

Suncrest Meadows Subdivision Phase 2

Weber County, Utah

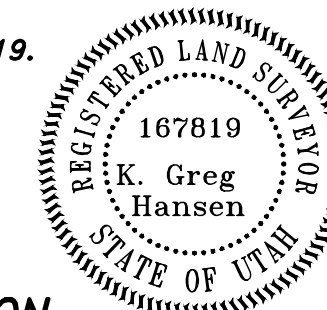
A Part of the Northwest Quarter of Section 32,
Township 6 North, Range 2 West, Salt Lake Base & Meridian
October, 2017

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into nine (9) lots, known hereafter as Suncrest Meadows Subdivision Phase 2 in Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County Concerning Zoning Requirements regarding lot measurements have been complied with.

Signed this _____ day of _____, 2019.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SUNCREST MEADOWS SUBDIVISION PHASE 1 LOCATED 707.17 FEET NORTH 89°06'33" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 794.19 FEET SOUTH 00°00'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION NORTHWEST QUARTER;

RUNNING THENCE SOUTH 00°39'16" WEST 206.81 FEET; THENCE SOUTH 89°20'44" EAST 60.66 FEET; THENCE SOUTH 00°39'30" WEST 322.28 FEET TO THE SOUTH LINE OF THE NORTH ONE HALF OF SAID NORTHWEST QUARTER BEING GRANTORS SOUTH BOUNDARY LINE; THENCE ALONG SAID SOUTH BOUNDARY LINE NORTH 89°07'27" WEST 829.90 FEET; THENCE NORTH 00°39'30" EAST 246.89 FEET; THENCE IN A WESTERLY DIRECTION TO THE RIGHT OF A NON-TANGENT 1030.00 FOOT RADIUS CURVE, A DISTANCE OF 50.41 FEET, CHORD BEARS SOUTH 86°03'09" WEST 50.40 FEET, HAVING A CENTRAL ANGLE OF 02°48'15"; THENCE NORTH 01°07'57" EAST 288.62 FEET TO A POINT ON THE PROJECTION OF THE SOUTH BOUNDARY LINE OF SAID SUNCREST MEADOWS PHASE 1 SUBDIVISION; THENCE ALONG SAID PROJECTION AND THEN SOUTH BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°19'00" EAST 394.93 FEET; (2) SOUTH 84°30'36" EAST 61.51 FEET; AND (3) SOUTH 89°19'00" EAST 360.86 FEET TO THE POINT OF BEGINNING. CONTAINING 10.13 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots and streets, as shown on this plat and name said Suncrest Meadows Subdivision Phase 2 and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips of land as public utility easements for public utility, irrigation and drainage purposes as shown hereon - The same to be used for the installation, maintenance and operation of public utility service lines including provision for drainage and irrigation lines, with no buildings or structures being erected within such easement as may be authorized by the Governing Authority. We declare binding and effective the plat notes shown hereon.

In witness we hereby set our signature this _____ day of _____, 2019.

SUNCREST MEADOWS - WEBER, LLC, BY:

BLACKBURN JONES REAL ESTATE INCORPORATED, Manager of Suncrest Meadows - Weber, LLC

BY:
Carson E. Jones, Director of Blackburn Jones Real Estate Incorporated

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber

On the _____ day of _____, 2019, before me, the undersigned Notary Public, personally appeared CARSON E. JONES, Director of Blackburn Jones Real Estate Incorporated, Manager of Suncrest Meadows - Weber, LLC, and known to me to be a member or a designated agent of the limited liability company that executed this document and acknowledged said document to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operated agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this document and in fact executed the document on behalf of the limited liability company.

Notary public

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND

RECORDED _____

_____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

North Quarter Corner of Section 32,
T. 6 N., R. 2 W., S.L.B.&M.
Found Weber County 3" Brass Cap Mon.
set in Conc. 4" below surface
Dated 1963 in fair condition.

Northwest Corner of Section 32,
T. 6 N., R. 2 W., S.L.B.&M.
Found Weber County 3" Brass
Cap Mon. 6" below surface
Dated 2003 in good condition.

(C1) Δ = 2°48'15" R = 1030.00' L = 50.41' LC = 50.40' N 86°03'09" E	(C2) Δ = 2°27'26" R = 500.00' L = 21.44' LC = 21.44' N 19°24'12" E	(C3) Δ = 19°58'25" R = 500.00' L = 174.30' LC = 173.42' S 10°38'42" W
(C4) Δ = 1°37'58" R = 470.00' L = 13.39' LC = 13.39' N 19°48'56" E	(C5) Δ = 3°11'10" R = 530.00' L = 29.47' LC = 29.47' N 19°02'20" E	(C6) Δ = 19°58'25" R = 470.00' L = 163.84' LC = 163.02' S 10°38'42" W
(C7) Δ = 19°58'25" R = 530.00' L = 184.76' LC = 183.83' S 10°38'42" W	(C8) Δ = 7°39'33" R = 1000.00' L = 133.68' LC = 133.58' S 86°49'30" W	(C9) Δ = 4°20'55" R = 1000.00' L = 75.90' LC = 75.88' N 85°10'11" E
(C10) Δ = 4°13'53" R = 970.00' L = 71.64' LC = 71.62' N 85°06'40" E	(C11) Δ = 7°39'33" R = 1030.00' L = 137.69' LC = 137.58' S 86°49'30" W	(C12) Δ = 1°39'18" R = 1030.00' L = 29.75' LC = 29.75' N 83°49'23" E
(C13) Δ = 7°32'44" R = 970.00' L = 127.74' LC = 127.65' S 86°46'06" W	(C14) Δ = 0°05'49" R = 970.00' L = 1.92' LC = 1.92' N 89°24'08" W	

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

WEBER COUNTY ENGINEER

I hereby certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.
Signed this _____ Day of _____, 2019.

Weber County Engineer

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 _____, 2019.

Weber County Surveyor

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agricultural 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 that it interferes with activities of future residents of this subdivision

All Public Utility Easements are 10.0' Wide Unless Noted Otherwise.

Rebar w/HAL cap or curb nail set on all Property Corners.

Developer:
Blackburn Jones
905 24th Street
Ogden, Utah 84404
(801) 776-0068

HAI
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hais.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

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
Signed this _____ Day of _____, 2019.

Chairman, Weber County Commission

Attest

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this _____ Day of _____, 2019.

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 Affect
Signed this _____ Day of _____, 2019.

Weber County Attorney

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 _____, 2019.

Weber-Morgan Health Department

ADDRESSES SUBMITTED ON FIRST REVIEW ARE NOT ON PLAT.

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the 9 Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Carson Jones of Blackburn Jones. The Control used to Establish the Property Corners was the Sun Crest Meadows Subdivision Phase 1 on the north along with Existing Weber County Surveyor Monumentation Surrounding Section 32, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears North 89°06'33" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.