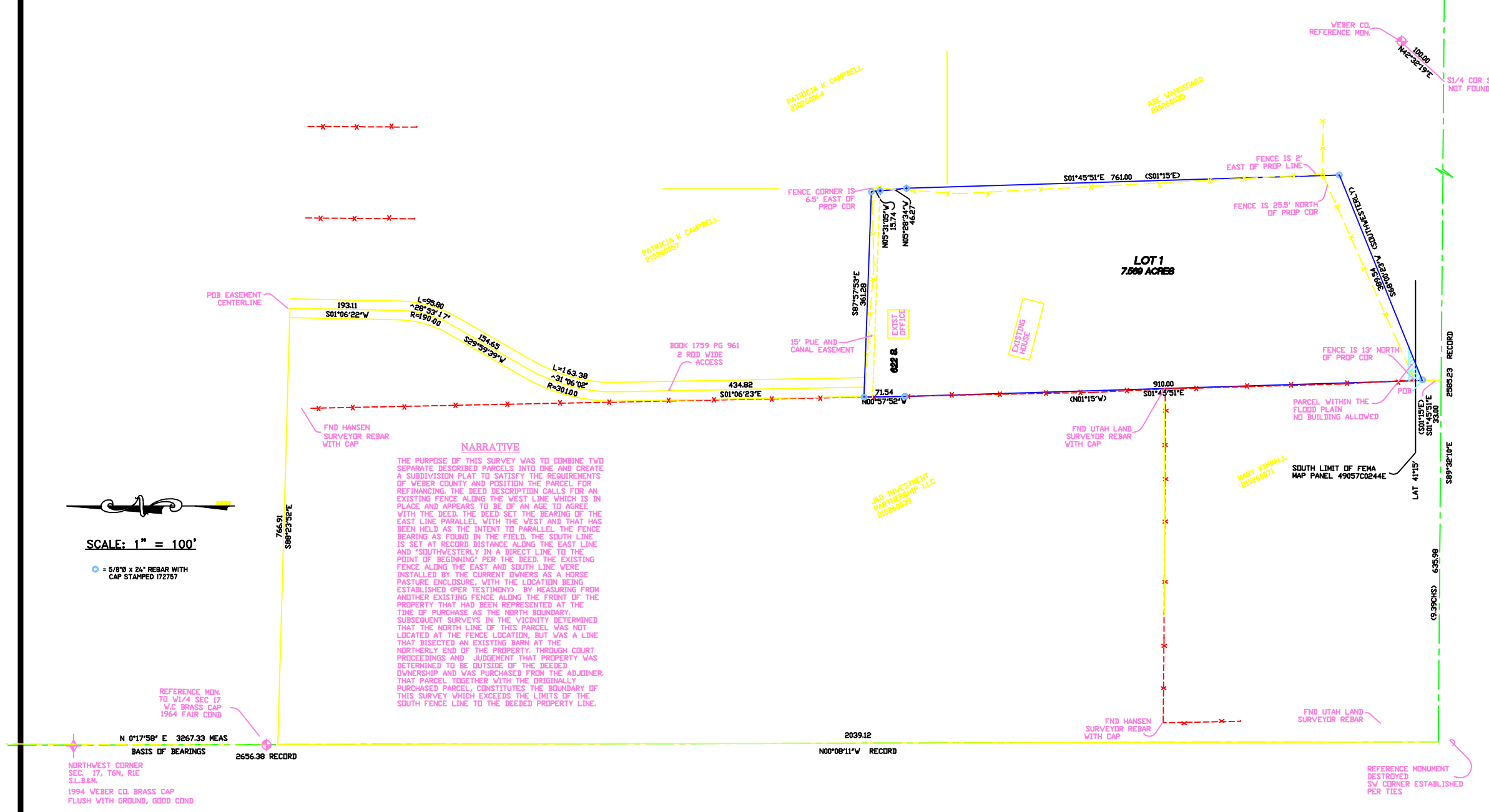
CROCKETTS PLACE SUBDIVISION

A PART OF THE S.W. 1/4 OF SEC. 17, T. 6 N., R. 2 E., S.L.B. & M.

