McLEAN SUBDIVISION

PART OF THE SW 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: December 2015

NORTH

Scale ~ 1" = xx'
0 x x

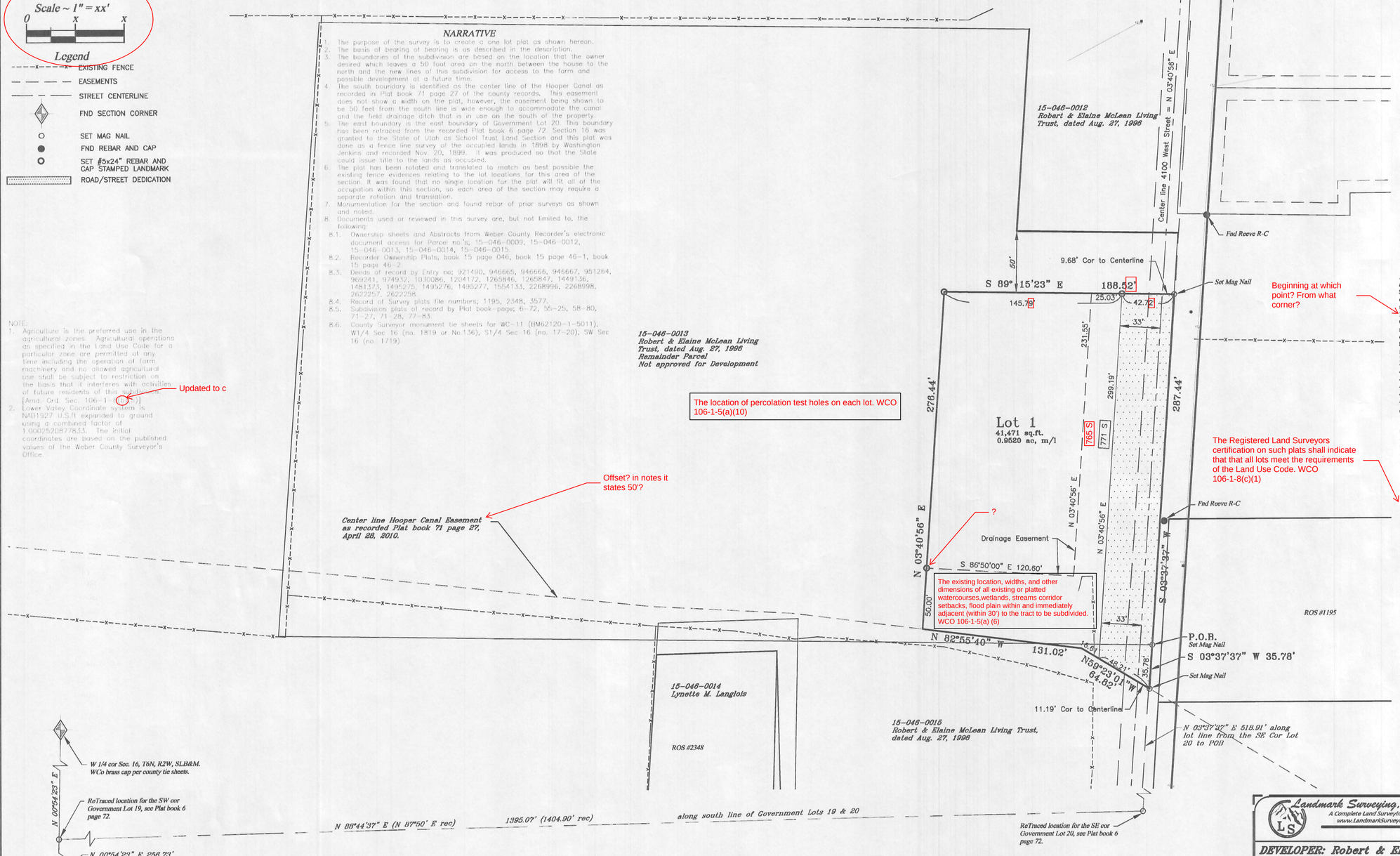
Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- SET MAG NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET DEDICATION

