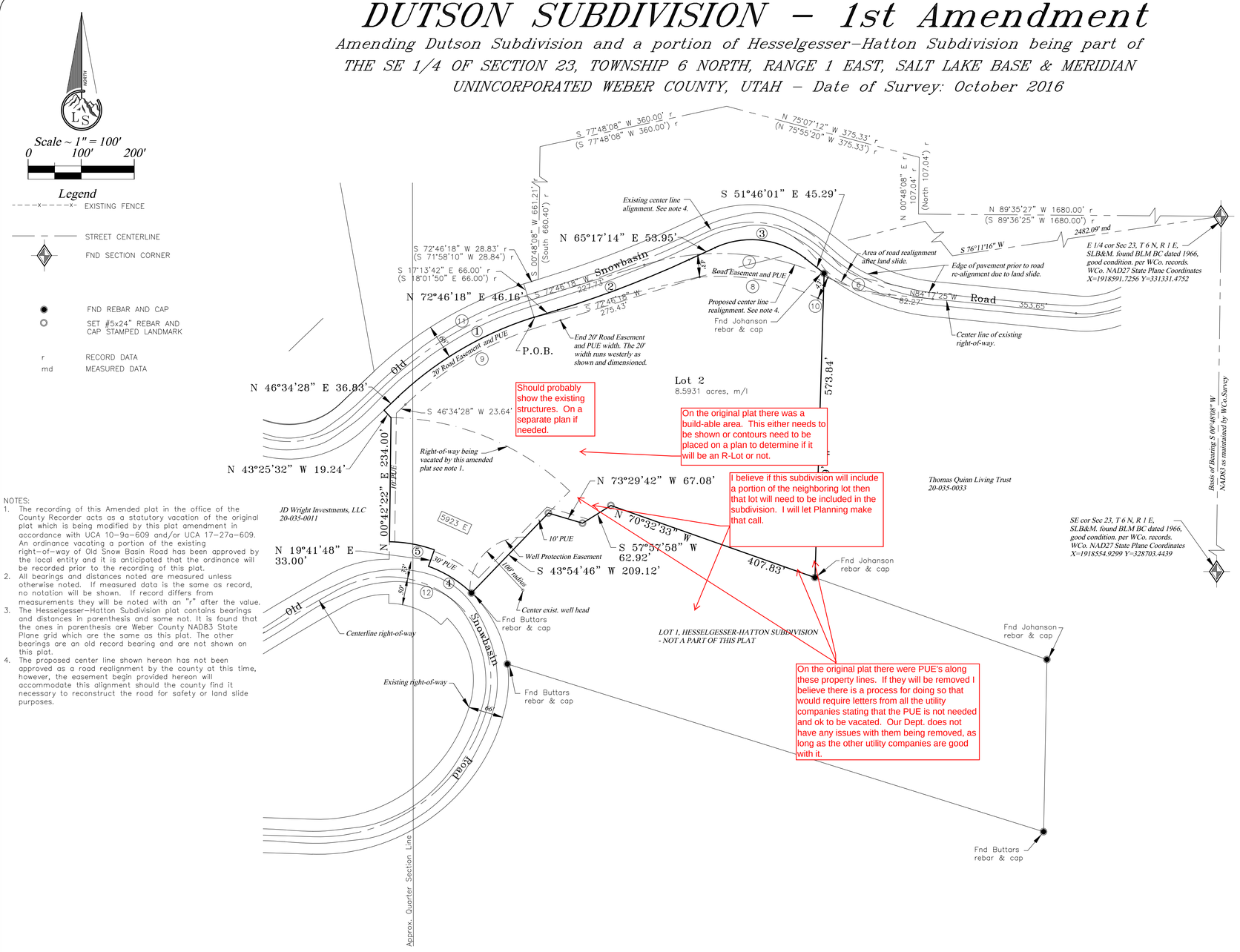
DUTSON SUBDIVISION – 1st Amendment

Amending Dutson Subdivision and a portion of Hesselgesser–Hatton Subdivision being part of
THE SE 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: October 2016



