

Glen Shannon Subdivision

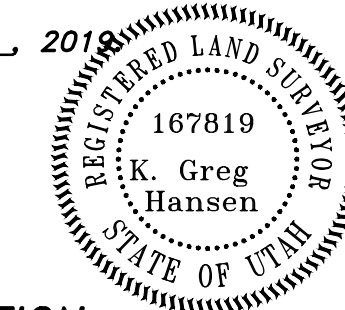
Weber County, Utah
A Part of the Southwest Quarter of Section 32,
Township 6 North, Range 2 West, Salt Lake Base & Meridian
January 2019

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 Professional 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 one (1) lot, known hereafter as Glen Shannon Subdivision 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 SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER LOCATED 1510.78 FEET NORTH 01°00'31" EAST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 32;

RUNNING THENCE ALONG SAID WEST LINE NORTH 01°00'31" EAST 150.00 FEET TO THE SOUTH BOUNDARY LINE OF RANCHO DEL LAGO SUBDIVISION NO. 4; THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 89°15'37" EAST (SOUTH 89°25'42" EAST BY RECORD) 323.50 FEET; THENCE SOUTH 01°00'31" WEST 150.00 FEET; THENCE NORTH 89°15'37" WEST 323.50 FEET TO THE POINT OF BEGINNING. CONTAINING 48,526 SQUARE FEET OR 1.114 ACRES.

REMAINDER PARCEL BOUNDARY DESCRIPTION

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

BEGINNING AT SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER BEING A POINT LOCATED 1324.02 FEET NORTH 01°00'31" EAST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 32;

RUNNING THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 01°00'31" EAST 186.76 FEET; THENCE SOUTH 89°15'37" EAST 323.50 FEET; THENCE NORTH 01°00'31" EAST 150.00 FEET TO THE SOUTH BOUNDARY LINE OF RANCHO DEL LAGO SUBDIVISION NO. 4; THENCE ALONG SAID SOUTH BOUNDARY LINE AND THEN THE SOUTH BOUNDARY LINE OF RANCHO DEL LAGO SUBDIVISION NO. 3 SOUTH 89°15'37" EAST (SOUTH 89°25'42" EAST BY RECORD) 1812.09 FEET TO THE NORTHWEST CORNER OF THE ALLEN STAUFFER PROPERTY, FILED AS ENTRY NO. 1146755 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 00°34'26" WEST 170.00 FEET TO THE SOUTHWEST CORNER OF SAID STAUFFER PROPERTY BEING A POINT ON THE NORTH BOUNDARY LINE OF THE BEARING POINT INVESTMENTS LLC PROPERTY, FILED AS ENTRY NO. 2381509 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID BEARING POINT INVESTMENTS LLC PROPERTY THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°15'37" WEST 110.00 FEET; AND (2) SOUTH 00°34'26" WEST 161.60 FEET (160.00 FEET BY RECORD) TO THE NORTH BOUNDARY LINE OF THE BEARING POINT INVESTMENTS LLC PROPERTY, FILED AS ENTRY NO. 2381510 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 89°24'30" WEST 2028.14 FEET TO THE POINT OF BEGINNING. LESS COUNTY ROAD ALONG WEST BOUNDARY FOR A TOTAL OF 14.73 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 a lot and street, as shown on this plat and name said tract Glen Shannon Subdivision and hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals 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 erected within such easements. we have here unto set our signature this _____ day of _____, 2019.

Dewayne L. Hansen, Manager/Member of Bearing Point Investments, LLC.

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber

On the _____ day of _____, 2019, Dewayne L. Hansen, personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is Manager/Member of Bearing Point Investments, LLC, and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

Northwest Corner of Section 32, T. 6 N., R. 2 W., SLB&M Found Weber County 3" Brass Cap Monument dated 1980. Fair Condition.

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)

- PLAT NOTES:
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
 - THE VERTICAL DATUM IS NAVD 88.
 - ALL CONSTRUCTION TO COMPLY WITH WEBER COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROADS ADJACENT TO THESE PROPERTIES UNTIL CURBS AND GUTTERS ARE INSTALLED.
 - LOT 1 WILL BE SERVED BY CENTRAL WEBER SEWER DISTRICT.
 - LOT 1 WILL BE SERVED BY TAYLOR WEST WEBER WATER.
 - CONSTRUCTION ACTIVITY PERMITS WILL BE REQUIRED FOR ANY CONSTRUCTION THAT:
 - DISTURBS MORE THAN 5000 SQUARE FEET OF LAND SURFACE AREA, OR
 - CONSIST OF THE EXCAVATION AND/OR FILL OF MORE THAN 200 CUBIC YARDS OF MATERIAL, OR
 - REQUIRES A BUILDING PERMIT FOR WHICH EXCAVATION OR FILL IS A PART OF THE CONSTRUCTION, AND LESS THAN ONE ACRE IF PART OF A COMMON PLAN OF DEVELOPMENT.

