## FREEDOM KNOLL SUBDIVISION Items that are in blue are items that The plat shall have a went in effect 4/1/2017 detailed description of all monuments found PART OF THE NW 1/4 OF SECTION 1 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN and each one shall be referenced on the plat UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: MARCH 2017 including the type, provide alignment size, condition, and location in reference WCO 106-1-5(a)(6) to the surface of the ground as well as a description or graphic 1900/North/Street depiction of the markings, date, The words "Basis of Bearings" must be shown on the plat agency, entity, or between two existing, described government monuments. WCO surveyor as inscribed 106-1-8(c)(1)d.; UCA 17-23-17(3)(d) on the monument. 2650.87' MEAS & REC. WCO 45-3-33(b) OWNER'S DEDICATION \_\_\_\_S 0° 48' 38" W 14.80' We the undersigned owners of the herein described tract of land, do hereby S 89°27'25" E 150.00 set apart and subdivide the same into lots as shown hereon and name said N 89° 27' 25" W 131.82' Legend tract FREEDOM KNOLL SUBDIVISION: Does not match We hereby grant and dedicate a perpetual right and easement over, upon FOUND LANDMARK REBAR & CAP ---x---x- EXISTING FENCE 6429 E. and under the lands designated hereon as public utility, storm water description \_\_\_\_ EASEMENTS detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and ——— — STREET CENTERLINE 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 FND SECTION CORNER authorized by the governing entity, with no buildings or structures being erected within such easements. FND STREET MONUMENT FND CURB NAIL FND REBAR AND CAP SET #5x24" REBAR AND CAP STAMPED LANDMARK Individual Acknowledgement IN WITNESS WHEREOF, the hand of said Grantor(s), this \_\_\_ day of \_\_\_\_\_ SARAH RENEE PONTIUS DEREK PONTIUS STATE OF UTAH COUNTY OF WEBER ) On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged 10.00' —— P.U.E. to me that they executed the same. WITNESS my hand and official stamp the date in this certificate first above written: Agriculture is the preferred use in the agricultural zones. Residing in: Agricultural operations as specified in the Land Use Code for Notary Public a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use My Commission Expires: 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)] Tie buildings to boundary WCO 106-1-5(a) (6) LOT 1 **BOUNDARY DESCRIPTION** A part of the Northwest Quarter of Section 1, Township 6 North, Range 1 East, Salt Lake Base 1.499 acres and Meridian, being more particularly described as: Beginning at a point on the South right of way line of 1900 North Street which is 922.00 feet 65,284 s.f. South 89°48'00" East along the Section line and South 0°48'38" West 14.80 feet, from the 20-001-0033 Northwest corner of said Section 1, said point also being the Northeast corner of Lot 5 of Staples Subdivision, a subdivision in Weber County, Utah; and running thence South 0°48'38" Exist. Structure West along the East line of said Subdivision 435.23 feet; thence North 89°27'25" West 150.00 SCOTT BEST feet; thence North 0°48'38" East 435.23 feet to the South line of said Street; thence South 89°27'25" East 150.00 feet to the point of beginning. Contains 65,284 s.f. or 1.499 acres If the description calls for any monuments in a broad sense of the **NARRATIVE** term (right of way lines, subdivision boundaries, fences, ect.) the The purpose of this survey is to create a one (1) Lot Subdivision as shown. surveyor should indicate what he found relating to these calls. Staples Subdivision bearings and dimensions have been rotated to match WCO 106-1-8(c)(1)k(iii). current County Data for the Section line information. The written narrative shall contain the documentary, parol, and The basis of bearing of bearing is State Plane Grid Bearings as shown. tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a). The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the A-I ZONE lines of the survey. WCO 45-3-4(b). If the survey abuts or references a public or private right of way, SURVEYOR'S CERTIFICATE subdivision, utility corridor, railroad, canal, river, etc. the survey I, Tyler D. Knight, do hereby certify that I am a narrative shall indicate what documentary, parol, and tangible professional land surveyor in the State of Utah and hold evidence was used and which legal principles of boundary license no. 9008384-2201 in accordance with Title 58, establishment were used to re-establish the location of said Chapter 22 known as the Professional Engineers and features. WCO 45-3-4(a). 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. 150.00 N 89°27'25" W Landmark Surveying, Inc. Odgen Valley 4646 South 3500 West - #A-3 A Complete Land Surveying Service Planning Comission West Haven, UT 84401 www.LandmarkSurveyUtah.com 801-731-4075 DEVELOPER: DEREK PONTIUS WEBER COUNTY PLANNING COMMISSION APPROVAL WEBER COUNTY SURVEYOR This is to certify that this subdivision plat was duly approved by the Weber 6429 E. 1900 N. I hereby certify that the Weber County Surveyor's Office County Planning Commission on the \_\_\_\_\_day of \_\_\_\_\_\_, 20\_\_\_\_. Eden UT, 84310 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 Subdivision plat by the Weber County Surveyor does not relieve the Licensed WEBER COUNTY ENGINEER NW 1/4 of Section 1, Township 6 North, Chairman, Weber County Planning Commission WEBER COUNTY COMMISSION ACCEPTANCE Land Surveyor who executed this plat from the responsibilities I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the Range 1 East, Salt Lake Base and Meridian.

financial guarantee is sufficient for the installation of these improvements.

This Plat is the Intellectual Property of Landmark Survening. Inc. . all leval rights are reserved

Signed this \_\_\_ day of \_\_\_\_\_, 20 \_\_.

and/or liabilities associated therewith.

Signature

Signed this \_\_\_\_, day of \_\_\_\_, 20\_\_.

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with

Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_\_

this subdivision plat and in my opinion they conform with the County

day of \_\_\_\_\_, 20 \_\_\_.

This is to certify that this subdivision plat, the dedication of streets and

with this subdivision thereon are hereby approved and accepted by the

Chairman, Weber County Commission Title: Weber County Clerk

other public ways and financial guarantee of public improvements associated

Commissioners of Weber County, Utah this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_.

Weber County Recorder

in book \_\_\_\_\_ of official records,

County Recorder: Leann H Kilts

DRAWN BY:

CHECKED BY:

FILE: 3615

DATE:

Filed for record and recorded