

SLADE SUBDIVISION

PART OF THE SW 1/4 OF SECTION 16 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - FEBRUARY

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); UCA 17-23-17(3)(c)

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1); UCA 17-23-17(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 SLADE SUBDIVISION:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Right-of-Way for Ingress/Egress as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by owners of these Lots, their grantees, successors, or assigns

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.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20____

JOSHUA SLADE _____ CHELSEA SLADE _____
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):

The surveyed boundary lines of the tract to be subdivided.
Boundary description does not match map

BOUNDARY DESCRIPTION

A tract of land being a part of Lot 24, Huntsville District Survey of the Southwest Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 910.60 feet South 89°16'56" East along the Quarter Section line from the Northwest corner of said Southwest Quarter Section (said point also being South 89°16'56" East 180 feet from the Northwest corner of said Lot 24); and running thence South 89°16'56" East along the Quarter Section line 349.79 feet more or less to a fence corner; thence South 0°09'19" West along said fence line 748.10 feet more or less to the Center of 500 South Street; thence North 88°38'00" West along said center line 150.00 feet to a fence line extended; thence North 0°09'19" East along said fence line and extended 239.38 feet to a fence corner; thence North 88°44'26" West along said fence 199.89 feet more or less to a fence corner; thence North 0°09'42" East along said fence 505.18 feet to the point of beginning.

Contains 213,210 s.f. or 4.89 acres

Together with a right-of-way created in that certain Warranty Deed Recorded September 3, 1981 as Entry No. 843045 in Book 1388 as Page 1571 of Weber County Records.

NARRATIVE

The purpose of this survey is to create a two (2) lot subdivision as shown.

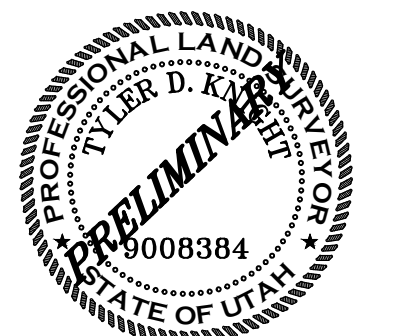
- Documents used to aid in this survey:
- Weber County Tax Plat 21-024 (current and prior years).
 - Deeds of record as found in the Weber County Records Office for parcels 21-024-0003, 21-024-0004, 21-024-0005, 21-024-0018, 21-024-0021, 21-024-0022, 21-024-0027, 21-024-0028, 21-025-0014
 - Plats of Record: 17-047 Mountain Valley Meadows Subdivision, 38-009 Pure Country Acres, 40-057 Christensen Acres Subdivision,
 - Record of Survey: #1470, 1591, 2625, 3497.

Centerline of 500 West Street was established by using fence line evidences observed on the ground and information from the County Surveyor's office. Record descriptions were rotated to State Plane bearings and adjusted to fit existing evidences.

Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

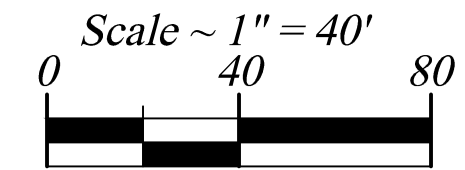
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



The surveyor making the plat shall certify that the surveyor holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, UCA 17-27a-604(4)(b)(i)

The surveyor making the plat shall certify that the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements. UCA 17-27a-603(4)(b)(ii)

The surveyor making the plat shall certify that the surveyor has placed monuments as represented on the plat. UCA 17-27a-604(4)(b)(iii)



Legend

- X---X---X--- EXISTING FENCE
- SEASEMENTS
- 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

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

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, data, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners. WCO 106-1-5(a)(4)

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)]

A signature block for County Surveyor conforming to state code and county ordinance.
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 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 _____
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____.

