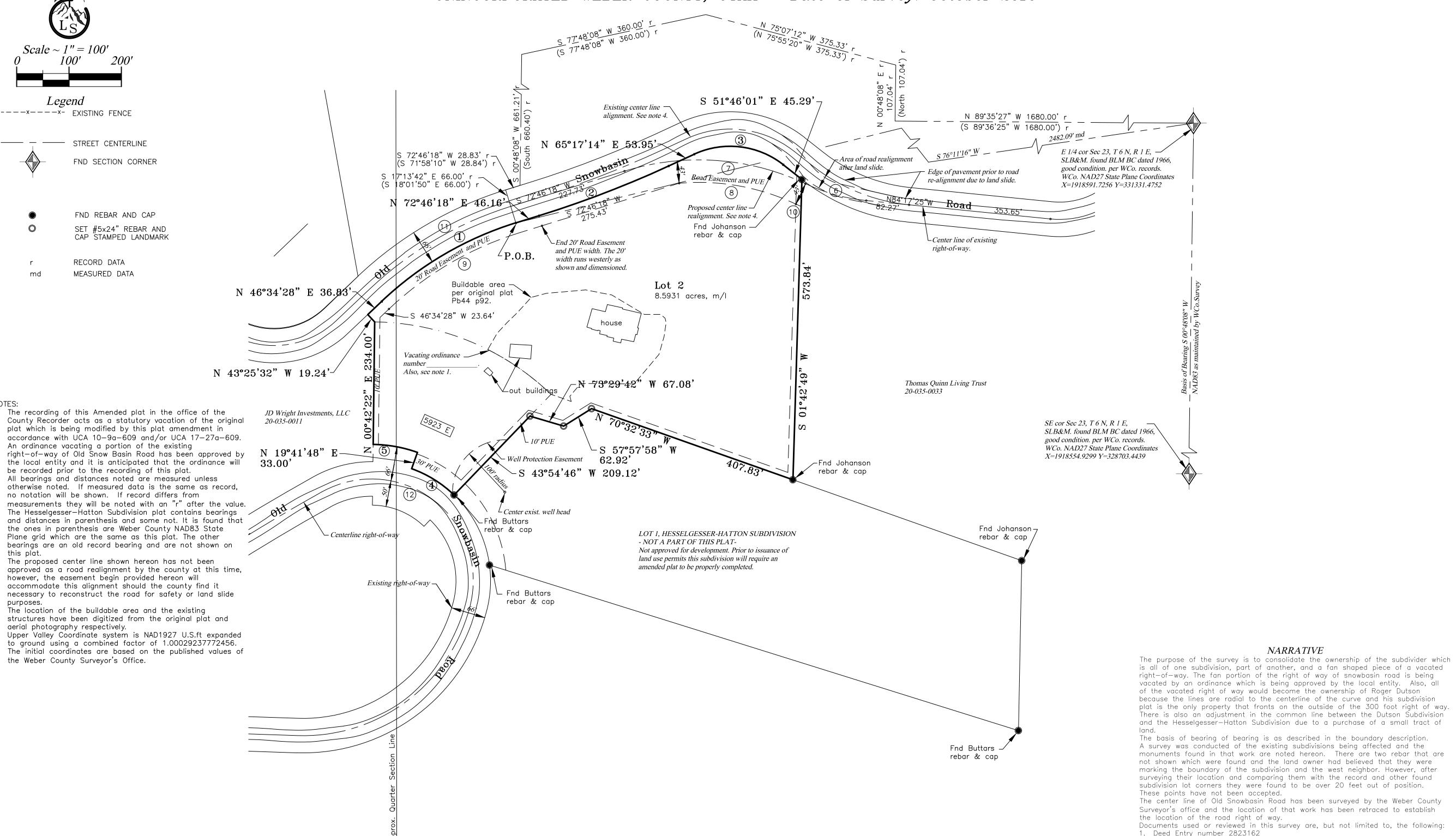
# DUTSON SUBDIVISION - 1st Amendment

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



#### 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

Signature

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\_\_\_\_\_\_

## 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\_\_.

#### 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 \_\_\_\_.

### 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.

#### 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 \_\_\_.

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

OWNER'S DEDICATION We the undersigned owners of the herein described tract of land, do hereb 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 STATE OF UTAH

Anita M. Dutson, trustee

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

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 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

RUNNING thence the following five (5) courses along the dedicated right-of-way of Old Snowbasin

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 83°14'23" 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; Thence North 00°42'22" E 234.00 feet along the right of way widening of Old Snow Basin road now

Thence leaving said right of way, North 43°25'32" West 19.24 feet to the right of way of Old Snow Basin

Thence the following two (2) courses along the sourherly right of way of said Old Snow Basin Road,

1) North 46°34'28" East 36.83 feet; 2) along the arc of a curve to the Right 299.32 feet having a radius of 654.63 feet and a chord bearing and distance of North 59°40'23" East 296.71 feet, to the point of beginning.

Containing 8.5931 acres, more or less.

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'			

4. Various monument tie sheets.

*NARRATIVE* 

2. Dedication plats Book—page: 22—56, 38—062, 44—092. 3. Ownership plats Book-page: 20-035, 20-035-1, 20-035-2

Landmark Surveying, Juc.  A Complete Land Surveying Service  www.LandmarkSurveyUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder	
			Entry no.	
DEVELOPER: Roger Dutson			Fee paid	
Address: 5923 East Old Snowbasin Road, Huntsville, UT 84317		1 of 1	Filed for record and recorded	
			day of 2016.	
			at	
SE 1/4 of Section 23, Township 6 North,	Subdivision  DRAWN BY: EDR		in book of official records,	
Range 1 East, Salt Lake Base and Meridian.			on page	
Revisions			County Recorder: Leann H Kilts	
	CHECKED BY	<i>:</i>		
	DATE:			

FILE: 3611