

DEE SCHENCK SUBDIVISION

A PART OF THE N. W. 1/4 OF SEC. 33 T. 6 N., R. 2 W., S.L.B. & M.

WEBER COUNTY, UTAH

SURVEYORS CERTIFICATE

I DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF DEE SCHENCK SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND; AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____ 20__.

OWNERS DEDICATION

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 HEREON AND NAME SAID TRACT DEE SCHENCK 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 THROUGHFARES FOREVER. ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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.

SIGNED THIS _____ DAY OF _____ 20__.

TYPE NAME OF NAME & TRUST _____

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER)
 ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33, RUNNING THENCE SOUTH 89°10'15" EAST ALONG THE QUARTER SECTION LINE 182.25 FEET; THENCE SOUTH 01°32'31" WEST 325.03 FEET; THENCE NORTH 89°10'15" WEST 139.85 FEET; THENCE SOUTH 01°07'03" EAST 177.98 FEET; THENCE NORTH 88°52'57" WEST 40.00 FEET; THENCE NORTH 01°07'03" EAST 502.82 FEET TO THE POINT OF BEGINNING. CONTAINS 1.51 ACRES.

RECALC AREA

NEW PARCEL 150090011 DESCRIPTION AFTER ROAD DEDICATION

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT SOUTH 01°07'03" WEST ALONG THE QUARTER SECTION LINE 502.82 FEET AND SOUTH 88°52'57" EAST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 33; RUNNING THENCE NORTH 01°07'03" EAST 177.98 FEET; THENCE SOUTH 89°10'15" EAST 139.85 FEET; THENCE SOUTH 01°44'34" WEST 177.84 FEET; THENCE NORTH 89°10'35" WEST 137.90 FEET TO THE POINT OF BEGINNING. CONTAINS 24,718 SQ. FT.

4-5-13 sec 13-19 on ground coords.
 323664.55 1840221.50

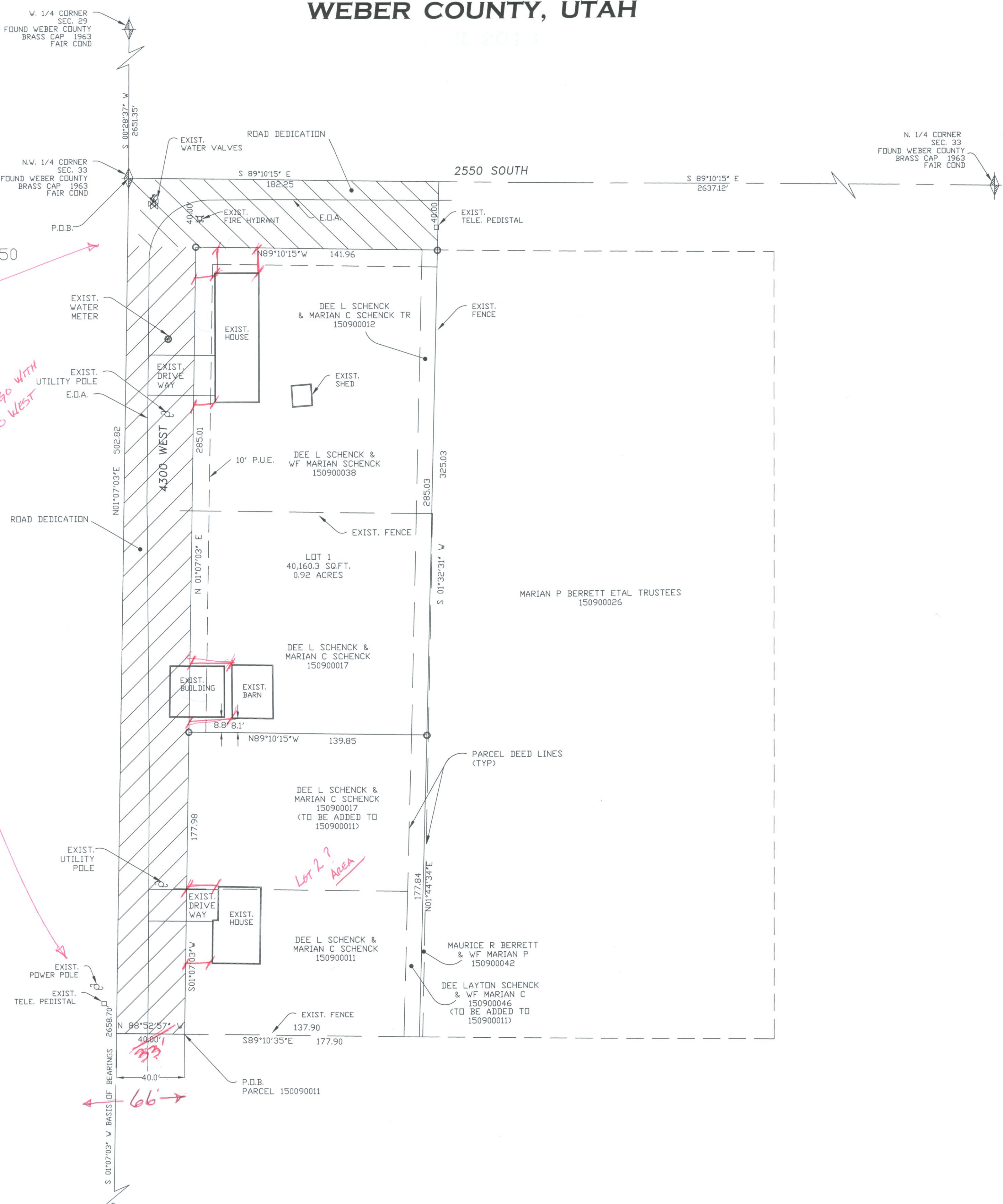
q from a 33' Row to a 40' Row? (After Lane 4 25% off from 200) Parallel to 90 with a 33' Row for 1800 West