NOTES:
1. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation of the original plat which is being modified by this plat amendment in accordance with UCA 10–9a–609 and/or UCA 17–27a–609. An ordinance vacating a portion of the existing right–of–way of Old Snow Basin Road has been approved by the local entity and it is anticipated that the ordinance will be recorded prior to the recording of this plat.
2. All bearings and distances noted are measured unless otherwise noted. If measured data is the same as record, no notation will be shown. If record differs from measurements they will be noted with an "r" after the value.
3. The Hesselgesser–Hatton Subdivision plat contains bearings and distances in parenthesis and some not. It is found that the ones in parenthesis are Weber County NAD83 State Plane grid which are the same as this plat. The other bearings are an old record bearing and are not shown on this plat.
4. The proposed center line shown hereon has not been approved as a road realignment by the county at this time, however, the easement begin provided hereon will accommodate this alignment should the county find it necessary to reconstruct the road for safety or land slide purposes.

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___.

_____ Attest: _____
Chairman, Weber County Commission Title: Weber County Clerk

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 survey 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

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

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	26°11'50"	654.63'	152.32'	299.32'	N 59°40'23" E 296.71'
2	07°29'04"	2033.00'	132.97'	265.57'	N 69°01'46" E 265.38'
3	62°56'45"	163.85'	100.30'	180.01'	S 83°14'23" E 171.09'
4	24°12'55"	227.41'	48.78'	96.11'	N 58°11'44" W 95.40'
5	18°59'27.6"	260.41'	43.56'	86.31'	N 79°47'56" W 85.92'
6	19°30'47"	355.23'	61.08'	120.98'	N 74°32'02" W 120.40'
7	42°27'04"	478.54'	185.86'	354.56'	N 86°00'10" W 346.50'
8	30°17'22.5"	435.54'	117.88'	230.25'	N 79°55'19" W 227.58'
9	26°11'50"	634.63'	147.67'	290.17'	S 59°40'23" W 287.65'
10	01°32'45"	398.23'	5.37'	10.74'	N 65°33'01" W 10.74'
11	26°11'50"	687.63'	160.00'	314.40'	S 59°40'23" W 311.67'
12	133°13'27.8"	194.41'	449.59'	452.04'	S 52°29'07" E 356.87'

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract DUTSON SUBDIVISION – 1st Amendment:
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as Road Easement, Public Utility (PUE), storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the realignment of and/or installation and maintenance of the existing Old Snow Basin Road and 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 erected within such easements.
We hereby grant a protection easement as shown hereon to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantee, 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 related to culinary 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. The easement as granted is a perpetual easement and shall run with the land and is binding on any and all successors and assigns.

Trust Acknowledgement

IN WITNESS WHEREOF, said THE ROGER AND ANITA DUTSON REVOCABLE TRUST under agreement dated October 2, 2013, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____ , 20___.

_____ _____
Roger S. Dutson, trustee Anita M. Dutson, trustee

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, residing at 5923 East Snow Basin Road, Huntsville, UT 84317, 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 the name of the trust.
WITNESS my hand and official stamp the date in this certificate first above written:

