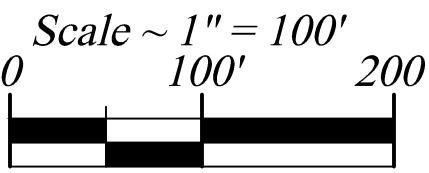


PART OF THE NW 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: May 2016



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

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(c)(5)]
2. Upper Valley Coordinate system is NAD1927 U.S.Ft expanded to ground using a combined factor of 0.000293777245 and the initial coordinates are adjusted to the published values of the Weber County Surveyor's Office.
3. All survey data is measured unless otherwise noted.

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 COUNTY PLANNING COMMISSION APPROVAL
is to certify that this subdivision plat was duly approved by the Weber
County Planning Commission on the _____ day of _____, 20____.

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 _____

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__.

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

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 _____

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

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 CREGGER SUBDIVISION No.2:

We hereby dedicate to the governing entity for the purpose of public use of 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) 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 to the governing entity and as may be required by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate 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.

IN WITNESS WHEREOF, the CREAGER FAMILY TRUST dated the 11th of May, 2004, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

STATE OF UTAH)
COUNTY OF WEBER) SS

On the date first above written personally appeared before me the above named signers, residing at 5723 E 1900 N, Eden, UT 84310, who, being by me duly sworn and affirmed, did say that he/she/they is/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 he/she/they as trustee(s), executed the same in and to the name of the trust.

WITNESS my hand and official stamp the date in this certificate first above written:

Residing in

My Commission Expires:

A tract of land located in the Northwest Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of South 00°35'38" West between the monumented North Quarter corner (NAD27 Weber County Surveyor State Plane Coordinates of X=-1916087.6275 Y=349888.9444) and the South Quarter corner (NAD27 Weber County Surveyor State Plane Coordinates of X=-1916033.1933 Y=344637.9453) of said Section 2;

BEGINNING at the Southeast corner of Creager Subdivision, said point being on the Quarter Section line and the corner of 5900 East street as recorded Plat book 70 page 58, said point being 272.67 feet South 00°35'38" West 92.76 feet said North Quarter corner of Section 2;

Running thence South 00°35'38" West 92.76 feet along said quarter section line being the center line of 5900 East Street, said point being 20 feet North 00°35'38" East of the northeast corner of Blanchard Subdivision recorded Plat book 43 page 42 and the north line of a 20 foot Wide Private Lane;

Thence North 89°02'15" West 623.76 feet; Thence North 16°17'55" West 216.61 feet; Thence North 87°53'43" West 146.86 feet; Thence North 00°35'38" East 351.84 feet, to the south boundary of said Creager Subdivision; Thence the following five (5) courses along said boundary of the Creager Subdivision, 1) South 82°44'24" East 35.23 feet, 2) North 00°35'38" East 349.80 feet, 3) South 89°41'42" East 201.22 feet, 4) North 00°18'18" East 10.00 feet, 5) South 89°41'42" East 597.35 feet to the point of beginning.

Containing 16.4559 acres, more or less.

The purpose of the survey is to create a 3 lot agricultural subdivision. The basis of bearing of bearing is as described in the boundary description. The boundary line is established by the Greger Subdivision which is an existing subdivision recorded in 2009. Found rebar and caps of that subdivision are noted hereon. The south boundary is established at a point 20 feet north of the north boundary. Subdivision recorded 1996 and is intended to be parallel to said Blanchard north boundary. The east boundary is the quarter section line, which is also the center line of 6900 East Street, locally known as String Town Road. The boundary line is established by the Greger Subdivision which is an existing subdivision recorded as Entry #2812757 which was recorded to effect a boundary line adjustment for purposes of this subdivision.

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. I have made a survey of the property(s) shown herein in accordance with UCA 17-23-17, verifying measurements, and the results are represented as shown. That this plat was prepared from the field notes of this survey and from documents and records as noted herein. I further certify that, to the best of my knowledge and belief, all lots on the current requirements of the Land Use Ordinance of Weber county.



4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Verl N. & K. Gaye Creager
Address: 5723 E 1900 N, Eden, UT 84310

Subdivision

DATE:

FILE: 3619

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: _____

3619 Verl-Gaye Creager sub.dwg