Attest: _____
Chairman, Weber County Commission Title: Weber County Clerk

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

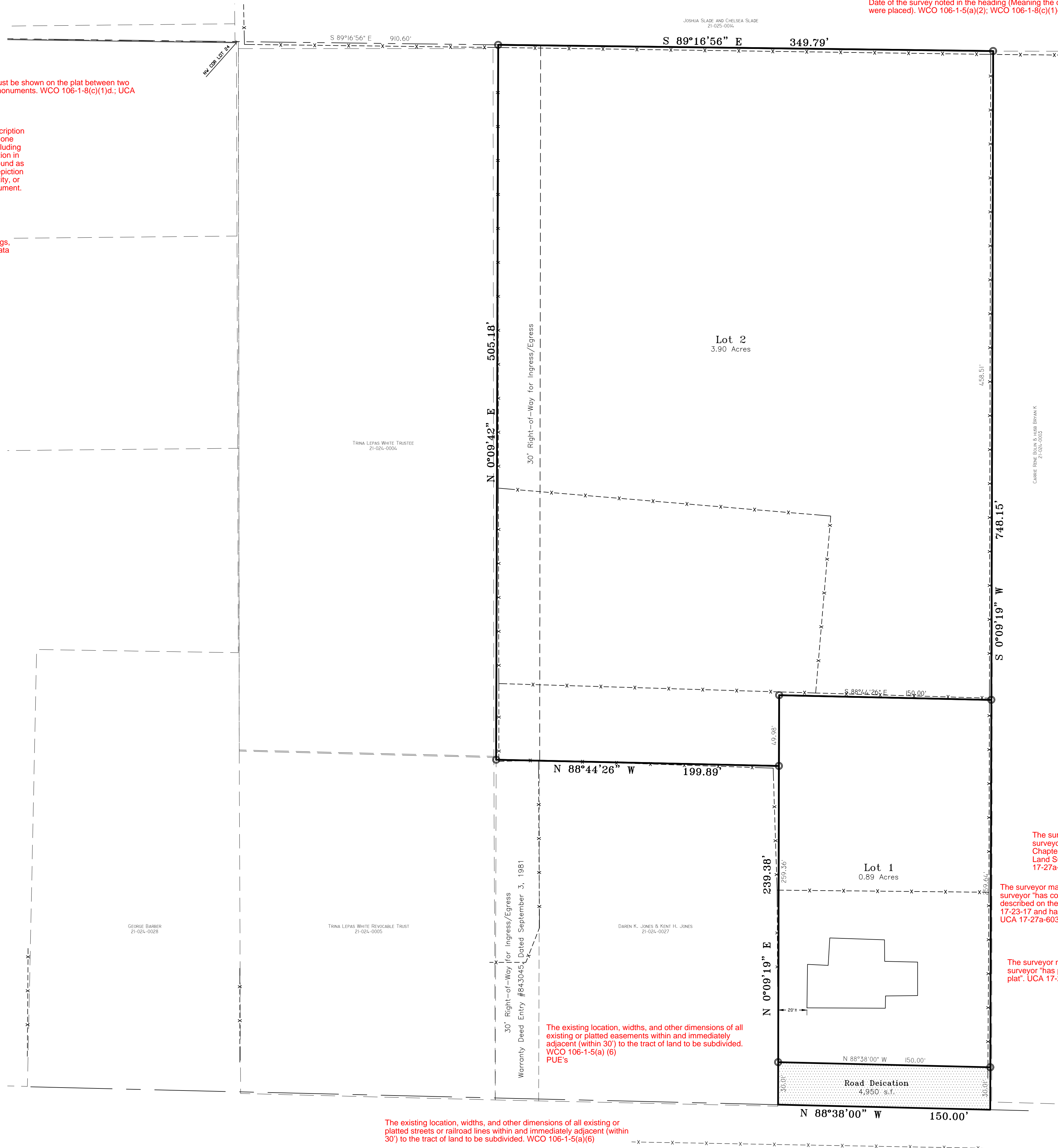
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of _____, 20____.

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 _____



The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) PUE's

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

	Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com 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 By Deputy: _____
DEVELOPER: Josh Slade Address: 8870 E. 500 S. Huntsville, UT 84317	1	
SW 1/4 of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian.		Subdivision
Revisions	DRAWN BY: EB	
	CHECKED BY: TK	
	DATE: 2/12/2019	
	FILE: 3888v2	