_____ _____
Notary Public Residing in:

_____
My Commission Expires:

BOUNDARY DESCRIPTION

A tract of land being all of Dutson Subdivision recorded Plat book 44 page 92 and a portion of Hesselgesser-Hatton Subdivision recorded Plat book 38 page 62 and a parcel of land formerly part of the dedicated right-of-way of "Old" Snowbasin Road as recorded Plat book 22 page 56, each of the plat records of Weber County, Utah located in the Southeast Quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of South 00°48'08" West between the monumented East Quarter corner (Weber County NAD27 State Plane coordinates X=1918591.7256 Y=331331.4752) and the monumented Southeast corner (Weber County NAD27 State Plane coordinates X=1918554.9299 Y=328703.4439) of said Section 23, said tract being described as follows;
BEGINNING at a point located 2482.09 feet South 76°11'16" West from said East Quarter corner of Section 23 (said point being located by record the following seven (7) courses; 1) 1680.00 feet N 89°35'27" W, 2) 107.07 feet N 00°48'08" E, 3) 375.33 feet N 75°07'12" W, 4) 360.00 feet S 77°48'08" W, 5) 661.21 feet S 00°48'08" W, 6) 28.83 feet S 72°46'18" W, 7) 66.00 feet S 17°13'42" E from said East Quarter corner);
RUNNING thence the following five (5) courses along the dedicated right-of-way of Old Snowbasin Road,
1) North 72°46'18" East 46.16 feet to a point of curvature;
2) along the arc of a curve to the Left 265.57 feet, having a radius of 2033.00 feet and a chord bearing and distance of North 69°01'46" East 265.38 feet to a point of tangency;
3) North 65°17'14" East 53.95 feet to a point of curvature;
4) along the arc of a curve to the Right 180.01 feet, having a radius of 163.85 feet and a chord bearing and distance of South 83x14'23" East 171.09 feet to a point of tangency;
5) South 51°46'01" East 45.29 feet;
Thence leaving said right-of-way South 01°42'49" West 573.84 feet along the boundary of said Dutson Subdivision to the common boundary of said Hesselgesser-Hatton Subdivision;
Thence North 70°32'33" West 407.83 feet along the common boundary of said Dutson Subdivision and Hesselgesser-Hatton Subdivision;
Thence leaving the common boundary of said subdivisions the following two (2) courses as conveyed by document recorded as entry number 2823162 on October 16, 2016:
1) South 57°57'58" West 62.92 feet,
2) North 73°29'42" West 67.08 feet to the common boundary of said Hesselgesser-Hatton Subdivision and Old Snow Basin road vacated right-of-way;
Thence South 43°54'46" West 209.12 feet along said common boundary;
Thence leaving said right of way of record and along the arc of a curve to the Left 96.11 feet having a radius of 227.41 feet and a chord bearing and distance of North 58°11'44" West 95.40 feet, said curve being concentric with the centerline of said road and 33.00 feet radially distant from said centerline;
Thence North 19°41'48" East 33.00 feet radial to the centerline of said curve;
Thence along the arc of a curve to the Left 86.31 feet having a radius of 260.41 feet and a chord bearing and distance of North 79°47'56" West 85.92 feet, said curve being concentric with the centerline of said road and 66.00 feet radially distant from said centerline, to the point of beginning.
Containing 8.5931 acres, more or less.

NARRATIVE

The purpose of the survey is to consolidate the ownership of the subdivider which is all of one subdivision, part of another, and a fan shaped piece of a vacated right–of–way. The fan portion of the right of way of snowbasin road is being vacated by an ordinance which is being approved by the local entity. Also, all of the vacated right of way would become the ownership of Roger Dutson because the lines are radial to the centerline of the curve and his subdivision plat is the only property that fronts on the outside of the 300 foot right of way. There is also an adjustment in the common line between the Dutson Subdivision and the Hesselgesser–Hatton Subdivision due to a purchase of a small tract of land.
The basis of bearing of bearing is as described in the boundary description.
A survey was conducted of the existing subdivisions being affected and the monuments found in that work are noted hereon. There are two rebar that are not shown which were found and the land owner had believed that they were marking the boundary of the subdivision and the west neighbor. However, after surveying their location and comparing them with the record and other found subdivision lot corners they were found to be over 20 feet out of position. These points have not been accepted.
The center line of Old Snowbasin Road has been surveyed by the Weber County Surveyor's office and the location of that work has been retraced to establish the location of the road right of way.
Documents used or reviewed in this survey are, but not limited to, the following:
1. Deed Entry number 2823162
2. Dedication plats Book–page: 22–56, 38–062, 44–092.
3. Ownership plats Book–page: 20–035, 20–035–1, 20–035–2
4. Various monument tie sheets.

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

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

DEVELOPER: Roger Dutson
Address: 5923 East Old Snowbasin Road, Huntsville, UT 84317

1 of 1

SE 1/4 of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian.

Subdivision

Revisions

DRAWN BY: EDR
CHECKED BY: ...
DATE:
FILE: 3611

Weber County Recorder
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: _____

2611 Roger Dutson amended plat.dwg