## SELMAN ACRES SUBDIVISION **OWNER'S DEDICATION** PART OF THE SW 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN 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 UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: JANUARY 2017 and name said tract SELMAN ACRES SUBDIVISION: We hereby dedicate to the governing entity for the purpose of 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. T6N, R2W, SLB&M We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water FOUND W.C.M. 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 authorized by the governing entity, with no buildings or structures being Legend erected within such easements. We hereby grant and dedicate unto all owners of lots upon which private ---x---x- EXISTING FENCE land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of — — EASEMENTS maintenance and operation. —— — STREET CENTERLINE FND SECTION CORNER 15-079-0115 Individual Acknowledgement FND STREET MONUMENT IN WITNESS WHEREOF, the hand of said IRVIN J',GIBSON REVOCABLE TRUST Grantor(s), this \_\_\_\_ day of \_\_\_\_\_, FND CURB NAIL FND REBAR AND CAP SET #5x24" REBAR AND JENSEN FARM SUBDIVISION CAP STAMPED LANDMARK LAURAL ANNE SELMAN JUSTEN C. SELMAN ROAD/STREET DEDICATION MAX BUTLER & WF JANIS COUNTY OF WEBER ) On the date first above written personally appeared before N 87°43'09" w me the above signer(s) of the within instrument, who duly **/**-10.00' acknowledged to me that they executed the same. WITNESS my hand and official stamp the date in this certificate first above written: Notary Public Residing in: My Commission Expires: Please show a 10 ft Public Utility Easement along the front property line. LUC 106-1-5 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 Please identify which portion of the basis that it interferes with activities the lot is within the FAA of future residents of this subdivision. easement by hatching. [Amd. Ord. Sec. 106-1-8(b)(5)] Please show house number for this lot as assigned by county surveyor. LUC 106-1-8 Please include dimensions of the FAA easement on this lot. **BOUNDARY DESCRIPTION** Specifically on South and North A part of the North half of the Southwest Quarter of Section 29, Township 6 property lines and curve data. North, Range 2 West, Salt Lake Meridian, U.S. Survey, described as follows: Beginning at a point 947.00 feet South 0°40'11" West from the Northeast LOT 1 corner of said Quarter Section: running thence South 0°40'11" West 373.00 feet; thence North 89°19'49" West 650.00 feet; thence North 0°40'11" East Please include a note that states 229,707 s.f. 391.28 feet; to the South line extended of Jensen Farm Subdivision, a "Guidelines for development within subdivision in Weber County; thence along said South line extended and South 5.27 Acres this FAA Easement are found in Does this mean the road dedication is line South 87°43'09" East 650.26 feet to the point of beginning. Book (provide reference) (without road) not included in the lot size? Please Excepting that portion lying within county road. Page (provide reference) Contains 233,449 s.f. or 5.359 Acres. Information about this easement Please show the existing location, widths and other dimensions of all should be located within the existing features such as, but not limited to, railroad lines, sanitary easement area on the plat. sewers, storm drains, water supply mains, fire hydrants, water wells, land drains, culverts, watercourses, wetlands, stream corridor setbacks, floodplain, fence lines or other lines of occupation, **←** 40.00' **→** exceptional topography, easements and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided. LUC 106-1-5 (a)(6) Please show this as an 'FAA and Public Utility Easement' *NARRATIVE* ~10' FAA Utility Easement line The purpose of the survey is to create a 1 Lot subdivision. The basis of bearing of bearing is State Plane Grid Bearing between Exist Fence (typ) S 89°19'49" E found monuments as shown. 15-079-0047 LAURIE A LUTZ WEBER-MORGAN HEALTH DEPARTMENT I hereby certify that the soils, percolation rates, and site conditions for this -South Quarter Section 29, subdivision have been investigated by this office and are approved for on site WEBER COUNTY SURVEYOR T6N, R2W, SLB&M wastewater disposal systems. Signed this \_\_\_\_\_ day of \_\_\_\_ I hereby certify that the Weber County Surveyor's Office FOUND W.C.M. Landmark Surveying, Inc. Weber County Recorder has reviewed this plat for mathematical correctness, 4646 South 3500 West - #A-3 A Complete Land Surveying Service section corner data, and for harmony with lines and West Haven, UT 84401 Director, Weber-Morgan Health Department www.LandmarkSurveyUtah.com monuments on record in county offices. The approval of Entry no. \_ 801-731-4075 WEBER COUNTY PLANNING COMMISSION APPROVAL this plat by the Weber County Surveyor does not relieve Fee paid This is to certify that this subdivision plat was duly approved by the Weber SURVEYOR'S CERTIFICATE the Licensed Land Surveyor who executed this plat from County Planning Commission on the \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_. the responsibilities and/or liabilities associated therewith. I, Tyler D. Knight, do hereby certify that I am a DEVELOPER: Justen Selman Filed for record and recorded Signed this \_\_\_\_, day of \_\_\_\_\_, 20\_\_. professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Chairman, Weber County Planning Commission Professional Land Surveyor's Licensing Act, have made of in book \_\_\_\_\_ of official records, survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER Subdivision This is to certify that this subdivision plat, the dedication of streets and I have examined the financial guarantee and other documents associated with I hereby certify that the required public improvement standards and drawings SW 1/4 of Section 29, Township 6 North, on page\_\_\_\_ Plat placing monuments as represented. That this plat was this subdivision plat and in my opinion they conform with the County other public ways and financial guarantee of public improvements associated for this subdivision conform with County standards and the amount of the Range 2 West, Salt Lake Base and Meridian. prepared from the field notes of this survey and from County Recorder: Leann H Kilts Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_\_ with this subdivision thereon are hereby approved and accepted by the financial guarantee is sufficient for the installation of these improvements. documents and records as noted hereon. I further certify Commissioners of Weber County, Utah this\_\_\_\_\_day of\_\_\_\_\_, 20\_\_\_ Signed this \_\_\_\_ day of \_\_\_\_\_\_, 20 \_\_\_.

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

that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the

county.

DRAWN BY: TDK

CHECKED BY: EDR

DATE: 1-27-2017

FILE: 3703V1

By Deputy: \_\_\_\_\_

Y:\3703 SELMAN\DWG\3703V1.dwg, 2/1/2017 10:35:27 AM, 1:1

ELMAN\DWG\3703V1.dwg, 2/1/2017 -------

Signature

Chairman, Weber County Commission Title: Weber County Clerk

Signature