ELLA O FOWLES SUBDIVISION

PART OF THE NW 1/4 OF SECTION 14 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

Unincorporated WEBER COUNTY, UTAH – Survey Dates: 2014–2015

NORTH

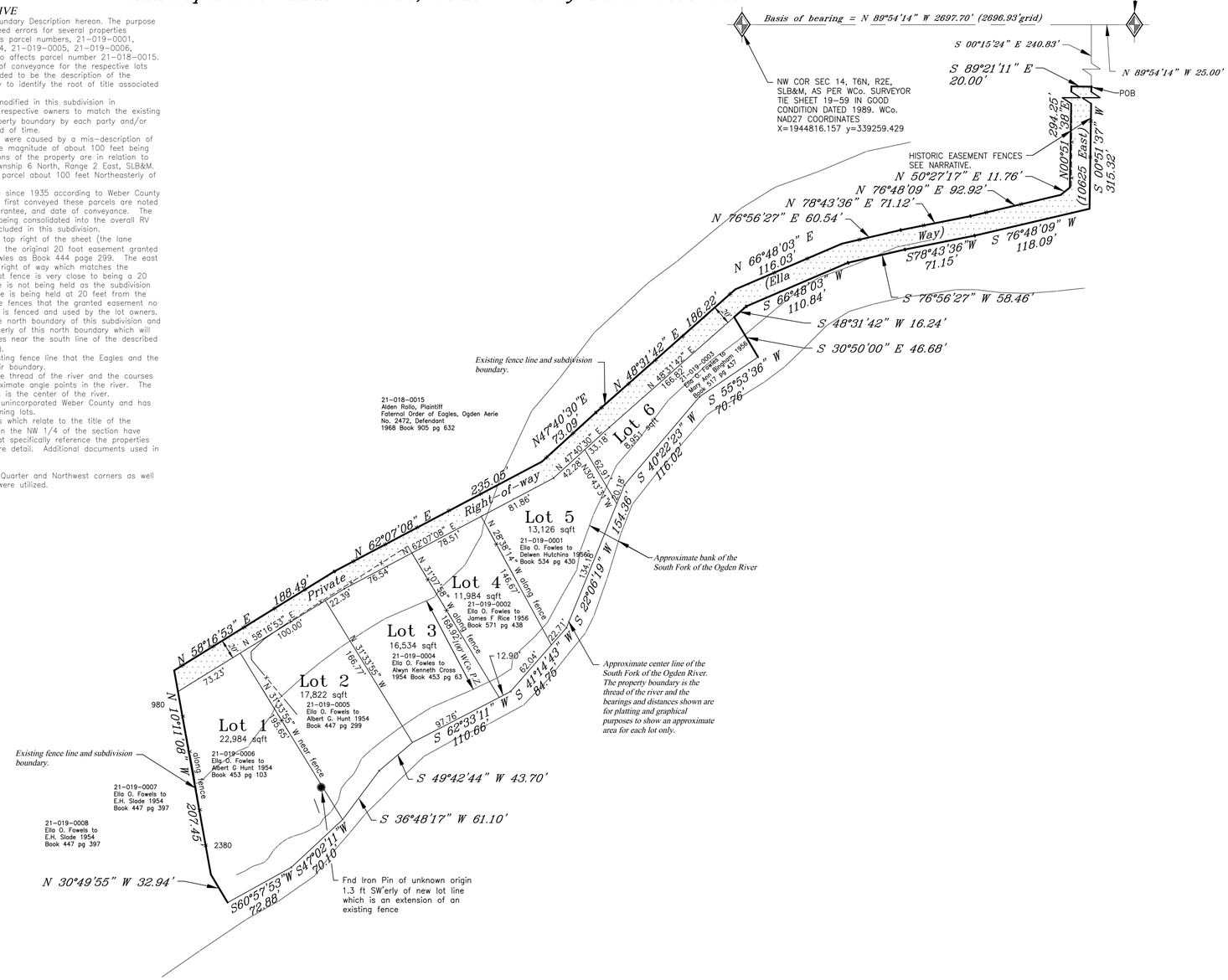
Scale ~ 1" = 60'

