

# 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 2020

### 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 streets as shown hereon and name said tract SLADE SUBDIVISION:  
We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) and/or road(s) as public utility corridors as may be authorized by the governing entity.  
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility (P.U.E.), the same to be used for the installation maintenance and operation of public utility service line(s), 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 a perpetual right and easement over and upon the land designated hereon as "Emergency Turnaround Easement", the same to be used for the purpose of access and emergency vehicle turnaround as may be authorized by the governing entity, with no buildings or structures being erected within easement.  
We, the herein signers, grantor(s), hereby grant a well protection easement(s) to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantees, the terms of this easement are to comply with the regulatory laws, requirements, ordinances, and policies administered by the Weber/Morgan Health Department for the protection of drinking water related to culinary water wells in the State of Utah, and to provide a separation from a culinary water well from concentrated sources of pollution. The sources of pollution are described as but not limited to septic tanks, septic drain fields, garbage dumps, livestock corrals, feed lots, hazardous waste storage, or other sources of pollutants deemed inappropriate under the regulatory authority of the Weber/Morgan Health Department. The easement as granted is a perpetual easement and shall run with the land and is binding on any and all successors and assigns. The easement is as shown and noted hereon as **New Well Protection Easement(s)** having a 100 foot radius. The center of which shall be the physical location of the well as constructed.

### Individual Acknowledgement

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

JOSHUA SLADE \_\_\_\_\_ CHELSEA SLADE \_\_\_\_\_  
STATE OF UTAH )  
COUNTY OF WEBER ) SS

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 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 line running South; thence South 0°09'19" West along said fence line 748.83 feet more or less to the Center of 500 South Street; thence North 88°44'29" West along said center line 150.00 feet; thence North 0°09'19" East 240.34 feet; thence North 88°44'26" West 199.85 feet; thence North 0°09'19" East 505.18 feet to the point of beginning.

Contains 213,333 s.f. or 4.90 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:

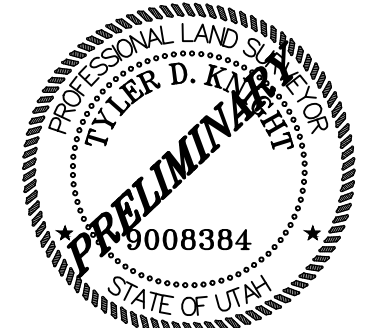
- Weber County Tax Plat 21-024 (current and prior years).
- Deeds of record as found in the Weber County Recorders Office for parcels 21-024-0003, 21-024-0004, 21-024-0005, 21-024-0018, 21-024-0021, 21-024-0022, 21-024-0027, 21-024-0028, 21-025-0014.
- Plats of Record: 17-047 Mountain Valley Meadows Subdivision, 38-009 Pure Country Acres, 40-057 Christensen Acres Subdivision, 79-085 East Lake Meadows Subdivision,
- Record of Survey's: #1470, 1591, 2625, 3497.

Centerline of 500 West Street was established from Mountain Valley Meadows Subdivision related to current State Plane Bearings and fit to existing occupation. Centerline is supported by 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.

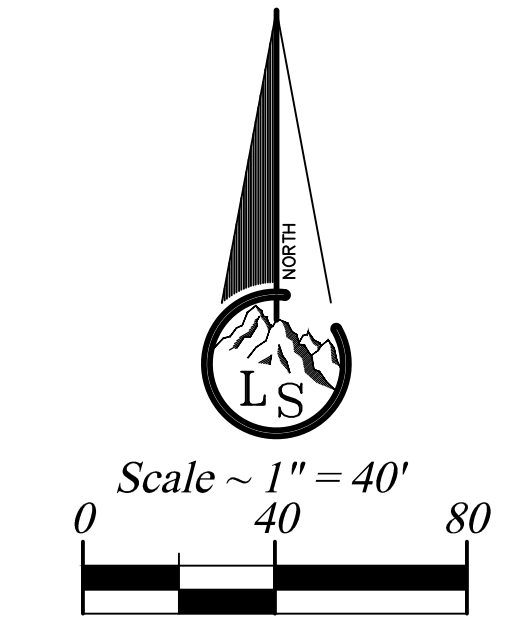
Basis of bearing is state plane grid from monument as shown.

### SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold 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.



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



- Legend**
- X---X--- EXISTING FENCE
  - EASEMENTS
  - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - ▲ FND REFERENCE MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ⊕ ELEVATION BENCHMARK
  - ▨ ROAD/STREET DEDICATION

**NOTE:**  
1. 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)]  
2. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

WEST QUARTER CORNER SEC. 16  
T.6N., R.2E., SLB&M.  
FOUND 3" BRASS CAP MONUMENT  
2' ABOVE GROUND, DATED 1988

FOUND WEBER COUNTY  
WITNESS MONUMENT  
3" BRASS CAP, FLUSH WITH GROUND

SOUTHWEST CORNER SEC. 16  
T.6N., R.2E., SLB&M.  
CALCULATED LOCATION  
FROM REFERENCE MONUMENTS

FOUND OGDEN CITY  
WITNESS MONUMENT  
8" CAP, 1 FOOT ABOVE GROUND

**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 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\_\_.

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 \_\_\_\_\_