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1j).

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat: "Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

Address needs to be 3060 South per addressing review. I just spoke with the address manager, who confirmed that the number does need to be changed.

Remainder Parcel
Carl Hansen
150850006
Containing 14.73 Acres
Remaining Agricultural Parcel,
Not Approved for Development

NARRATIVE

The purpose of this survey was to establish and set the property corners of the one lot subdivision as shown and described hereon. This survey was ordered by Kerry Egbert. The control used to establish the south property line which is the south line of the north half of the southwest quarter of section 32, T. 6 N., R. 2 W., SLB&M was the HAI Survey done in 2006, ROS No. 3669. The west boundary is the west line of the southwest quarter. The east boundary line is the west boundary line of parcels Tax Id. Nos. 15-085-0005 and 0008 and the north boundary line is the south boundary line of the Rancho Del Lago Subdivision Phase 3 and 4. Said subdivision was adjusted from that plotted to fit the existing found rebar and fence lines along said south boundary line. Also used was the existing Weber County Surveyor Monumentation surrounding Section 32, Township 6 North, Range 2 West, SLB&M. The basis of bearing is the west line of said Section which bears North 01°00'31" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Legend

	Subject Property Line		Telephone Pedestal
	Secondary Property Line		Fire Hydrant
	Centerline		Water Meter
	Easement/Right-of-Way Line		Water Valve
	Section Line		Sewer Manhole
	Existing 5.0' Contour		Power Pole
	Existing 1.0' Contour		Set 24"x5/8" Rebar with Cap
	Fence Line		Found rebar set by others
	Storm Drain Existing		Street Monument
	Water Line Existing		Section Corner
	Proposed Water Lateral		
	Power Line Existing		
	Edge of Asphalt Paving		

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 Commissioner of Weber County Utah Signed this _____ Day of _____, 2019.

Chairman, Weber County Commission

Attest:

Title:

WEBER COUNTY ENGINEER

I Herby 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 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 Thereof and now in Force and Effect Signed this _____ Day of _____, 2019.

Weber County Attorney

WEBER COUNTY SURVEYOR

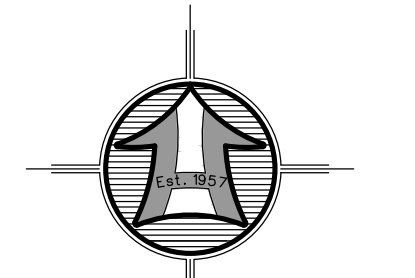
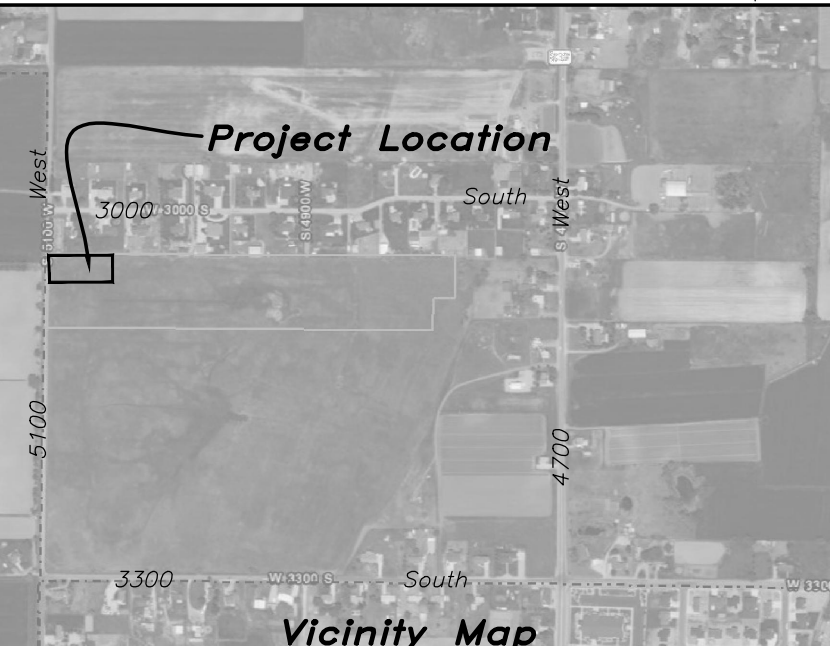
I Herby Certify that the Weber County Surveyor's Office has Reviewed this Plat and all conditions for approval by this office have been satisfied. The approval of this Plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this _____ Day of _____, 2019.

Weber County Surveyor

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



Developer:
Kerry Egbert
3133 S 4700 W
Ogden, Utah 84404
(801) 391-1676

NOTE:
1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.



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