HUCKLEBERRY SUBDIVISION

SITUATE IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

NORTH 1/4 CORNER, SECTION 33, -- NORTH 1/4 CORNER, SECTION 32, T 6 N, R 2 W, APRIL 2020 T 6 N, R 2 W, S.L.B.&M. FOUND PARCEL INTO LOTS TO BE HEREAFTER KNOWN AS: S. L. B. & M. FOUND WEBER COUNTY 3" WEBER COUNTY 3" BRASS CAP BRASS CAP IN RING AND LID, 4" BELOW **HUCKLEBERRY SUBDIVISION** MONUMENT, 1" BELOW ASPHALT ASPHALT AT THE INTERSECTION OF 2550 SOUTH & 4700 WEST. 2550 SOUTH STREET AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. (PUBLIC STREET) S 89°33'35" E 2636.29' (S 89°10'15" E 2637.12' SECTION DATA SHEET T6N, R2W) 653.02' DATE: SATTAR N. TABRIZ NORTHWEST CORNER SECTION 33, POINT OF BEGINNING **LICENSE NO. 155100** 15.99'-S 89°33'35" E 102.81' PARCEL A 0,733 sq.ft. 0.017 acre T 6 N, R 2 W, S.L. B. & M. FOUND LEGAL DESCRIPTION HOLE, MONUMENT NOT FOUND AT THE INTERSECTION OF 2550 SOUTH & N 89°33'35" W 106.66' L4 FOUND REBAR AND -PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT 4300 WEST. CAP, PINNACLE LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: 4017 WEST BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 2550 SOUTH STREET; SAID POINT Curve Table BEING NORTH 89°33'35"W 653.02 FEET ALONG THE SECTION LINE, AND SOUTH 00°26'25"W 33.00 [∠] PARCEL A: HEREBY DEDICATED TO WEBER FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE ALONG Curve # | Length | Radius | Delta | Bearing COUNTY FOR PUBLIC THE BOUNDARY LINES OF THE 81.10 | 538.92 | 8°37'19" | N25° 10' 30"E ALLAN T CLARKE AND CLARKE PARCEL, AS RECORDED PER ENTRY NO. 1644060 THE FOLLOWING TWO (2) COURSES; (1) SHIRLEY S CLARKE FAMILY TRUST, SOUTH 00°42'55" WEST 198.01 FEET AND (2) SOUTH 89°33'35" EAST 54.65 FEET; THENCE SOUTH ALLAN T CLARKE, SHIRLEY S CLARK 00°43'02" WEST 208.11 FEET: THENCE NORTH 75°03'35" WEST 337.86 FEET ALONG THE NORTHERLY AND NEAL T CLARK TRUSTEES - 10' PUBLIC UTILITY Line Table TAX ID: 15-091-0006 EASEMENT ENTRY #1644060 Line # | Length | Direction IN SAID VALLEY GREEN ESTATES NO. 2 SUBDIVISION THE TWO (2) COURSES: 39.36 S0° 55' 37"W (1) ON A 538.92 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT: THENCE NORTHERLY 81.10 LOT 2 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS NORTH 25°10'30" 25.88 S89° 16' 58"E 41,151 sq.ft. EAST 81.02 FEET): 0.945 acres 54.65 S89° 33' 35"E (2) NORTH 29°29'10" EAST 283.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2550 7.00 S0° 42' 55"W THENCE SOUTH 89°33'35" EAST 102.81 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE 8.01 N29° 29' 10"I → BUILDING SETBACK LINE POINT OF BEGINNING. CONTAINS: 81,942 SQUARE FEET OR 1.88 ACRES OWNER'S DEDICATION - DRAINAGE AND PUBLIC UTILITY EASEMENT WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE INTO 2 LOTS AND 1 PARCEL AS SHOWN HEREON TO BE KNOWN AS: HUCKLEBERRY SUBDIVISION ---S 89°04'23" E⁻⁻118.17'-----AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC FOUND REBAR AND -USE, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. FURTHERMORE GRANT AND DEDICATE CAP, PINNACLE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF DRAINAGE AND PUBLIC AS PUBLIC UTILITY AND DRAINAGE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION UTILITY EASEMENT MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR LOT 1 HANDS THIS ____ DAY OF _, 20___ A.D. 40,058 sq.ft. 0.920 acres FOUND REBAR AND -- 10' PUBLIC UŤILITY CAP, PINNACLE EASEMENT PETER C. HUCKLEBERRY DATE DEBI R. HUCKLEBERRY DATE **ACKNOWLEDGEMENT** STATE OF COUNTY OF DRAINAGE AND PUBLIC -DRAINAGE AN _____, 20 ___, PERSONALLY APPEARED BEFORE ME, THE UTILITY EASEMENT PUBLIC UTILITY EASEMENT UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF OF _____ PETER C. HUCKLEBERRY AND DEBI R. HUCKLEBERRY, WHO BEING BY ME DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE HEREON OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED. 7.0' UTILITY AND DRAINAGE EASEMENT LOT 24 SUSAN J WILKINS, TRUSTEE VALLEY GREEN OF THE SUSAN HUCKLEBERRY TRUST, ESTATES NO. 