NARRATIVE

1. The purpose of the survey is to create a one lot plat as shown hereon.
2. The basis of bearing of bearing is as described in the description.
3. The boundaries of the subdivision are based on the location that the owner desired which leaves a 50 foot area on the north between the house to the north and the new lines of this subdivision for access to the farm and possible development at a future time.
4. The south boundary is identified as the center line of the Hooper Canal as recorded in Plat book 71 page 27 of the county records. This easement does not show a width on the plat, however, the easement being shown to be 50 feet from the south line is wide enough to accommodate the canal and the field drainage ditch that is in use on the south of the property.
5. The east boundary is the east boundary of Government Lot 20. This boundary has been retraced from the recorded Plat book 6 page 72. Section 16 was granted to the State of Utah as School Trust Land Section and this plat was done as a fence line survey of the occupied lands in 1898 by Washington Jenkins and recorded Nov. 20, 1899. It was produced so that the State could issue title to the lands as occupied.
6. The plat has been rotated and translated to match as best possible the existing fence evidences relating to the lot locations for this area of the section. It was found that no single location for the plat will fit all of the occupation within this section, so each area of the section may require a separate rotation and translation.
7. Monumentation for the section and found rebar of prior surveys as shown and noted.
8. Documents used or reviewed in this survey are, but not limited to, the following:
   - 8.1. Ownership sheets and Abstracts from Weber County Recorder's electronic document access for Parcel no.'s; 15-046-0009, 15-046-0012, 15-046-0013, 15-046-0014, 15-046-0015.
   - 8.2. Recorder Ownership Plats; book 15 page 046, book 15 page 46-1, book 15 page 46-2.
   - 8.3. Deeds of record by Entry no; 921490, 946665, 946666, 946667, 951264, 969241, 974932, 1030086, 1204172, 1265846, 1265847, 1449136, 1481573, 1495275, 1495276, 1495277, 1554133, 2268996, 2268998, 2622257, 2622258.
   - 8.4. Record of Survey plats file numbers; 1195, 2348, 3577.
   - 8.5. Subdivision plats of record by Plat book-page; 6-72, 55-25, 58-80, 71-27, 71-28, 77-83.
   - 8.6. County Surveyor monument tie sheets for WC-11 (BM62120-1-5011), W1/4 Sec 16 (no. 1819 or No.136), S1/4 Sec 16 (no. 17-20), SW Sec 16 (no. 1719)

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(a)(1)] Updated to c
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.



The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

Offset? in notes it states 50'?

?

The existing location, widths, and other dimensions of all existing or platted watercourses,wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a) (6)

Beginning at which point? From what corner?

The Registered Land Surveyors certification on such plats shall indicate that that all lots meet the requirements of the Land Use Code. WCO 106-1-8(c)(1)

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 McLEAN SUBDIVISION.
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.
We hereby grant and dedicate Drainage Easements unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgement

IN WITNESS WHEREOF, said ROBERT & ELAINE McLEAN LIVING TRUST, dated August 27, 1996 and any amendments thereto, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____, 2016.

Robert H. McLean, trustee Elaine H. McLean, trustee

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, residing at 721 south 4100 West, Ogden, Utah 84404, who, being by me duly sworn and affirmed, did say that **they are** the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) 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 being part of government Lot 20, Section 16, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said tract having a basis of bearing of S 89°15'33" E Between the monumented locations of the Southwest corner (WCo NAD27 State Plane Coordinates X=1839879.63 Y=334126.95) and the South Quarter corner (WCo NAD27 State Plane Coordinates X=1842524.90 Y=334092.74) of said Section 16, said tract more particularly described as follows;
BEGINNING at a point on the east boundary of said Lot 20 at the southeast corner of property described in Quit Claim Deed Entry no. 1495277 Book 1883 page 597 recorded Sept 29, 1997, said point being located by survey the following three (3) courses; 1) 256.73 feet North 00°54'23" East along section line to the Southwest corner of government Lot 19 as shown on Plat book 6 page 72 recorded Nov 20, 1899, 2) 1195.07 feet North 88°44'37" East along the south line of Lots 19 and 20 said plat to the Southeast corner of said Lot 20, 3) 518.91 feet North 03°37'37" East along the east boundary of said Lot 20;
RUNNING thence South 03°37'37" West 35.78 feet to the center of an easement for the Hooper Canal - West Weber Canal South Branch shown on Sheet 12 recorded Plat book 71 page 27 on April 28, 2010;
Thence North 59°23'01" West 64.82 feet along the center line of said canal easement;
Thence North 82°55'40" West 131.02 feet along the center line of said canal easement;
Thence leaving said canal easement, North 03°40'56" East 276.44 feet;
Thence South 89°15'23" East 188.52 feet to the East boundary of said Lot 20;
Thence South 03°37'37" West 287.44 feet along said East boundary of Lot 20 to the point of beginning.
Containing 1.2580 acres, more or less

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.

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

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 _____, 2016.

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 the financial guarantee is sufficient for the installation of these improvements. Signed this _____ day of _____, 2016.

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 _____, 2016.

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

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 an site wastewater disposal systems. Signed this _____ day of _____, 2016.

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 _____, 2016.

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 _____, 2016.

Signature

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: Robert & Elaine McLean
Address: 721 South 4100 West, Ogden, Utah 84404

SW 1/4 of Section 16,
Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions		
	DRAWN BY:	EDR
	CHECKED BY:	...
	DATE:	January 16, 2016
	FILE:	3577

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded
_____day of _____ 2016.
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.

3577 McLean Subdivision.dwg