

# LARKIN PLACE SUBDIVISION

A PART OF THE N.E. 1/4 OF SEC. 7 AND THE N.W. 1/4 OF SEC. 19, T.6 N., R.2 W., S.L.B. & M.  
WEBER COUNTY, UTAH

FEBRUARY 2011

NE COR SEC 19, T6N, R2W, S.L.B.&M.  
FIND WEBER CO. BRASS CAP  
1963 - FAIR COND.

## SURVEYORS CERTIFICATE

I DOUG L GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 98, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-1(1) AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF

LARKIN PLACE 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\_\_

## 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 HEREON AND NAME SAID TRACT LARKIN PLACE 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 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\_\_

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WEBER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, THE OWNERS 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 \_\_\_\_\_

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT NORTH 89.40 FEET, EAST 2547.25 FEET AND NORTH 00°48'15" EAST 288.30 FEET FROM THE THE SOUTHWEST CORNER OF OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 01°09'04" EAST 289.38 FEET TO THE SOUTH SIDE OF 1100 SOUTH STREET; THENCE SOUTH 88°49'32" EAST 471.44 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°53'53" WEST 302.63 FEET; THENCE NORTH 87°13'01" WEST 472.97 FEET TO THE POINT OF BEGINNING.  
CONTAINS 3.208 ACRES.

129,733.11

STATE RECORDS DIVISION  
BASIS OF RECORDS 501-301514  
STATE RECORDS DIVISION 15th FLOOR 4th FLR W.C.

DEVELOPER  
RODNEY HERRICK BRETT LARKIN  
Ph: 801-766-6741 MAILING ADDRESS ALSO



## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION. THE CURRENT DESCRIPTION OF THE PROPERTY CONTAINS SEVERAL CLERICAL ERRORS THAT APPEAR TO BE "SLIPS OF THE PEN" THAT WERE MADE BY THE SURVEYOR. THESE ERRORS DO NOT MATCH THE EXISTING CONDITIONS VERY CLOSELY. THE USER FOR THE RECORDS TO THE EAST (1004 ACRES) HAS CREATED A CONDITIONAL EASEMENT OF THE PARCELS, AND HAS BEEN TO FROM THE CENTER OF THE PARCELS. THIS EASEMENT DOES NOT MATCH THE EXISTING CONDITIONS. THE USER HAS ALSO ISSUED A NOTICE TO THE SURVEYOR TO CORRECT THE EASEMENT TO BE IN ACCORDANCE WITH THE CURRENT RECORDS. THE USER HAS ALSO ISSUED A NOTICE TO THE SURVEYOR TO CORRECT THE EASEMENT TO BE IN ACCORDANCE WITH THE CURRENT RECORDS. THE USER HAS ALSO ISSUED A NOTICE TO THE SURVEYOR TO CORRECT THE EASEMENT TO BE IN ACCORDANCE WITH THE CURRENT RECORDS.

NOTE:  
CORRECTIONS TO THE ORIGINAL SURVEY RECORDS WILL BE MADE TO THE ORIGINAL RECORDS.

SCALE: 1" = 50'

5/8"Ø x 24" REBAR WITH CAP STAMPED 172757

## AGRICULTURAL 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 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\_\_

SIGNATURE

## WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE REQUIREMENTS 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 I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

SIGNATURE

## 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 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

	<b>LANDMARK SURVEYING, INC.</b> A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-5, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506	WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ PAGE _____
	CLIENT: BRETT LARKIN LOCATION: PART OF NW 1/4 OF SEC. 19, T.6N, R.2W., S.L.B.&M. SURVEYED: FEBRUARY 2011	REVISIONS: DRAWN BY: DLG CHECKED BY: DATE: 01-26-11 FILE: 3193FIN