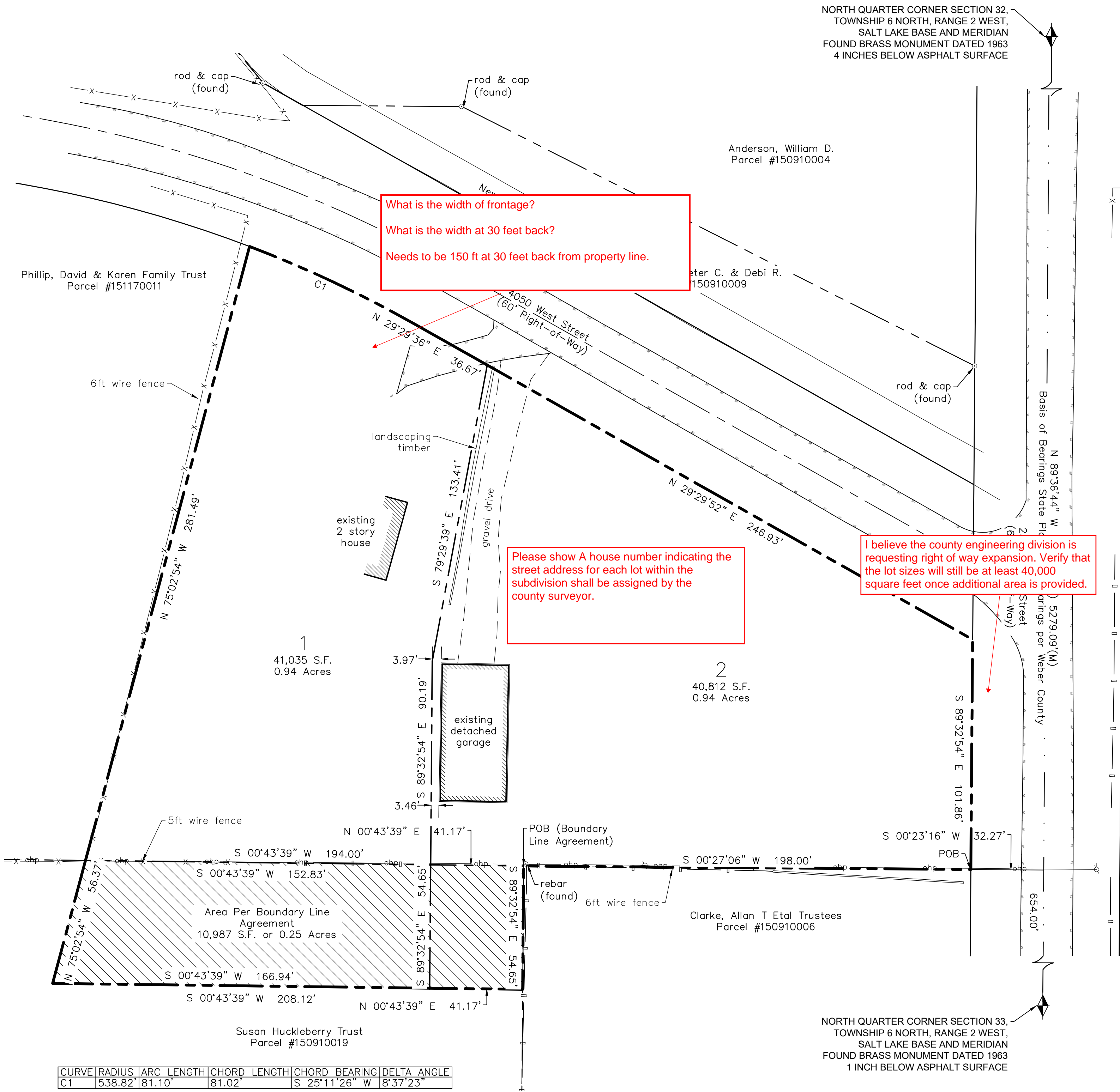


HUCKLEBERRY SUBDIVISION
SITUATE IN THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 6 NORTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. WEBER COUNTY, UTAH
JUNE, 2019



OWNER:

Peter and Debi Huckleberry
4003 West 2550 South
Ogden, Utah 84401

BASIS OF BEARINGS

The Basis of Bearings for this Plat is the Section Line between the North Quarter Corner of Section 33 and the North Quarter Corner of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Shown Hereon as: N89°36'34"W

