## OWNER'S DEDICATION MIKE HENRY SUBDIVISION We the undersigned owners of the herein described tract of land, do hereby Owner's Dedication Certificate shall set apart and subdivide the same into lots and streets as shown hereon and name said tract MIKE HENRY SUBDIVISION: include the following: Does this symbol need to be here? "We the undersigned owners of the herein PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN We hereby dedicate to the governing entity for the purpose of public use a described tract of land, do hereby set apart and those parts or portions of said tract of land designated as street(s) and/or subdivide the same into lots and streets (private UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: APRIL 2017 road(s), the same to be used as public thoroughfares. And further dedicate streets, private rights-of-way) as shown hereon grant and convey said street(s) or and/or road(s) as public utility corridors and name said tract, and do hereby dedicate, as may be authorized by the governing entity. grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract We hereby grant and dedicate a perpetual right and easement over, upon of land designated as parks the same to be used and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance as public open space: easement(s), the same to be used for the installation maintenance and ~Name of Subdivision~ operation of public utility service line(s), storm drainage facilities, irrigation A legend shall be included which WCO 106-7-1 canal(s) or for the perpetual preservation of water channels in their natural clearly identifies the lines, symbols, BAR-M LAND AND LIVESTOCK state whichever is applicable to the governing entity and as may be and other markings used to create authorized by the governing entity, with no buildings or structures being the survey map, or plat. WCO \_x\_\_\_x\_\_\_\_x\_\_\_x\_\_\_x\_\_\_x\_\_\_x\_\_\_\_x erected within such easements. We hereby grant and dedicate unto all owners of lots upon which private S 86°28'59" E 450.38' land drains are constructed or which are otherwise dependent upon such Legend land drains, a perpetual easement over such land drains for the purpose of Line types not shown on legend ---x---x- EXISTING FENCE maintenance and operation. S 87°19'45" E 171.85' but shown on plat. Also easement The existing location, lines that look like thy should be — — — EASEMENTS widths, and other adjacent parcel lines. dimensions of all existing ----- STREET CENTERLINE The mathematical relationship DALE R. LINDLEY or platted buildings and between all monuments found or set. FND SECTION CORNE structures within and WCO 106-1-8(c)(1)d. All monuments set immediately adjacent and their relation to older monuments Individual Acknowledgement (within 30') to the tract of found. UCA 17-23-17(3)(g) FND STREET MONUMENT land to be subdivided. FND CURB NAIL WCO 106-1-5(a)(6) No rebar and caps are shown set or found FND REBAR AND CAP Please show at all places, (Lot corners and S 87°30'00" E 393.57' angle points.) where you have set rebar SET #5x24" REBAR AND MICHAEL T HENRY KAYLENE HENRY and caps or found rebar and caps. CAP "STAMPED LANDMARK ELEVATION BENCHMARK STATE OF UTAH The existing location, widths, and other The subdivision boundary corners and ROAD/STREET DEDICATION dimensions of all existing or platted COUNTY OF WEBER ) lot corners shall be set on the site prior do not match. streets or railroad lines within and to recording of the final plat. WCO 106-1mmediately adjacent (within 30') to the Notary public's ract of land to be subdivided. WCO 106acknowledgement. WCO Agriculture is the preferred use in the A note on the plat shall indicate the All measured bearings, angles, and agricultural zones. Agricultural operations as 106-1-8(c)(1)h.4 specified in the Land Use Code for a subdivision boundary and lot corners distances separately indicated from particular zone are permitted at any time are set as required by state code and those of record. UCA 17-23-17(3)(e) including the operation of farm machinery county ordinance. WCO 106-1-8(c)(2) For entire plat (Deeds, The lines, dimensions, bearings, and no allowed agricultural use shall be The house number marked on each lot Subdivisions, Roads, PLSS lines, subject to restriction on the basis that it and numbers of all lots and blocks. A detailed description of monuments found so as to face the street frontage. WCO interferes with activities of future residents WCO 106-1-8(c)(1)e; UCA 17-27a-106-1-8(c)(1) **Please use <u>1354 S</u> for** and monuments set, indicated separately. of this subdivision. Amd. Ord. Sec. 603(1)(c) Lot 1 this address (house number). UCA 17-23-17(3)(h) 106-1-8(c)(5)Missing Lot bearings and 425,664 s.f. The boundaries, bearings, and