noted. The documents used in the research of this survey are:

1. Ownership and Abstract records of the Weber County Recorders Office for Parcel numbers; 15-076-0049, 15-076-0061, 15-076-0070, 15-076-0078, 15-076-0093, 15-076-0141.
2. Deeds Examined, Entry# 880412, 912007, 1013640, 1312156, 1316201, 1406858, 1507872, 1528468, 1528584, 1528585, 2305748, 2728420, 2731640, 2761641.
3. Ownership Plat number 15-076-4.
4. Subdivision plat recorded in Plat Book 45 page 64 titled Atkinson Subdivision.
5. Unrecorded Subdivision Plat titled "Atkinson" being a small lot subdivision being obtained from the Weber County Planning office. The plat was approved and granted a variance in 1977.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license 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

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: Mike & Jeff Atkinson
Address: 2488 S 3500 W, Ogden, Utah 84401

SW 1/4 of Section 27,
Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ..
	DATE: October 8, 2015
	FILE: 3553

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: _____

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

3553 Atkinson Subdivision