NARRATIVE

The purpose of this plat is to re-establish the boundary of the Peter and Debi Huckleberry parcel and to divide the below described property into 2 lots as shown. A boundary line agreement was needed with the eastern line adjoiner to add enough land for subdivision lot requirements as described.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a Point which lies N89°36'34"W 654.00 feet, on the line between the North Quarter Corner of said Section 33 and the North Quarter Corner of said Section 32, and S00°23'16"W 32.27 feet from the North Quarter Corner of said Section 33; Thence S00°27'06"W 198.00 feet; Thence S00°43'39"W 194.00 feet; Thence N75°02'54"W 281.49 feet to the east line of 4050 West Street; Thence 3 courses along said street as follows: (1) Northerly along the arc of a \$38.92 foot radius curve to the right 81.10 feet, chord bears N25°11'26"E 81.02 feet, (2) N29°29'36"E 39.84 feet, and (3) N29°29'52"E 246.93 feet to the south line of 2550 South Street; Thence along said south line of 2550 South Street S89°32'54"E 101.86 feet to the Point of Beginning. Containing 70,860 square feet or 1.63 acres.

BOUNDARY LINE ADJUSTMENT DESCRIPTION

Part of the Northwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a Point which lies N89°36'34"W 654.00 feet, on the line between the North Quarter Corner of said Section 33 and the North Quarter Corner of said Section 32, and S00°23'16"W 32.27 feet, and S00°27'06"W 198.00 feet from the North Quarter Corner of said Section 33; Thence S89°32'54"E 54.65 feet to the west boundary of Susan Huckleberry Trust; Thence along the west boundary of said Susan Huckleberry Trust S00°43'39"E 208.12 feet; Thence N75°02'54"W 56.37 feet; Thence N00°43'39"E 194.00 feet to the Point of Beginning. Containing 10,987 square feet or .25 acres.

Please show the existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided.

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

SURVEYOR'S CERTIFICATE

I, **Robert Johnson**, 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 that I have completed a survey of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and that this plat of **Huckleberry Subdivision** in **Weber County**, Utah, has been drawn correctly to the designated scale and is a 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 ade by me on the ground, I further 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 _____, 20__.

9214931
Utah License Number Robert Johnson

OWNERS DEDICATION AND CERTIFICATION

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 on the plat and name said tract **HUCKLEBERRY 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 and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as ay be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed this _____ day of _____, 20__.

Needs full name of all who are signing exactly as shown in the deed.

Peter and Debi Huckleberry

Notary's Note

State of: _____

City of _____, to wit:

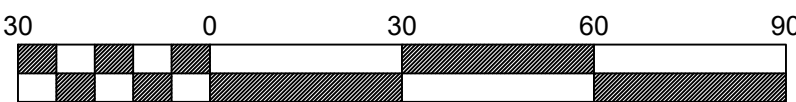
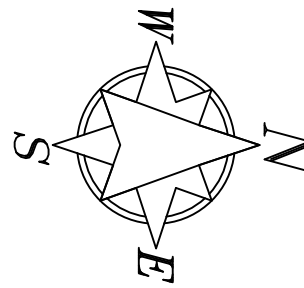
I, _____, a Notary Public, in and for the city and state aforesaid, do hereby certify that _____, whose name is signed to the foregoing writing bearing date this _____ day of _____, 2018, have acknowledged the same before me in my city and state aforesaid. He/She is ☐ personally known to me, ☐ or has produced _____ as identification.

Given unto my hand this _____ day of _____, 2018.

My commission expires: _____

Notary Public _____ Notary Registration Number _____

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).



LEGEND

- Adjacent Lot Line
- Property Line
- Subdivision Boundary
- Right of Way
- Centerline Road
- Easement Line
- Sanitary Sewer and Manhole
- Storm Line and Manhole
- Waterline
- Underground Electric Line
- Underground Fiber Optic Line
- Underground Gas Line
- Asphalt
- Building
- Fence Wire
- Rod Found
- Telephone Pedestal
- Telephone Manhole
- Telephone Box
- Fire Hydrant
- Water Valve
- Water Meter
- Electric Pedestal
- Monument
- Fiber Optic Marker
- Electric Transformer
- Light Pole
- Irrigation Control Valve
- Sanitary Cleanout
- Utility Pole
- Section Corner Monument

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
Filed For Record and Recorded _____
At _____ in Book _____ Of the Official
Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

HUCKLEBERRY SUBDIVISION
WEBER COUNTY, UTAH

REVISIONS

DESIGNED BY: NA
DRAWN BY: RBJ
CHECKED BY: RBJ
SCALE: 1" = 30'
DATE: 7/13/19
PROJECT NUMBER: NA

SHEET
1 OF 1