distances please show all. 9.77 Acres dimensions of all portions within the The existing location, widths, and other dimensions of all The existing location, widths, and subdivision as intended to be existing or platted easements within and immediately adjacent Subdivision boundary lines shall be The location of percolation test holes on each other dimensions of all existing or The names, lengths, and bearings on dedicated to the use of the public. (within 30') to the tract of land to be subdivided. WCO slightly heavier than street lines, and lot. WCO 106-1-5(a)(10) Coordinates, ties platted land drains, culverts, centerlines of proposed easements. WCO 106-1-8(c)(1)e; UCA 106-1-5(a) (6) the street lines shall be slightly heavier to corners, or lot lines. WCO 106-1-8(c)(1)e **Is this a** watercourses, wetlands, streams 17-27a-603(1)(b) than lot lines. WCO 106-1-8(c)(1)d Please show major utility easement. proposed easement? corridor setbacks, flood plain within **BOUNDARY DESCRIPTION** (Power Line.) and immediately adjacent (within ginning at the East Quarter Corner of Section 22, Township 6 North, Range ? Future Right of Way? 🗸 2 West, Salt Lake Base and Meridian, and running thence North 89°09'34" 30') to the tract of land to be West 761.00 feet along the Quarter Section Line to a corner fence post: subdivided. WCO 106-1-5(a)(6) thence South 25°07'26" West 25.28 feet along a fence line to a corner post; thence North 89°01'32" West 14.53 feet along a fence line; thence North There appears to be a land 0°47'26" East 94.01 feet along a fence line and beyond to the center line of The location, widths, and other drain in this area. a county road known as 2900 West Street; thence North 30°03'43" East 13.24 limensions of proposed public streets, eet along the center line of a county road known as 2900 West Street he location, widths, and other orivate streets, private access rights of thence North 29°16'16" East 264.95 feet along the centerline of a county dimensions of proposed utility way, or alleys with proper labeling of road known as 2900 West Street to the end point of a line defined in a JEREMIAH PERRYMAN easements with proper labeling of spaces to be dedicated to public or / boundary line agreement between Dale and Gloria Lindley and Ruth Winward 15-060-0114 Trust recorded September 4, 2015 as E#2754633 in the records of Weber spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) County; thence South 87°30'00" East 393.57 feet along the line defined in the designated as private. WCO 106-1-5(a)(7) said boundary agreement, (to and along a fence line to a fence corner); Needs dimensions on street. N 0°47'26" E thence North 1°30'06" East 141.97 feet along the line defined in the said Need dimensions or offset. boundary agreement (along a fence line and beyond) to the point of beginning 94.01 CENTER OF SEC 22 f the said boundary line agreement also being on the South line of the Clint POINT OF BEGINNING -T6N, R2W, SLB&M FOUND WEBER COUNTY Bybee Subdivision; thence South 86°28'59" East 450.38 feet along the South BASIS OF BEARING STATE PLANE GRID BEARING PER WEBER COUNTY S 89°09/34" E line of the Clint Bybee Subdivision and beyond (said line also being defined in NAIL & WASHER IN 4"x4" POST a separate boundary line agreement recorded as E#1888796 in book 2284 at page 2297); thence South 87°19'45" East 171.85 feet along said line defined N 89°09'34" W 761.00' 2641.49' MEAS. n the boundary line agreement recorded as E#1888796 in book 2284 at page PETTERSON RANCH LLC EAST 1/4 OF SEC 22 2641.04' REC. 15-060-0032 2297 to the Section line; thence South 0°41'06" West 464.50 feet along the S 25°07'26" W 2641.37' PER DEED, (ENTRY #2375445) FOUND WEBER COUNTY MONUMENT N 89°01'32" W Section line to the point of beginning. 25.28 AND AS SHOWN ON SURVEY #3734 **▼1960, GOOD CONDITION** ontains 434,924 s.f. or 9.98 acres The plat shall have a Surveyed legal descriptions shall have a mathematical error in closure equal detailed description of all to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a) Description of land to be included in monuments found and Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed. the subdivision. WCO 106-1-8(c)(1)h.1. A each one shall be referenced on the plat written boundary description of *NARRATIVE* property surveyed. UCA 17-23-17(3)(f) including the type, size, The purpose of the survey is to create a one lot subdivision on the described The Government monuments may be Boundary does not close per the Boundary and location in reference section corners, city or county street Documents used to aide in this survey: Description. to the surface of the monuments, or horizontal network Weber County Tax Plat 15-060-1 A signature block for County Surveyor