2 DATED JULY 23, 1991 DAVID & KAREN PHILLIPS FAMILY TAX ID: 15-091-0019 NOTARY PUBLIC LIVING TRUST, DATED THE 13TH ENTRY #2582384 AND #2623724 DAY OF NOVEMBER, 2009 MY COMMISSION EXPIRES: DAVID R PHILLIPS AND KAREN E. PHILLIPS, TRUSTEES TAX ID: 15-117-0011 COUNTY, RESIDING IN ENTRY #2892634 GENERAL NOTES - WEST 1/4 CORNER, SECTION 33, THIS MAP WAS PREPARED AT THE REQUEST OF THE PETER C. AND DEBI R. HUCKLEBERRY T 6 N, R 2 W, S. L. B. & M. FOUND FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO 2 LOTS, WEBER COUNTY 3" BRASS CAP MAP LEGEND MONUMENT, 2" BELOW ASPHALT COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A **BOUNDARY LINE** ______ RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS CENTERLINE OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 0°44'19" EAST, 5319.70 FEET ALONG THE RIGHT OF WAY NORTH-SOUTH QUARTER SECTION LINE OF SECTION 33, FROM THE FOUND WEBER LOT LINE COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER, TO THE FOUND WEBER COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 33, DEED LINE ______ TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. (AS SHOWN HEREON) THIS PROPERTY SHOWN HEREON IS ZONED A-1 PER WEBER COUNTY LAND USE CODE. SOUTH 1/4 CORNER, SECTION 33, T — "AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE SECTION MONUMENT - SOUTHWEST CORNER, SECTION 33, T 6 N, R 2 W, 6 N, R 2 W, S.L.B. & M. FOUND LEAD PLUG S. L. B. & M. FOUND WEBER COUNTY 3" BRASS WEBER COUNTY 3" BRASS CAP AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED (IN FEET CAP MONUMENT, 0.7' BELOW ASPHALT AT THE **BOUNDARY CORNER** MONUMENT, 2" BELOW ASPHALT. 1 inch = 30 ft.WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." WCO 106-1-8(c)(5). INTERSECTION OF 3300 SOUTH & 4300 WEST ALL PROPERTY CORNERS WERE MARKED WITH A 5/8" REBAR AND NYLON CAP STAMPED S 89°38'53" E 2648.95' (S 89°16'10" E 2648.84' SECTION DATA SHEET, T6N,R2W) THERE IS A 60 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH HALF OF THE PROPERTY PER QUIT CLAIM DEED RECORDED NOVEMBER 25, 1997 AS Ward Engineering Group REVISIONS ENTRY NO. 1506349 IN BOOK 1893 AT PAGE 1508 OF OFFICIAL RECORDS. NO SPECIFIC OWNER/APPLICANT: DATE BY REVISION LOCATION IS GIVEN IN THE DESCRIPTION AS TO THE LOCATION OF THE RIGHT OF WAY. Planning ►Engineering ►Surveying A SURVEY OF THE PARCEL WAS PREPARED JANUARY 26, 2020 AND FILED IN THE COUNTY PETER C. HUCKLEBERRY AND DEBI R. HUCKLEBERRY SURVEYOR'S OFFICE ON , 2020 AS SURVEY NO. 231 West 800 South 2594 SOUTH 4050 WEST OGDEN, UTAH 84401 Salt Lake City, Utah 84101 Phone: (801)487-8040 Fax: (801)487-8668 WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY SURVEYOR COUNTY COMMISSIONER SHEET WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ATTORNEY <u>WEBER COUNTY ENGINEER</u> COUNTY RECORDER 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 (HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS TANDARDS 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 S SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. AT THE REQUEST OF: ON-SITE WASTEWATER DISPOSAL SYSTEMS WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND THE ____ DAY OF ______ 20__. ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF 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__. SIGNED THIS ____ DAY OF ______ 20__.

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A COMPLETE SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND VERIFY ALL MEASUREMENTS. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 85, CHAPTER 22, PROFESSIONAL ENGINEERS

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

- OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES
- "WARD", OR A NAIL AND WASHER BERING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON

SIGNATURE CHAIRMAN, WEBER COUNTY PLANNING COMMISION WEBER COUNTY SURVEYOR SIGNATURE CHAIRMAN, WEBER COUNTY COMMISSIONER ATTEST:

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

PRINTED NAME OF COUNTY RECORDER