

POWELL SUBDIVISION 1ST AMENDMENT

AMENDING LOT 1 OF POWELL SUBDIVISION NO. 1 AND A PART OF LOT 1 OF POWELL SUBDIVISION NO. 2

A PART OF THE EAST HALF OF SECTION 16, T. 6 N., R. 2W., S.L.B. & M.

WEBER COUNTY, UTAH

SEPTEMBER 2011

SURVEYOR'S CERTIFICATE

I, DOUG L. GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF POWELL SUBDIVISION 1ST AMENDMENT

IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS' OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____ 20__.

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 STREETS AS SHOWN HEREON AND NAME SAID TRACT _____ POWELL SUBDIVISION 1ST AMENDMENT. DO HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER LOT 3 IN FAVOR OF LOT 4 FOR THE PURPOSE OF INGRESS AND EGRESS AS DESIGNATED AND SHOWN UPON THIS PLAT AND ALSO DEDICATE AND GRANT TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__.

ACKNOWLEDGMENT

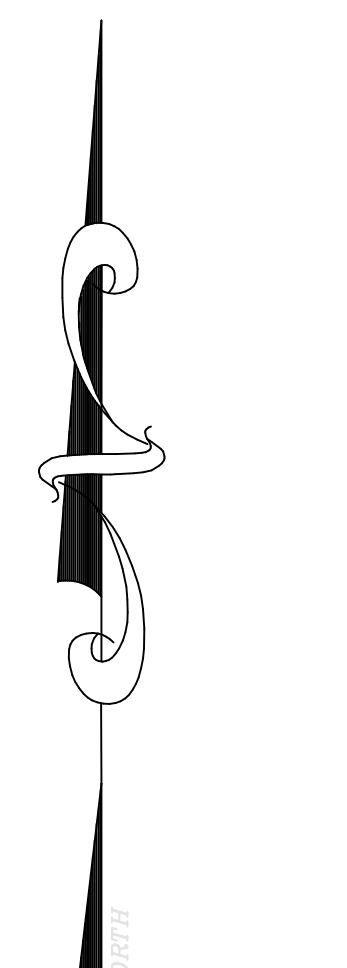
STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS' DEDICATION, IN NUMBER _____, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

A PART OF THE EAST ONE HALF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 116.31 FEET SOUTH 00°48'58" WEST ALONG THE SECTION LINE AND 318.14 FEET NORTH 84°32'56" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 15; RUNNING THENCE SOUTH 29°16'37" WEST 288.70 FEET; THENCE NORTH 70°46'09" WEST 56.00 FEET; THENCE NORTH 83°28'19" WEST 482.75 FEET; THENCE NORTH 03°43'21" WEST 270.63 FEET; THENCE SOUTH 89°56'08" EAST 510.63 FEET; THENCE NORTH 10°42'46" EAST 241.53 FEET; THENCE NORTH 27°00'31" EAST 59.29 FEET; THENCE NORTH 43°45'42" EAST 84.60 FEET; THENCE SOUTH 69°53'57" EAST 51.50 FEET; THENCE SOUTH 39°14'15" EAST 131.45 FEET; THENCE SOUTH 47°15'03" EAST 90.03 FEET; THENCE SOUTH 22°27'02" EAST 38.91 FEET; THENCE SOUTH 03°01'30" WEST 112.06 FEET; THENCE SOUTH 23°57'16" WEST 66.53 FEET; THENCE SOUTH 46°56'49" WEST 167.49 FEET TO THE POINT OF BEGINNING. CONTAINS 6.753 ACRES.



SCALE: 1" = 50'

○ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 172757

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE LINE BETWEEN LOT 1, POWELL SUBDIVISION NO. 1 AND LOT 1 OF POWELL SUBDIVISION NO. 2. THE ORIGINAL PLAT BEARING AND DISTANCES WERE HELD PER SURVEYS BY GREAT BASIN ENGINEERING AND DALLAS K BUTTARS, WITH THE EXCEPTION OF THE ROAD LOCATION WHICH HAS BEEN REVISED BY THE WEBER COUNTY SURVEYORS OFFICE, AND A PORTION OF LOT 1, PHASE 2 WHICH WAS TRANSFERRED TO LOT 2 PRIOR TO THE PURCHASE BY THE CURRENT OWNERS OF LOT 1, PHASE 2. THE 2 LOTS ARE CURRENTLY UNDER THE SAME OWNERSHIP WITH THE INTENT TO SELL THE NEW CONFIGURATION OF LOT 3 AND ATTACH THE REMAINING ACREAGE TO LOT 4. AT THE OWNERS REQUEST ONLY THE LOT TO BE SOLD WILL HAVE NEW PROPERTY CORNERS SET. NO CORNERS FROM THE PRIOR SURVEY WERE FOUND. BASIS OF BEARINGS IS UTAH STATE PLANE BEARING AS SHOWN.

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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__.

SIGNATURE

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

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____ 20__.

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 _____ 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:
TITLE, CHAIRMAN, WEBER COUNTY COMMISSION

SIGNATURE

 LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506	CLIENT: LDRI LONG LOCATION: PART OF EAST 1/2 OF SEC. 16, T.6N, R.2W., S.L.B.&M. SURVEYED: MAY 2004	WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ PAGE _____
	REVISIONS: 11-22-11	DRAWN BY: DLG CHECKED BY: DATE: 09-12-11 FILE: 3230SUB

REVISED CENTERLINE LOCATION PER WEBER COUNTY SURVEYORS OFFICE

ORIGINAL LOT LINE FOR ROAD DEDICATION

LOT 3
40,047.12 SQ FT

LOT 4
7,980 ACRES

EAST 1/4 SECTION 16
T.6N, R.2W, S.L.B.&M.
V.C. BRASS CAP 1988
GOOD COND.

S.E. COR SECTION 16
T.6N, R.2W, S.L.B.&M.
V.C. BRASS CAP 1988
GOOD COND.

BASIS OF BEARING STATE PLANE GRID BEARING PER WEBER COUNTY