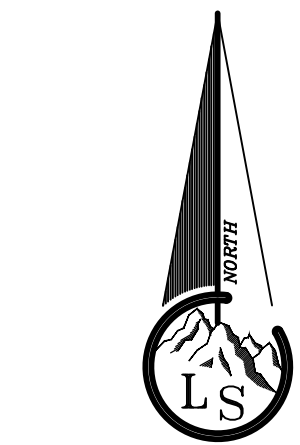


# RUSSIAN OLIVES SUBDIVISION

PART OF THE NE 1/4 OF SECTION 27 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: JANUARY 2018



Scale ~ 1" = 40'

## Legend

- X---X---X--- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- ADJACENT PROPERTY
- SUBDIVISION BOUNDARY
- ◆ FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

## NOTE:

- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use 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(b)(5)]
- 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 location of percolation test holes on each lot. WCO 106-1-5(a)(10)

Add note for blanket pole easement per entry # 2792763 from title report.

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

IC-048-0029  
REMAINING AGRICULTURAL PARCEL  
NOT APPROVED FOR DEVELOPMENT

FOUND R&C  
LANDMARK

FOUND R&C  
LANDMARK

FOUND R&C  
LANDMARK

## WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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\_\_\_\_.

Chairman, Weber County Commission \_\_\_\_\_

Attest:

Title: Weber County Clerk \_\_\_\_\_

## 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 \_\_\_\_\_

This Plat is the Intellectual Property of Landmark Surveying, Inc. all legal rights are reserved.

## 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 RUSSIAN OLIVE SUBDIVISION:

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

## Corporate Acknowledgement

IN WITNESS WHEREOF, the herein named signer(s) has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mountain Views Land & Livestock LLC

By: \_\_\_\_\_

By: \_\_\_\_\_

Davis Meats Subdivision Plat shows this point to be 1665.00 feet from the section corner, please explain in narrative how this overlap has been resolved, are you holding the found rebar over the distance shown on the plat?

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the documentary, parol, and 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 lines of the survey. WCO 45-3-4(b).

## BOUNDARY DESCRIPTION

A part of the North half of the Southeast Quarter of the Northeast Quarter of Section 27, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at the Northeast Corner of Davis Meats Subdivision according to the official Plat thereof, said point being 1665.48 feet South 0°30'42" West along the Section Line from the Northeast corner of said Section 27; and running thence North 89°10'00" East 580.80 feet; thence North 0°30'42" East 150.00 feet; thence South 89°10'00" East 580.80 feet; thence South 0°30'42" West 150.00 feet to the point of beginning. Contains 2.00 acres.

## NARRATIVE

The purpose of the survey is to create a 1 Lot subdivision from a larger parcel created by that Corrective Warranty Deed Entry #2721773 as found in the Weber County Records office.

Documents used to aide in this survey:

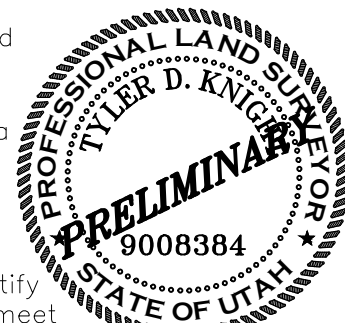
- Weber County Tax Plat 10-048.
- Deeds of record as found in the Weber County Records Office for parcels 10-048-0011, 10-048-0018, 10-048-0022, 10-048-0024, 10-048-0027, 10-048-0029.
- Plats of Record: 45-048 Finney Subdivision, 77-060 Talbot Subdivision 1st Amendment, 80-093 Davis Meats Subdivision.
- Record of Survey's: #1201, 2265, 2464, 5249, 5706.

Centerline of 7500 West Street is 33 feet East of the Section Line as established in prior Plats and Survey's.

Basis of bearing is state plane grid from monument as shown.

## SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and 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 Zoning Ordinance of the county.



Landmark Surveying, Inc.  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

## DEVELOPER: Jeffrey Lloyd Davis

Address: 1900 S. 7500 W. Ogden UT, 84404

NE 1/4 of Section 27, Township 6 North,  
Range 3 West, Salt Lake Base and Meridian.

## Subdivision Plat

Revisions

DRAWN BY: ATB

CHECKED BY: TDK

DATE: 1-2-2017

FILE: 3796

## Weber County Recorder

Entry no. \_\_\_\_\_

Fee paid \_\_\_\_\_

Filed for record and recorded  
\_\_\_\_ day of \_\_\_\_\_, 2016.

at \_\_\_\_\_

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

on page \_\_\_\_\_

County Recorder: Leann H Kilts

By Deputy: \_\_\_\_\_