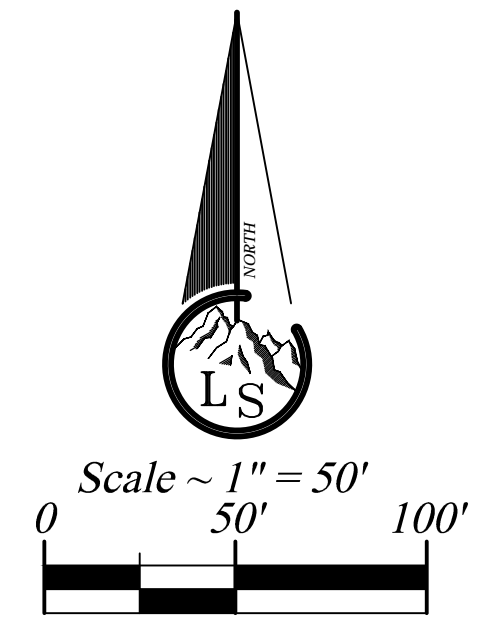


# PELICAN BLUFF SUBDIVISION 1ST AMENDMENT

PART OF THE SE 1/4 OF SECTION 34 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
WEBER COUNTY, UTAH - FEBRUARY 2018



- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS
  - - - - - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - ▲ FND STREET MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ⊙ ELEVATION BENCHMARK
  - ▬ ROAD/STREET DEDICATION
  - r RECORD DATA
  - md MEASURED DATA

**Please update legend, to include lines and symbols shown on the plat.**

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

- 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(c)(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.

**Set and found property corners need to be shown**

Lot corners shall be set prior to issuance of a residential building permit. WCO 106-1-8(c)(1)

All surveyed property corners or endpoints of property lines not already marked on the ground shall be marked pursuant to the Weber County Survey property corner detail sheet prior to the time of filing. WCO 45-3-5(a)

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h)

**Please show fence lines between lot 3 and road, and parcel 22-047-0018.**

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

All evidence of occupation such as fence lines, walls, curbs, etc. Shall be shown on the dedication plat, as directed by the county surveyor. WCO 106-1-8(c)(1)

**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

**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\_\_.

Chairman, Weber County Planning 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

**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

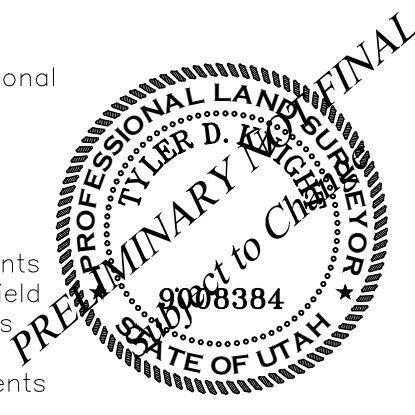
**WEBER COUNTY ENGINEER**

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

**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 Land Use Ordinance of Weber county.



<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 2500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 20__. at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kirts By Deputy: _____
<b>DEVELOPER: Shawn Clegg</b> Address: 2143 N. 5500 E. Eden UT, 84310		1
SE 1/4 of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian.		Subdivision
Revisions	DRAWN BY: ATB	
	CHECKED BY: TDK	
	DATE: 2/12/18	
	FILE: 3652-2018	

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

**OWNER'S DEDICATION**

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract PELICAN BLUFF SUBDIVISION 1ST AMENDMENT.

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, irrigation canal(s) 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.

**Limited Liability Company Acknowledgement**

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Sunnyfield, a Utah Limited Liability Company

By: _____	By: _____
STATE OF UTAH )	
COUNTY OF WEBER ) SS	

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(print name below signature):

**BOUNDARY DESCRIPTION**

A part of the Southeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian: Beginning at a point on the South line of Lot 1 of Pelican Bluff Subdivision according to the official plat thereof, said point being 1603.35 feet North 0°18'55" East, 281.44 feet North 87°11'58" West, and 210.50 feet North 88°11'05" West from the Southeast corner of said Southeast Quarter, running thence South 1°49'28" West 124.31 feet; thence North 88°10'32" West 286.87 feet; thence North 1°49'28" East 498.96 feet to the South line of 2200 North Street; thence South 88°01'45" East 225.00 feet; thence South 1°49'28" West 199.42 feet; thence South 87°42'57" East 61.87 feet; thence South 1°49'28" West 174.15 feet to the point of beginning.

Contains 130,683 s.f. or 3.00 Acres

**NARRATIVE**

This purpose of this survey is to amend Lot 1 of Pelican Bluff Subdivision as shown.

- Documents used to aide in this survey:
- Weber County Tax Plat 22-047 (current and prior years).
  - Deeds of record as found in the Weber County Recorder's Office for parcels 22-047-0018, 22-047-0019, 24-047-0033, 24-047-0040 & 24-047-0048.
  - Plats: #64-061 Pelican Bluff Subdivision.
  - Record of Survey Nos: #366, #4360, #4672.

Centerline of 2200 North Street was established using Pelican Bluff Subdivision and observed evidence of right of way markers.