Legend

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

NARRATIVE

1. The Basis of Bearing is as noted in the Boundary Description hereon. The purpose of the survey is to correct long standing deed errors for several properties identified in the Weber County Tax Record as parcel numbers, 21–019–0001, 21–019–0002, 21–019–0003, 21–019–0004, 21–019–0005, 21–019–0006, 21–019–0007, 21–019–0008. The error also affects parcel number 21–018–0015. The Parcel numbers and original document of conveyance for the respective lots are noted within each lot and are not intended to be the description of the properties. The references are included only to identify the root of title associated with each parcel.
2. The southwest boundary of Lot 1 is being modified in this subdivision in accordance with an agreement between the respective owners to match the existing fence line which has been used as the property boundary by each party and/or their successors in interest for a long period of time.
3. The description errors as originally conveyed were caused by a mis–description of the Point of Beginning of each parcel in the magnitude of about 100 feet being short of what the physically occupied locations of the property are in relation to the North Quarter Corner of Section 14, Township 6 North, Range 2 East, SLB&M. So the error has placed the deed for each parcel about 100 feet Northeasterly of the occupation.
4. The North Quarter Corner has been in place since 1935 according to Weber County Surveyor tie sheet records. The deeds which first conveyed these parcels are noted on the plat for each lot with the grantor, grantee, and date of conveyance. The other two parcels that the Eagles own are being consolidated into the overall RV park property that they own and are not included in this subdivision.
5. The Historic Easement Fences shown at the top right of the sheet (the lane running north–south) identify the location of the original 20 foot easement granted for the use of the lot owners by Ella O Fowles as Book 444 page 299. The east fence is being held as the evidence of the right of way which matches the easement description as written and the west fence is very close to being a 20 foot offset of the east fence but that fence is not being held as the subdivision boundary. Rather, the west line of that lane is being held at 20 feet from the east fence. It is at the south end of these fences that the granted easement no longer conformed to the existing road as it is fenced and used by the lot owners.
6. This plat is holding an existing fence as the north boundary of this subdivision and the right of way is set to be 20 feet southerly of this north boundary which will not coincide with some of the existing fences near the south line of the described and granted Private Right–of–way (Ella Way).
7. The West boundary is being held on an existing fence line that the Eagles and the owner of Lot 1 have agreed to hold as their boundary.
8. The southerly boundary is intended to be the thread of the river and the courses shown are only intended to document approximate angle points in the river. The described line in many of the original deeds is the center of the river.
9. This project is located in the F–5 Zone of unincorporated Weber County and has been grandfathered in as Legal Non–conforming lots.
10. Documents used in the survey are numerous which relate to the title of the property. Almost all of the documents within the NW 1/4 of the section have been looked at in some manner. Those that specifically reference the properties being dealt with have been examined in more detail. Additional documents used in this survey are as follows:
    - 10.1. Record of survey plat number 3210.
    - 10.2. County Tie Sheet records for the North Quarter and Northwest corners as well as the Bearing Sheet for the township were utilized.



NOTE:

1. The property owners are hereby noticed that this property is entirely within FEMA flood zone AE and appropriate precautions should be made.
2. Weber County Ordinances contain a provision relating to a 100' Protection Zone for natural water courses (100' WCo. P.Z.). Because this plat is only correcting the record descriptions of parcels that have existed prior to zoning laws of the state and prior to the protection zone requirement this ordinance restriction is being waived and the properties and structures are "grandfathered" as legal non–conforming parcels.

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___.

Chairman, Weber County Commission

Attest:
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 **Private Rights–of–Way** as shown hereon and name said tract ELLA O FOWLES SUBDIVISION:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)–of–way as shown hereon as Private Right–of–way (Ella Way) to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said plat as access to the individual lots, or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by the owners, their grantees, successors, or assigns of said lots.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated as Private Right–of–way (Ella Way) shown 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.

Corporate Acknowledgement

IN WITNESS WHEREOF, said **First American Title Insurance Company** has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____ , 20____.