WEBER COUNTY, UTAH

AUGUST 2011



SCALE: 1" = 100'

● = 5/8"Ø x 24" REBAR WITH CAP STAMPED 172757

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMBINE TWO SEPARATE DESCRIBED PARCELS INTO ONE AND CREATE A SUBDIVISION PLAT TO SATISFY THE REQUIREMENTS OF WEBER COUNTY AND POSITION THE PARCEL FOR REFINANCING. THE DEED DESCRIPTION CALLS FOR AN EXISTING FENCE ALONG THE WEST LINE WHICH IS IN PLACE AND APPEARS TO BE OF AN AGE TO AGREE WITH THE DEED. THE DEED SET THE BEARING OF THE EAST LINE PARALLEL WITH THE WEST AND THAT HAS BEEN HELD AS THE INTENT TO PARALLEL THE FENCE BEARING AS FOUND IN THE FIELD. THE SOUTH LINE IS SET AT RECORD DISTANCE ALONG THE EAST LINE AND "SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING" PER THE DEED. THE EXISTING FENCE ALONG THE EAST AND SOUTH LINE WERE INSTALLED BY THE CURRENT OWNERS AS A HORSE PASTURE ENCLOSURE, WITH THE LOCATION BEING ESTABLISHED (PER TESTIMONY) BY MEASURING FROM ANOTHER EXISTING FENCE ALONG THE FRONT OF THE PROPERTY THAT HAD BEEN REPRESENTED AT THE TIME OF PURCHASE AS THE NORTH BOUNDARY. SUBSEQUENT SURVEYS IN THE VICINITY DETERMINED THAT THE NORTH LINE OF THIS PARCEL WAS NOT LOCATED AT THE FENCE LOCATION, BUT WAS A LINE THAT BISECTED AN EXISTING BARN AT THE NORTHERLY END OF THE PROPERTY. THROUGH COURT PROCEEDINGS AND JUDGEMENT THAT PROPERTY WAS DETERMINED TO BE OUTSIDE OF THE DEEDED OWNERSHIP AND WAS PURCHASED FROM THE ADJOINER. THAT PARCEL, TOGETHER WITH THE ORIGINALLY PURCHASED PARCEL, CONSTITUTES THE BOUNDARY OF THIS SURVEY WHICH EXCEEDS THE LIMITS OF THE SOUTH FENCE LINE TO THE DEEDED PROPERTY LINE.

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE

I DOUG L GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF CROCKETTS PLACE SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____ 20__.

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 HEREON AND NAME SAID TRACT CROCKETTS PLACE SUBDIVISION AND DO HEREBY DEDICATE 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. ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__.

_____ _____

_____ _____

ACKNOWLEDGMENT

STATE OF UTAH }ss
COUNTY OF WEBER

ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

_____ _____
COMMISSION EXPIRES NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN AN EXISTING FENCE SAID POINT BEING SOUTH 89°32'10" EAST ALONG THE SECTION LINE 635.98 FEET AND NORTH 01°45'51" WEST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID FENCE NORTH 01°45'51" WEST 910.00 FEET; THENCE NORTH 00°57'52" WEST 71.54 FEET; THENCE SOUTH 89°57'53" EAST 361.28 FEET; THENCE SOUTH 05°31'05" WEST 15.74 FEET; THENCE SOUTH 05°28'34" EAST 46.27 FEET; THENCE SOUTH 01°45'51" E 761.00 FEET; THENCE SOUTH 68°00'23" WEST 389.54 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.566 ACRES

DEVELOPER: PAM CROCKETT
8007 E 600 S
HANTSVILLE UT. 84317
PH: 801-745-0862

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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__.

_____
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 _____, 20__.

_____
SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____, 20__.

_____
SIGNATURE

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 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:
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE: 801-731-4075 FAX: 801-731-8506

CLIENT: PAM CROCKETT

LOCATION: PART OF SW 1/4 SEC 17 T.6N., R.2E., S.L.B.&M.

SURVEYED: JUNE 2011

REVISIONS:		DRAWN BY: DLG
08-12-11		CHECKED BY:
08-29-11		DATE: 06-29-11
		FILE: 3218

WEBER COUNTY RECORDER

ENTRY #_____FEE _____

FILED FOR RECORD & RECORDED

THIS ____ DAY OF _____ 20__

AT _____ IN BOOK _____ OF____

PAGE _____

_____
WEBER COUNTY RECORDER

BY _____
DEPUTY