

HEATHERGLEN SUBDIVISION PHASE 2

A PART OF THE N.W. 1/4 OF SECTION 22, T. 7 N., R. 2 W., S.L.B. and M.
MAY 2012

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 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 SECTIONS 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 HEATHERGLEN SUBDIVISION PH 2 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____.

P.L.S. # 167594 _____ SIGNATURE _____

OWNERS 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 ON THE PLAT AND NAME SAID TRACT HEATHERGLEN SUBDIVISION PH 2 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND 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, WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.
SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

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 _____

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____.

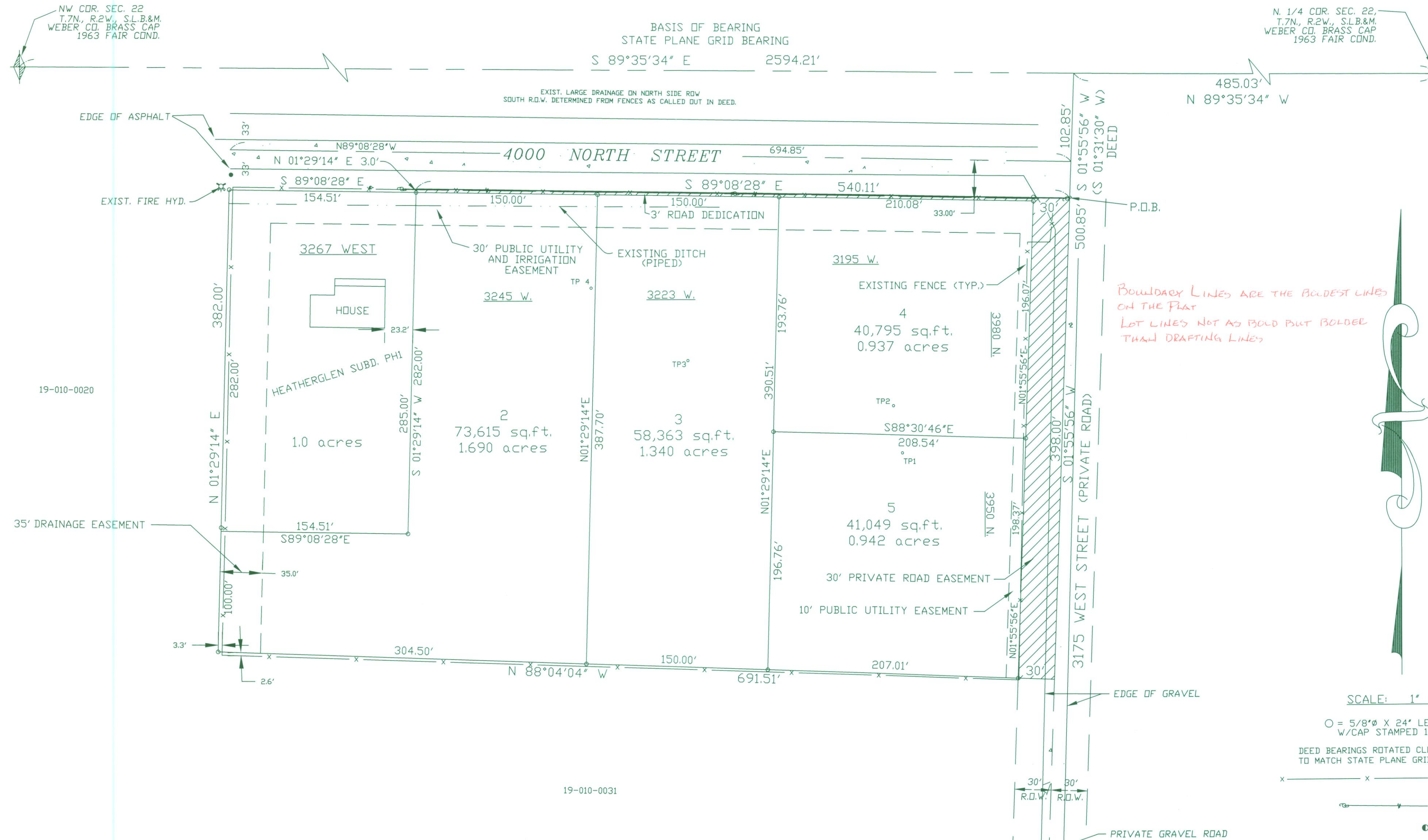
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT NORTH 89°35'34" WEST 485.03 FEET ALONG THE SECTION LINE AND SOUTH 1°55'56" WEST 102.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 1°55'56" WEST 398.00 FEET; THENCE NORTH 89°04'04" WEST 691.51 FEET; THENCE NORTH 1°29'14" EAST 100.00 FEET; THENCE SOUTH 89°08'28" EAST 154.51 FEET; THENCE NORTH 01°29'14" EAST 285.00 FEET TO THE SOUTH LINE OF 4000 NORTH STREET; THENCE SOUTH 89°08'28" EAST 540.11 FEET ALONG SOUTH LINE OF SAID STREET TO THE POINT OF BEGINNING. CONTAINS 5.218 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 5 LOT SUBDIVISION. DEED BEARINGS WERE ROTATED TO WEBER COUNTY STATE PLANE GRID BEARING SYSTEM.
THE SOUTH LINE OF 4000 NORTH AND THE WEST LINE OF 3200 WEST WAS DETERMINED USING AVERAGE SPLIT OF FENCES. *VERIFY*



*BOUNDARY LINES ARE THE BOLDEST LINES ON THE PLAT
LOT LINES NOT AS BOLD BUT BOLDER THAN DRAFTING LINES*

You could include Boundaries, to also tie Heatherglen Subd together

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPI	SOILS EVALUATION #1785, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	39"	60"	0-8" SANDY LOAM, GRANULAR STRUCTURE 08-39" SANDY LOAM, MASSIVE STRUCTURE OBSERVED GROUND WATER AT 37"
NO. 2	39"	60"	0-8" SANDY LOAM, GRANULAR STRUCTURE 08-39" SANDY LOAM, MASSIVE STRUCTURE OBSERVED GROUND WATER AT 37"
NO. 3	39"	60"	0-8" SANDY LOAM, GRANULAR STRUCTURE 08-39" SANDY LOAM, MASSIVE STRUCTURE OBSERVED GROUND WATER AT 40"
NO. 4	39"	60"	0-8" SANDY LOAM, GRANULAR STRUCTURE 08-39" SANDY LOAM, MASSIVE STRUCTURE OBSERVED GROUND WATER AT 40"

AGRICULTURE 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 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____.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

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

LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
4040 S. 3500 W. SUITE 3 WEST HAVEN, UTAH 84401
PH: 801-791-4075

CLIENT: ART PLUIN
3552 W. 4000 N.
FARM WEST, UTAH 84404
LOCATION: A PART OF THE N.W. 1/4 OF SECTION 22
T.7N., R.2W., S.L.B.&M.
SURVEYED: MARCH 2012

REVISIONS: _____
DRAWN BY: DB
CHECKED BY: _____
DATE: 2-1-12
FILE: 3245

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
PAGE _____

WEBER COUNTY RECORDER
BY _____
DEPUTY