By: By:

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s), who, being by me duly sworn said that **he/she/they, is/are the president president and/or vice president** of the above named corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said above named signer(s) acknowledged to me that said corporation 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 subdivision being a part of the Northwest Quarter of Section 14, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Weber County, Utah. This subdivision having NAD1927 basis of bearing of North 89°54'14" West between the monumented North Quarter Corner (NAD1927 coordinates of X=1947513.0788 Y=339254.9075) and the Northwest Corner (NAD1927 coordinates of X=1944816.157 Y=339259.429) of said Section 14 as published by the Weber County Surveyor's Office said subdivision being more particularly described as follows;

BEGINNING at a point in the existing east right of way fence of an easement having been first granted by Ella O Fowles to Albert G Hunt, by warranty deed Book 444 page 299, on April 29, 1954 recorded August 17, 1954; said point being located by survey 25.00 feet North 89°54'14" West and 240.83 feet South 00°15'24" East;

FROM said monumented North Quarter Corner of Section 14;

RUNNING thence South 00°51'37" West 315.32 feet along said fence line and fence line extended;

Thence the following five (5) courses along a line parallel to and 20 feet perpendicularly distant southerly from an existing fence, said fence line being the north boundary of this subdivision, 1) South 76°48'09" West 118.09 feet, 2) Thence South 78°43'36" West 71.15 feet, 3) Thence South 76°56'27" West 58.46 feet, 4) Thence South 66°48'03" West 110.84 feet, 5) Thence South 48°31'42" West 16.24 feet,

Thence South 30°50'00" East 46.68 feet, more or less, to the center line of the South Fork of the Ogden River;

Thence in a Southwesterly direction along the center of the South Fork of the Ogden River being approximately described by survey with the following Nine (9) courses as it exists April 1, 2015, 1) South 55°53'36" West 70.76 feet, 2) South 40°22'23" West 116.02 feet, 3) South 22°06'19" West 154.36 feet, 4) South 41°14'43" West 84.75 feet, 5) South 62°33'11" West 110.66 feet, 6) South 49°42'44" West 43.70 feet, 7) South 36°48'17" West 61.10 feet, 8) South 47°02'11" West 70.10 feet, 9) South 60°57'53" West 72.88 feet;

Thence leaving said river North 30°49'55" West 32.94 feet; Thence North 10°11'08" West 207.45 feet along the extension of an existing fence line and along the existing fence line to an existing fence corner;

Thence the following Nine (9) courses along an existing fence line, 1) North 58°16'53" East 188.49 feet; 2) North 62°07'08" East 235.05 feet; 3) Thence North 47°40'30" East 73.09 feet; 4) Thence North 48°31'42" East 186.22 feet; 5) Thence North 66°48'03" East 116.03 feet; 6) Thence North 76°56'27" East 60.54 feet; 7) Thence North 78°43'36" East 71.12 feet; 8) Thence North 76°48'09" West 92.92 feet; 9) Thence North 50°27'17 East 11.76 feet;

Thence North 00°51'38" East 294.25 feet parallel to and 20 feet perpendicularly distant westerly of the east boundary of the subdivision being an existing fence line; Thence South 89°21'11" East 20.00 feet to the point of beginning.

Containing 2.1778 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 sur 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 Land Use Ordinance of Weber county.

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

Landmark Surveying, Inc.
A Complete Land Surveying Service
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4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Ronald Hanson~First American Title Insurance Company
Address: Ronald Hanson, 529 Emerald Way, Laguna Beach, CA 92651-1256
First American Title Insurance Company, 8000 E Pima Center Pkwy, Scottsdale, AZ 85258

NW 1/4 of Section 14,
Township 6 North, Range 2 East, Salt Lake Base and Meridian.

Revisions		
	DRAWN BY:	EDR
	CHECKED BY:	. . .
	DATE:	April 28, 2016
	FILE:	3414

Weber County Recorder

Entry no. _____

Fee paid _____

Filed for record and recorded

_____day of _____ 2017.

at _____

in book _____ of official records,

on page_____

County Recorder: Leann H Kilts

By Deputy: _____

3414 S:subdivision, 612214rw.dwg

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