

ROCK SUBDIVISION

A PART OF THE N.E. 1/4 OF SECTION 23, T. 5 N., R. 1 W., S.L.B. & M.

WEBER COUNTY, UTAH

DECEMBER 2011

CENTER SEC. 23
T.5N., R.1W., S.L.B.&M.
WEBER CO. BRASS CAP 1963
GOOD CONDITION

EAST 1/4 COR. SEC. 23
T.5N., R.1W., S.L.B.&M.
WEBER CO. BRASS CAP 1963
GOOD CONDITION

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF PREVEDEL ACRES SUBDIVISION 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____
R.L.S. # 167594 _____ SIGNATURE

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 PREVEDEL ACRES SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } SS
ON THIS _____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE (SHE) IS THE _____ (TITLE OR OFFICE) OF THE _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM (HER) IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION EXPIRES _____ NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A TWO LOT SUBDIVISION FROM LOT 60, WOODLAND ESTATES SUBDIVISION-UNIT 3. THE MATH ON THE LOT LINE WAS IN ERROR AND HAS BEEN CORRECTED ON THIS SURVEY PLAT. THE BEARINGS FROM THE ORIGINAL PLAT HAVE BEEN REVISED TO MATCH THE STATE PLANE GRID BEARINGS ALONG THE SECTION LINE BETWEEN SOUTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT BEING NORTH 0°23'41" EAST 1446.97 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°36'19" WEST 394.67 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE SOUTH 32°41'41" WEST, THENCE NORTH 57°48'09" WEST 45.80 FEET, THENCE 181.80 FEET ALONG THE ARC OF A 494.73 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD NORTH 68°19'47" WEST 180.77 FEET), THENCE NORTH 5°35'35" EAST 80.70 FEET, THENCE NORTH 32°41'41" EAST 126.85 FEET, THENCE SOUTH 57°18'19" EAST 260.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.026 ACRES

SCALE: 1" = 30'

○ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 167594
P.U.E. = PUBLIC UTILITY EASEMENT

LOT 59

1
21,174 sq.ft.
0.486 acres

2
23,500 sq.ft.
0.539 acres

LOT 61

AVERAGE SLOPE=27%

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____

ATTEST:
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

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

SE. COR. SEC. 23
T.5N., R.1W., S.L.B.&M.
WEBER CO. BRASS CAP 1960
GOOD CONDITION



LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075

CLIENT: ROCK ALLEN
LOCATION: PART OF THE N.E. 1/4 OF SEC.23,
T.5N., R.1W., S.L.B.&M.
SURVEYED: NOV. 2010

REVISIONS:	DRAWN BY: D.B.
	CHECKED BY: D.B.
	DATE: 10-20-10
	FILE: 3182

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER
BY _____ DEPUTY