

Lakeside View Subdivision, 1st Amendment

PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF HUNTSVILLE, WEBER COUNTY, UTAH
APRIL, 2017

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 2" WEBER COUNTY MONUMENT IN GOOD CONDITION STAMPED 1994

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT AMENDED SUBDIVISION PLAT. THE BOUNDARY WAS DETERMINED BY RETRACING LOT 2 OF THE RECORDED LAKESIDE VIEW SUBDIVISION. ALL CORNERS WERE FOUND OR SET AS MARKED.

REMAINDER PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

PART OF LOT 2, LAKESIDE VIEW SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREON ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, ALSO DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, LAKESIDE VIEW SUBDIVISION, SAID POINT BEING 500°39'37"W, 2656.37 FEET TO THE NORTHWEST CORNER OF SECTION 7 AND 546°46'26"E 136.16 FEET AND 500°24'33"W 159.67 FEET, AND N88°59'15"E ALONG THE SOUTHERLY LINE OF LOT 1 LAKESIDE VIEW SUBDIVISION, 562.61 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6; AND RUNNING THENCE N00°29'44"E ALONG THE EASTERLY LINE OF LOT 1, LAKESIDE VIEW SUBDIVISION, 401.20 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING FOUR (4) COURSES; (1) N55°25'58"E 33.49 FEET; (2) N69°08'57"E 481.19 FEET; (3) N83°43'03"E 181.37 FEET; (4) S00°15'31"E 809.24 FEET TO THE NORTHEAST CORNER OF CASEY ACRES SUBDIVISION; THENCE S88°59'15"W ALONG THE NORTHERLY LINE OF CASEY ACRES SUBDIVISION, 544.58 FEET; THENCE N30°04'13"W 239.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 471,512 SQUARE FEET OR 10.824 ACRES MORE OR LESS.

DEVELOPER:

JUDY REEVES
1034 N. 7100 E.
HUNTSVILLE, UT 84317

TEST PIT

TP#1
0-11" SILT LOAM, GRANULAR STRUCTURE
11-53" SILT LOAM, MASSIVE STRUCTURE
53-71" LOAMY SAND, SINGLE GRAIN STRUCTURE

LOT 3 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

PART OF LOT 2, LAKESIDE VIEW SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREON ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, ALSO DESCRIBED AS:

BEGINNING AT A POINT IN THE EAST RIGHT OF WAY LINE OF 7100 EAST STREET AS AS DETERMINED BY FOUND U-DOT RIGHT OF WAY MONUMENTS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 LAKESIDE VIEW SUBDIVISION, SAID POINT BEING 500°39'37"W, 2656.37 FEET TO THE NORTHWEST CORNER OF SECTION 7 AND 546°46'26"E, 136.16 FEET AND 500°24'33"W 159.67 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 6; AND RUNNING THENCE N88°59'15"E ALONG THE SOUTHERLY LINE OF LOT 1, LAKESIDE VIEW SUBDIVISION, 562.61 FEET; THENCE S30°04'13"E 239.83 FEET TO THE NORTHERLY LINE OF CASEY ACRES SUBDIVISION; THENCE S88°59'15"W ALONG SAID NORTHERLY LINE, 684.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF 7100 EAST STREET; THENCE N00°24'33"E ALONG SAID EASTERLY RIGHT-OF-WAY, 209.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 130,700 SQUARE FEET OR 3.000 ACRES MORE OR LESS.



VICINITY MAP
NOT TO SCALE

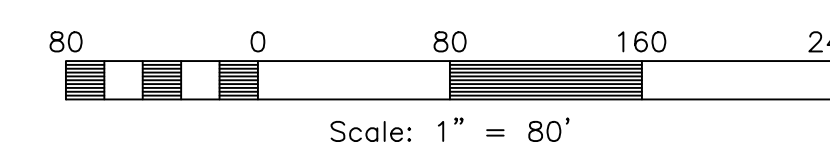
NOTES

"AGRICULTURE IS THE PREFERRED 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 USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = WELL
- = FOUND REBAR
- = TEST PIT
- = FOUND REBAR STAMPED HANSEN
- = FOUND UDOT ROW MONUMENT
- = BOUNDARY LINE
- = REMAINDER PARCEL BOUNDARY LINE
- = WELL PROTECTION ZONE (100' WELL PROTECTION ZONE)
- = ROAD CENTERLINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = EXISTING PAVEMENT
- = EXISTING GRAVEL ROAD
- = EXISTING STRUCTURE



NOTE:
DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER ARE INSTALLED.

NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 2" WEBER COUNTY MONUMENT IN GOOD CONDITION STAMPED 1994

WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 2" BLM MONUMENT IN GOOD CONDITION MARKED 1967

FOUND UDOT ROW MONUMENT

FOUND UDOT ROW MONUMENTS

FOUND UDOT ROW MONUMENT

RIGHT OF WAY AS SHOWN ON UDOT PLANS FOR PROJECT WRMS 193 B FOR 1936 ROTATED 0°00'31" CLOCKWISE TO MATCH WEBER COUNTY STATE PLANE COORDINATES BETWEEN THE W & CORNER OF SECTION 6 AND FOUND RIGHT OF WAY MONUMENTS

ROW MONUMENT PER WEBER COUNTY RECORDS NOT FOUND

50° 40' 90'

500°16'36"W 2654.86' (M)
500°16'36"W 2654.74' (R)

500°39'37"W 2657.39' (C)
500°39'37"W 2656.37' (R)

500°24'26"W 995.09' TO P.O.B.
999.33' BETWEEN FOUND MONUMENTS

500°24'33"E 209.70'

10' P.U.E.

10' PUBLIC UTILITY AND IRRIGATION EASEMENT

10' PRIVATE ACCESS EASEMENT BOOK 926 PAGE 211 DATED 9/26/1969

20' PRIVATE UTILITY EASEMENT

16' PRIVATE ACCESS EASEMENT BOOK 926 PAGE 211 DATED 9/26/1969

ANN B. HEDGES 21-005-0010

16.7'

15'

N55°25'58"E 33.49'

N69°08'57"E 481.19'

N83°43'03"E 181.37'

N88°59'15"E 562.61'

N00°29'44"E 401.20'

N00°24'33"E 209.70'

S30°04'13"E 239.83'

S88°59'15"W 684.30'

S88°59'15"W 544.58'

7100 EAST STREET

7300 EAST STREET

LOT 1 LAKESIDE VIEW SUBDIVISION

LOT 2 LAKESIDE VIEW SUBDIVISION

LOT 3 LAKESIDE VIEW SUBDIVISION

REMAINDER PARCEL (NOT APPROVED FOR DEVELOPMENT) 471,512 S.F. 10.824 ACRES

130,700 S.F. 3.000 ACRES [1034 N.]

JERRY D. & DARINDA ROPELATO 21-009-0012

1 2 3 4 5 6

CASEY ACRES SUBDIVISION

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS 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 THAT THIS PLAT OF **LAKESIDE VIEW SUBDIVISION AMENDMENT 1** IN **HUNTSVILLE CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **HUNTSVILLE CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT **LAKESIDE VIEW SUBDIVISION AMENDMENT 1**, AND ALSO DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, THE OWNERS DO ALSO HEREBY GRANT A WELL PROTECTION EASEMENT TO WEBER/MORGAN HEALTH DEPARTMENT, THE TERMS OF THIS EASEMENT ARE TO COMPLY WITH THE REGULATORY LAWS, REQUIREMENTS, ORDINANCES, AND POLICIES ADMINISTERED BY THE WEBER/MORGAN HEALTH DEPARTMENT FOR THE PROTECTION OF DRINKING WATER WELLS IN THE STATE OF UTAH, AND TO PROVIDE A SEPARATION FROM A CULINARY WATER WELL FROM CONCENTRATED SOURCES OF POLLUTION. THE SOURCES OF POLLUTION ARE DESCRIBED AS BUT NOT LIMITED TO SEPTIC TANKS, SEPTIC DRAIN FIELDS, GARBAGE DUMPS, LIVESTOCK CORRALS, FEED LOTS, HAZARDOUS WASTE STORAGE, OR OTHER SOURCES OF POLLUTANTS DEEMED INAPPROPRIATE UNDER THE REGULATORY AUTHORITY OF THE WEBER/MORGAN HEALTH DEPARTMENT. SAID WELL PROTECTION EASEMENT AS GRANTED IS A PERPETUAL EASEMENT AND SHALL RUN WITH THE LAND AND IS BINDING ON ANY AND ALL SUCCESSORS AND ASSIGNS.

SIGNED THIS _____ DAY OF _____, 20____.

Mike Ray Martin, Manager Lakeside Acres LLC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: **T. HATCH**
Designer: **D. CAVE**
Begin Date: **9-16-2016**
Name: **LAKESIDE VIEW**
SUB. **1st AMENDMENT**
Number: **6779-01**
Revision: **4-18-17 D.C.**
Scale: **1"=80'**

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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 THERWITH. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

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____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.