conforming to state code ground as well as a 2. Deeds of record as found in the Weber County Recorder's Office for parcels stations maintained by a government and county ordinance. description or graphic 15-060-0073, 15-060-0014, 15-060-0158, 15-060-0032, The written narrative shall contain the agency. WCO 106-1-8(c)(1)d.; UCA 17-23-Weber County Surveyor: depiction of the markings, 15-061-0042. documentary, parol, and tangible evidence 3. Clint Bybee Sudivision (Plat 77-019) I hereby certify that the Weber County Surveyor's Office has or surveyor as inscribed used in establishing the location of the lines This is not a monument need to tie to or calculate from 4. Record of Survey #'s 3734 & 5552. reviewed this plat and all conditions for approval by this office on the monument. WCO of the survey. WCO 45-3-4(a). a Government monument. 5. Boundary Line Agreement's Entry #'s 1888796 & 2754633. have been satisfied. The approval of this plat by the Weber 45-3-3(b) County Surveyor does not relieve the Licensed Land Surveyor The basis of bearing of bearing is State Plane Grid Bearing as shown. If the survey abuts or references a public or private right who executed this plat from the responsibilities and/or liabilities of way, subdivision, utility corridor, railroad, canal, river, The written narrative shall contain the The narrative explains and identifies the associated therewith. etc. the survey narrative shall indicate what Signed this \_ found monuments or deed elements legal principles of boundary documentary, parol, and tangible evidence was used Weber County Surveyor establishment utilized in establishing that controlled the established or WEBER-MORGAN HEALTH DEPARTMENT and which legal principles of boundary establishment WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c the location of the lines of the survey. reestablished lines. UCA SURVEYOR'S CERTIFICATE I hereby certify that the soils, percolation rates, and site conditions for this were used to re-establish the location of said features. WCO 45-3-4(b). 17-23-17(4)(a)(iii) I, Tyler D. Knight, do hereby certify that I am a subdivision have been investigated by this office and are approved for on site WCO 45-3-4(a). WEBER COUNTY SURVEYOR professional land surveyor in the State of Utah and hold wastewater disposal systems. Signed this \_\_\_\_\_ day of \_\_\_\_\_ I hereby certify that the Weber County Surveyor's Office license no. 9008384-2201 in accordance with Title 58, Landmark Surveying, Inc. Weber County Recorder has reviewed this plat for mathematical correctness, Chapter 22 known as the Professional Engineers and 4646 South 3500 West - #A-3 A Complete Land Surveying Service section corner data, and for harmony with lines and West Haven, UT 84401 Professional Land Surveyor's Licensing Act, have made a Director, Weber-Morgan Health Department www.LandmarkSurveyUtah.com monuments on record in county offices. The approval of this plat by survey of the property(s) shown hereon in accordance 801-731-4075 WEBER COUNTY PLANNING COMMISSION APPROVAL the Weber County Surveyor does not relieve the Licensed Land Surveyor with UCA 17-23-17, verifying measurements, and This is to certify that this subdivision plat was duly approved by the Weber who executed this plat from the responsibilities and/or liabilities placing monuments as represented. That this plat was County Planning Commission on the \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, 9008384 associated therewith. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_. prepared from the field notes of this survey and from The individual or company names and Filed for record and recorded documents and records as noted hereon. I further certify addresses of the applicant of the that, to the best of my knowledge and belief, all lots meet subdivision. WCO 106-1-5(a)(3) the current requirements of the Land Use Ordinance of Weber Chairman, Weber County Planning Commission in book \_\_\_\_\_ of official records, WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER Subdivision I have examined the financial guarantee and other documents associated with This is to certify that this subdivision plat, the dedication of streets and I hereby certify that the required public improvement standards and drawings xx 1/4 of Section xx, Township x North, on page\_\_\_ 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 x Xxst, Salt Lake Base and Meridian. 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. Commissioners of Weber County, Utah this \_\_\_\_\_day of \_\_ Signed this \_\_\_\_, day of \_\_\_\_\_\_, 20 \_\_\_. DRAWNBY: ATB By Deputy: \_\_ CHECKED BY: TDK Chairman, Weber County Commission DATE: FILE: 3712

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