

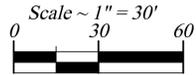
# HEATHERGLEN SUBDIVISION PHASE 3

An Amendment to Heatherglen Subdivision and Heatherglen Subdivision Phase 2  
 PART OF THE NW 1/4 OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
 UNINCORPORATED WEBER COUNTY, UTAH - MARCH 2018

A north point or arrow which shall make the top of the sheet either North or East however exceptions may be approved by the county surveyor. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(c)

FND SECTION CORNER  
 NW COR SEC 22  
 T7N, R2W, S18&M,  
 WEBER CO. BRASS CAP  
 1963 FAIR COND.

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 NW COR SEC 22  
 T7N, R2W, S18&M,  
 WEBER CO. BRASS CAP  
 1963 FAIR COND.



- 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

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)

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).

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)(1).

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land 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)

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 and name said tract Heatherglen Subdivision Phase 3:

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.

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.

Are there any land drain easements to be established by this plat?

Add Owners' names

### Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

NAME \_\_\_\_\_ NAME \_\_\_\_\_

STATE OF UTAH )  
 ) SS  
 COUNTY OF WEBER )

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.  
 WITNESS my hand and official stamp the date in this certificate first above written:  
 As a Notary Public commissioned in Utah, Witness my hand and official seal.

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

### BOUNDARY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4000 NORTH STREET, SAID POINT IS NORTH 89°35'34" WEST 877.91 FEET ALONG THE SECTION LINE AND SOUTH 0° 24'26" WEST 102.74 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 01°29'14" WEST 387.70 FEET; THENCE NORTH 88°04'04" WEST 304.51 FEET; THENCE NORTH 01° 29' 14" EAST 382.00 TO SOUTH RIGHT OF WAY LINE OF SAID STREET; THENCE SOUTH 89° 08'28" EAST 304.52 FEET ALONG SOUTH RIGHT OF WAY LINE OF SAID STREET TO THE POINT OF BEGINNING. CONTAINS 2.69 ACRES

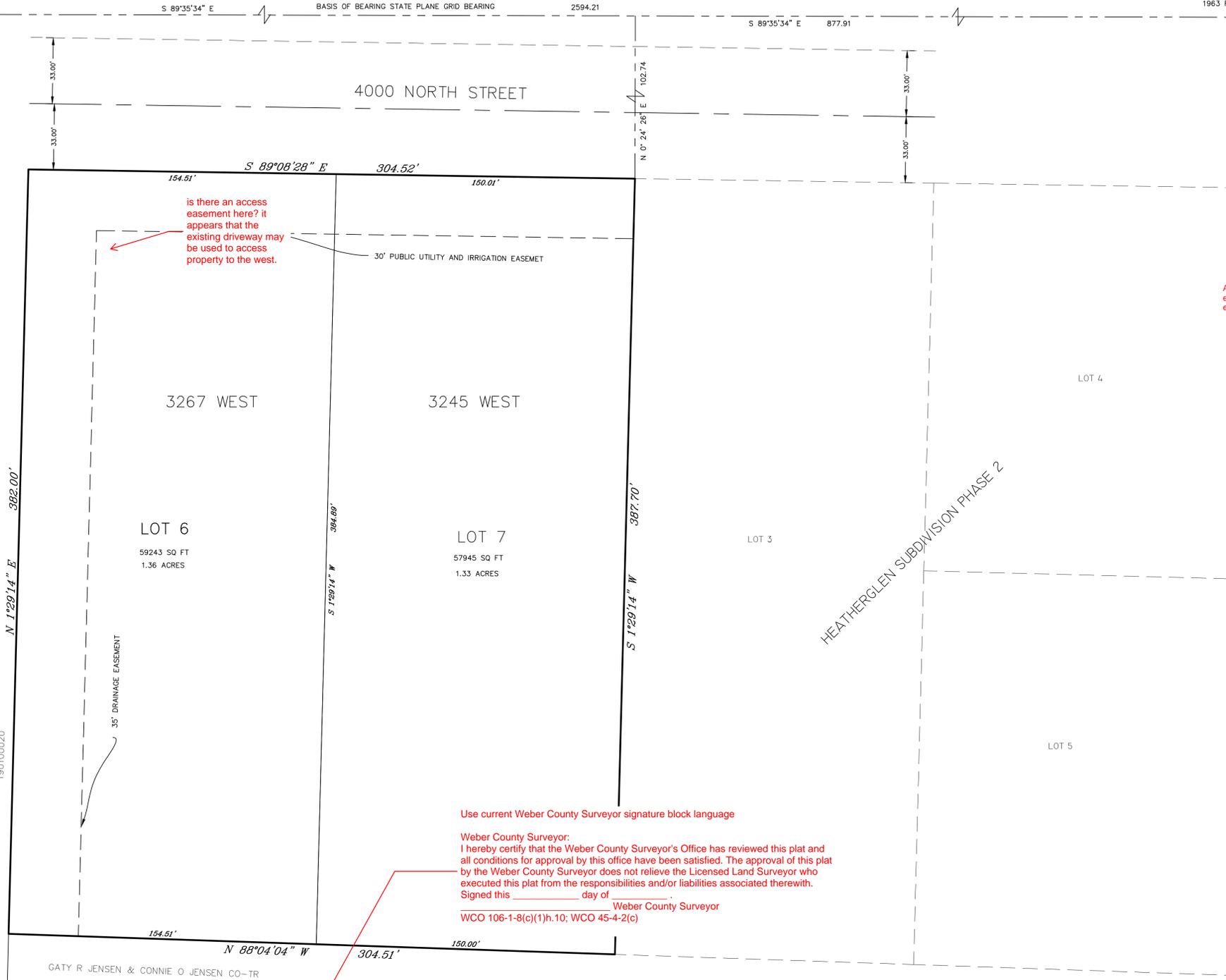
### NARRATIVE

This purpose of this survey is to adjust the Lot line between Lot 1 of Heatherglen Subdivision and Lot 2 of Heatherglen Subdivision Phase 2.

- Documents used to aide in this survey:
- Weber County Tax Plat 19-307 and 19-010-1.
  - Deeds of record as found in the Weber County Recorders Office for parcels 19-010-0020, 19-010-0031, 19-010-0063, 19-307-0001, 19-307-0002, 19-307-0003, 19-307-0004.
  - Plats of Record: #49-006 Heatherglen Subdivision, #73-070 Heatherglen Subdivision Phase 2.

Lot lines and 4000 North Street was established by using both Subdivision plats.

Basis of bearing is state plane grid from found Weber County Monument as shown.



Use current Weber County Surveyor signature block language

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\_\_\_\_  
 \_\_\_\_\_  
 Weber County Surveyor  
 WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

### 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 for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. 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 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.



The individual or company names and addresses of the engineer and land surveyor of the subdivision. WCO 106-1-5(a)(3); UCA 17-23-17(3)(j)

<p><b>Landmark Surveying, Inc.</b>                  A Complete Land Surveying Service                  www.LandmarkSurveyUtah.com</p>		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		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	
<b>DEVELOPER:</b> Address: _____		1		By Deputy: _____	
NW 1/4 of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian.		Amended Plat		Revisions DRAWN BY: EJB CHECKED BY: TDK DATE: _____ FILE: 3807	