A 2 LOT SUBDIVISION WILL ALLEVIATE DEED ISSUES CONCERNING LOT 2

Boundary Desc of Entire 2 Lot Subdivision

NOT NECESSARY FOR A 2 LOT

DEVELOPER NAME AND MAILING ADDRESS REQUIRED



SCALE: 1" = 40'

○ = SET 5/8"Ø x 24" REBAR WITH CAP STAMPED 172757

◆ = WEBER COUNTY SURVEY MONUMENT

2 lot same from conversation in May? Verify w/ the Schenck

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMBINE SEVERAL PARCELS AND CREATE A 2 LOT SUBDIVISION, WITH THE REMAINING PARCELS BEING TRANSFERRED TO THE MOST SOUTHERLY REMAINING PARCEL (150900011). CURRENT DEED DESCRIPTIONS EXCEPT THE ROADWAY FOR 4300 WEST AND 2550 SOUTH (33' FOR SOME OF 4300 WEST), HOWEVER ROAD DEDICATION HAS BEEN SHOWN THAT WILL BE IN AGREEMENT WITH PROPERTIES TO THE SOUTH AND EAST OF THIS SUBDIVISION. FROM THE LOCATION OF THE OCCUPATION AND THE VARIOUS PARCELS AND TRANSFERS THAT HAVE OCCURED TO AND FROM THIS PROPERTY, IT APPEARS THAT AN EFFORT HAD BEEN MADE TO ADJUST DEEDS TO THE OCCUPATION AT A PREVIOUS TIME. THESE MULTIPLE PARCELS HOWEVER HAVE CONVINCED ME THAT ATTEMPTING TO SHOW RECORD DISTANCES ALONG THE SUBDIVISION LINES WOULD ONLY INCREASE CONFUSION ON THIS PARTICULAR PLAT. BASIS OF BEARING IS UTAH STATE PLANE BEARING.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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 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 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 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__.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION
 ATTEST: _____

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W., #A-3, WEST HAVEN, UTAH 84401 PHONE: 801-731-4075 FAX: 801-731-8506	
CLIENT: DEE SCHENCK	WEBER COUNTY RECORDER
LOCATION: PART OF THE N.W. 1/4 OF SEC. 33 T.6N., R.2W., S.L.B.&M.	ENTRY # _____ FEE _____
SURVEYED: APRIL 2013	FILED FOR RECORD & RECORDED
REVISIONS:	THIS _____ DAY OF _____ 20__
09-10-08 K.T.	AT _____ IN BOOK _____ OF _____
11-19-08 K.T.	PAGE _____
12-10-08 DLG	WEBER COUNTY RECORDER
12-22-08 DLG	BY _____ DEPUTY
DRAWN BY: K.T.	
CHECKED BY: DLG	
DATE: 09-09-08	
FILE: 3057/dee schenck subdiv	