HUCKLEBERRY SUBDIVISION

SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR SITUATE IN THE NORTHWEST QUARTER OF SECTION 33, LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS TO BE HEREAFTER KNOWN AS: - NORTH 1/4 CORNER, SECTION 32, T 6 N, R 2 W. S. L. B. & M. FOUND WEBER COUNTY 3" NORTH 1/4 CORNER, SECTION 33, — BRASS CAP IN RING AND LID, 4" BELOW HUCKLEBERRY SUBDIVISION T 6 N, R 2 W, S.L.B.&M. FOUND ASPHALT AT THE INTERSECTION OF 2550 WEBER COUNTY 3" BRASS CAP SOUTH & 4700 WEST MONUMENT, 1" BELOW ASPHALT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT. 2550 SOUTH STREET (PUBLIC STREET) <u>S 89</u>°39'52" <u>E 26</u>42.80' S 89°33'35" E 2636.29' (S 89°10'15" E 2637.12' SECTION DATA SHEET T6N, R2W) SATTAR N. TABRIZ DATE: - NORTHWEST CORNER SECTION 33 - POINT OF BEGINNING LICENSE NO. 155100 S 89°33'35" E 102.81' T 6 N, R 2 W, S.L. B. & M. FOUND LEGAL DESCRIPTION HOLE, MONUMENT NOT FOUND AT THE INTERSECTION OF 2550 SOUTH FOUND REBAR AND LEGAL DESCRIPTION & 4300 WEST CAP, PINNACLE 4013 WEST PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT - 7' STRIP OF LAND FOR LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: FUTURE RIGHT-OF-WAY WIDENING BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 2550 SOUTH STREET; SAID POINT BEING NORTH 89°33'35"W 653.02 FEET ALONG THE SECTION LINE, AND SOUTH 00°26'25"W 33.00 - 10' PUBLIC UTILITY ALLAN T CLARKE AND FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33. AND RUNNING THENCE ALONG EASEMENT SHIRLEY S CLARKE FAMILY TRUST, THE BOUNDARY LINES OF THE ALLAN T CLARKE, SHIRLEY S CLARK CLARKE PARCEL, AS RECORDED PER ENTRY NO. 1644060 THE FOLLOWING TWO (2) COURSES; (1) AND NEAL T CLARK TRUSTEES TAX ID: 15-091-0006 SOUTH 00°42'55" WEST 198.01 FEET AND (2) SOUTH 89°33'35" EAST 54.65 FEET; THENCE SOUTH ENTRY #1644060 00°43'02" WEST 208.11 FEET; THENCE NORTH 75°03'35" WEST 337.86 FEET ALONG THE NORTHERLY LOT LINE, AND THE PROJECTION THEREOF OF LOT 24, VALLEY GREEN ESTATES NO. 2 SUBDIVISION; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF 4050 WEST STREET AS RECORDED LOT 2 IN SAID VALLEY GREEN ESTATES NO. 2 SUBDIVISION THE TWO (2) COURSES: 41,885 sq.ft. 0.962 acres (1) ON A 538.92 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 81.10 VINYL FENCE FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS NORTH 25°10'30" (2) NORTH 29°29'10" EAST 283.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH STREET: THENCE SOUTH 89°33'35" EAST 102.81 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINS: 81,942 SQUARE FEET OR 1.88 ACRES → FOUND REBAR **OWNER'S DEDICATION** VINYL FENCE S 89°04'23" E 118.17' WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDED INTO LOTS AS SHOWN HEREON BE KNOWN AS: FOUND REBAR AND -HUCKLEBERRY SUBDIVISION CAP, PINNACLE BUILDING DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS VINYL FENCE, BEGINS -AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. BUIILDING IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR 40,058 sq.ft. 0.920 acres FOUND REBAR AND -- 10' PUBLIC UTILITY HANDS THIS ____ DAY OF CAP, PINNACLE EASEMENT VINYL FENCE, ENDS -WIRE FENCE, BEGINS -PETER C. HUCKLEBERRY DATE DEBI R. HUCKLEBERRY ~ SOUTH BOUNDARY LINE IS ALONG THE RECORD LOT LINE FOR LOT 24 ACKNOWLEDGEMENT STATE OF _____ ✓ WIRE FENCE COUNTY OF WIRE FENCE _, 20 ___, PERSONALLY APPEARED BEFORE ME, THE Line Table UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF , IN SAID STATE Line # | Length | Direction DAVID & KAREN PHILLIPS FAMILY LIVING TRUST, DATED THE 13TH 39.36 S0° 55' 37"W PETER C. HUCKLEBERRY AND DEBI R. HUCKLEBERRY, WHO BEING BY ME DULY DAY OF NOVEMBER 2009 DAVID R PHILLIPS AND KAREN E. L2 25.88 S89° 16' 58"E PHILLIPS, TRUSTEES ACKNOWLEDGED TO ME THAT THEY SIGNED THE HEREON OWNER'S DEDICATION FREELY AND SUSAN J WILKINS, TRUSTEE TAX ID: 15-117-0011 L3 54.65 N89° 33' 35"W OF THE SUSAN ENTRY #2892634 VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED. HUCKLEBERRY TRUST, DATED JULY 23, 1991 TAX ID: 15-091-0019 ENTRY #2582384 AND #2623724 Curve Table Curve # | Length | Radius | Delta | Bearing | Chord NOTARY PUBLIC 81.10 | 538.92 | 8°37'19" | N25° 10' 30"E | 81.02 MY COMMISSION EXPIRES: LOT 24 - WEST 1/4 CORNER, SECTION 33, COUNTY, VALLEY GREEN T 6 N, R 2 W, S. L. B. & M. FOUND ESTATES NO. 2 WEBER COUNTY 3" BRASS CAP MAP LEGEND MONUMENT, 2" BELOW ASPHALT **GENERAL NOTES** THIS MAP WAS PREPARED AT THE REQUEST OF THE BOYER COMPANY FOR THE PURPOSE OF **BOUNDARY LINE** SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO LOTS, STREETS AND 1 REMAINDER CENTERLINE COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM RIGHT OF WAY ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD LOT LINE COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION. DEED LINE THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°50'52" EAST, 2649.98 FEET ALONG THE NORTH FENCE LINE (VINYL) LINE OF NORTHWEST QUARTER OF SECTION 20, FROM THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE NORTHWEST CORNER, TO THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE FENCE LINE (WIRE) NORTH QUARTER CORNER OF SAID SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE SOUTH 1/4 CORNER, SECTION 33, — - SOUTHWEST CORNER, SECTION 33, T 6 N, R 2 W, SECTION MONUMENT BASE AND MERIDIAN. (AS SHOWN HEREON) S. L. B. & M. FOUND WEBER COUNTY 3" BRASS T 6 N, R 2 W, S.L.B. & M. FOUND (IN FEET) THIS PROPERTY SHOWN HEREON IS ZONED A-1 PER WEBER COUNTY LAND USE CODE. LEAD PLUG CAP MONUMENT, 0.7' BELOW ASPHALT AT THE WEBER COUNTY 3" BRASS CAP 1 inch = 30 ft."AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS INTERSECTION OF 3300 SOUTH & 4300 WEST MONUMENT, 2" BELOW ASPHALT **BOUNDARY CORNER** AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME S 89°38'53" E 2648.95' (S 89°16'10" E 2648.84' SECTION DATA SHEET, T6N,R2W) INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE 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). Ward Engineering Group REVISIONS OWNER/APPLICANT: Planning Engineering Surveying PETER C. HUCKLEBERRY AND DEBI R. HUCKLEBERRY 231 West 800 South 2594 SOUTH 4050 WEST Salt Lake City, Utah 84101 OGDEN, UTAH 84401 Phone: (801)487-8040 Fax: (801)487-8668 WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY SURVEYOR **COUNTY RECORDER** SHEET WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ATTORNEY **WEBER COUNTY ENGINEER** COUNTY COMMISSIONER WEBER-MORGAN HEALTH DEPARTMENT: WEBER COUNTY ENGINEER: WEBER COUNTY SURVEYOR WEBER COUNTY PLANNING COMMISSION APPROVAL: WEBER COUNTY ATTORNEY WEBER COUNTY COMMISSION ACCEPTANCE: WEBER COUNTY RECORDER HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS THIS IS TO CERTIFY THAT THIS SUBDIVISION SUBDIVISION PLAT WAS THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION O HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS RECORD NO. STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF DULY APPROVAED BY THE WEBER COUNTY PLANNING COMMISSION ON ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND ON-SITE WASTEWATER DISPOSAL SYSTEMS IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND AT THE REQUEST OF: ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF THE ___ DAY OF _____ 20__. NOW IN FORCE AND EFFECT. \mathbb{OF} SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES SIGNED THIS _____, 20 ____. SIGNED THIS ____ DAY OF _____, 20___. WEBER COUNTY THIS ____ DAY OF _____, 20__. AND/OR LIABILITIES ASSOCIATED THEREIN SIGNED THIS ____ DAY OF _______ 20__. ___TIME____ SIGNED THIS ___ DAY OF _____ 20__. SIGNATURE CHAIRMAN, WEBER COUNTY PLANNING COMMISION DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY SURVEYOR SIGNATURE CHAIRMAN, WEBER COUNTY COMMISSIONER ATTEST: PRINTED NAME OF COUNTY RECORDER

SURVEYOR'S CERTIFICATE