Basis of Bearing is state plane grid from monuments as shown.

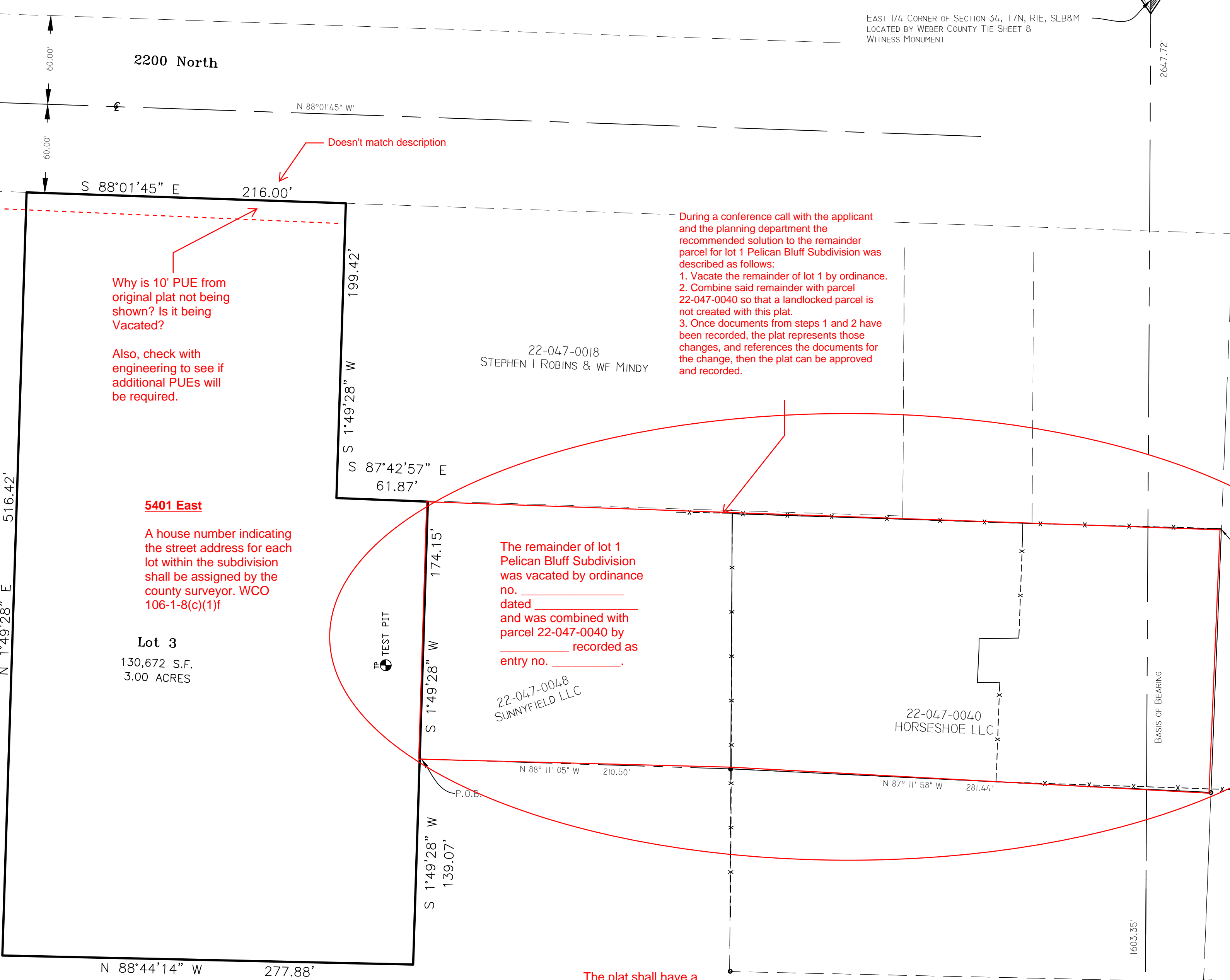
**Please show this evidence on the map.**

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)

Was this monument found?

WEBER COUNTY WITNESS MONUMENT

EAST 1/4 CORNER OF SECTION 34, T7N, R1E, SLB&M LOCATED BY WEBER COUNTY THE SHEET & WITNESS MONUMENT



Why is 10' PUE from original plat not being shown? Is it being Vacated?

Also, check with engineering to see if additional PUEs will be required.

During a conference call with the applicant and the planning department the recommended solution to the remainder parcel for lot 1 Pelican Bluff Subdivision was described as follows:

- Vacate the remainder of lot 1 by ordinance.
- Combine said remainder with parcel 22-047-0040 so that a landlocked parcel is not created with this plat.
- Once documents from steps 1 and 2 have been recorded, the plat represents those changes, and references the documents for the change, then the plat can be approved and recorded.

The remainder of lot 1 Pelican Bluff Subdivision was vacated by ordinance no. \_\_\_\_\_ dated \_\_\_\_\_ and was combined with parcel 22-047-0040 by \_\_\_\_\_ recorded as entry no. \_\_\_\_\_.

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

Show Locations on map

Grants PUE's but none are shown on the plat?