# **HUCKLEBERRY SUBDIVISION**

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

NORTH QUARTER CORNER SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND BRASS MONUMENT DATED 1963 4 INCHES BELOW ASPHALT SURFACE -rod & cap (found) Anderson, William D. Parcel #150910004 What is the width of frontage? What is the width at 30 feet back? Needs to be 150 ft at 30 feet back from property line. Phillip, David & Karen Family Trust Parcel #151170011 eter C. & Debi R 150910009 6ft wire fence landscapinç timber 89 98 existing 2 story believe the county engineering division is Please show A house number indicating the equesting right of way expansion. Verify that street address for each lot within the ne lot sizes will still be at least 40,000 quare feet once additional area is provided subdivision shall be assigned by the county surveyor. 41,035 S.F. 3.97'<del>--</del> 0.94 Acres 40.812 S.F. 0.94 Acres existing detached garage 3.46' - -\_5ft wire fence -POB (Boundary N 00°43'39" E |41.17'7 S 00°23′16″ W 32.27′7 Line Agreement) S 00°43'39" W 194.00' S 00°27'06" W 198.00' 3 00°43'39" W 152.83'` (found) 6ft wire fence Area Per Boundary Line Clarke, Allan T Etal Trustees Parcel #150910006 10,987 S.F. or 0.25 Acres S 00°43'39" W 166.94" S 00°43'39" W 208.12' N 00°43'39" E 41.17' <sup>\_</sup> NORTH QUARTER CORNER SECTION 33, Susan Huckleberry Trust Parcel #150910019 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND BRASS MONUMENT DATED 1963 1 INCH BELOW ASPHALT SURFACE

# 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\_\_\_\_.

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 affect.

Signed this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_.

Weber County Attorney

Weber County Engineer

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\_\_\_\_.

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.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Chairman, Weber County Planning Commission

Weber County Surveyor

WEBER COUNTY ENGINEER
t the required public improvement

I hereby cerify that the required public improvement standards and drawings for this subdivision conform wiht the county standards and the amount of the financial guarantee is sufficient for the intallation of the improvements.

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 beween 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 538.92 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 243.76 feet to the south line of 2550 South Street; Thence along said south line of 2250 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

# LEGEND

	Adjacent Lot Line	$\odot$	Rod Found
	Property Line	$\bigcirc$	Telephone Pedestal
	Subdivision Boundary	$\bigcirc$	Telephone Manhole
	Right of Way		Telephone Box
	Centerline Road		Fire Hydrant
	Easement Line	$\otimes$	Water Valve
—— ss —— ss ——	Sanitary Sewer and Manhole	$\ominus$	Water Meter
	Storm Line and Manhole	$\bigcirc$	Electric Pedestal
w	Waterline	+	Monument
uge	Underground Electric Line	<b>(E)</b>	Fiber Optic Marker
fo	Underground Fiber Optic Line	7	Electric Transformer
gas	Underground Gas Line		Light Pole
<u> </u>	Asphalt	$\ominus$	Irrigation Control Valve
	Building	0	Sanitary Cleanout
XX	Fence Wire	<i>Q</i>	Utility Pole
		lack	Section Corner Monument

SURVEYOR'S CERTIFICATE

I, <u>Robert Johnson</u>, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance wiht 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 <u>Huckleberry Subdivision</u> in <u>Weber County</u>, 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 <u>Weber County</u> 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 <u>Weber County</u> concerning zoning requirements regarding lot measurements have been complied with.

measurements hav	ve been complied with.	C	C
Signed this	day of	, 20	
9214931			

Utah License Number

OWNERS DEDICATION AND CERTIFICATION

Robert Johnson

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 <a href="HUCKLEBERRY SUBDIVISION">HUCKLEBERRY SUBDIVISION</a>, 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 natual state whichever is applicable as ay be authorized by the govering authority, with no buildings or structures being erected within such easements.

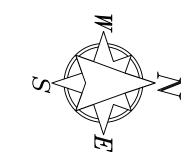
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.

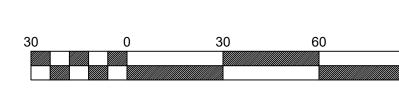
Needs full name of all who are signing exactly as shown in the deed.

Peter and Debi Huckleberry

Notary's Note			
State of:			
City of	, to wit:		
I,hereby certify the		Public, in and for the	city and state aforesaid
day of	018, have acknowled	to the forgoing writing ged the same before m known to me,	
	ny hand this on expires:	day of	, 2018.
Notary Public	:	Notary Registro	ation 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).





Scale 1" = 30'

WE	EBER COUN	ΓΥ REC	ORDER
Entry No.		Fee Paid	
Filed For	Record and Record	led	
At	in Book		Of the Official
Records, 1	Page		
Recorded	For:		
Weber Co	ounty Recorder		
		Depu	ıty.
		1	J

Fork
Engineering
(801) 87

HUCKLEBERRY SUBDIVISION

UTAH

WEBER COUNTY,

REVISIONS

DESIGNED BY:

NA

DRAWN BY:

RBJ

CHECKED BY:

RBJ

SCALE:

1" = 30'

DATE:

7/13/19

PROJECT NUMBER:

NA

SHEET 1 OF 1