

# LONG MEADOW SUBDIVISION

## AMENDING LOT 2 OF CIRCLE N SUBDIVISION

PART OF THE NW 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - OCTOBER 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 LONG MEADOW 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) or 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, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable 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 unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

### Individual Acknowledgement

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

BRIAN J SAVITT SUSAN M SAVITT

STATE OF UTAH )  
COUNTY OF ) 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:

Notary Public

Residing in:

My Commission Expires:

### BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey described as follows:  
Beginning at a point on the North line of said Quarter Section South 89°31'08" East 1148.90 feet from the Northwest Corner of said Quarter of Section; running thence South 89°31'08" East along said North Section line 304.38 to the West line of Circle N Subdivision 1st Amendment according to the official plat thereof; thence along said West line South 12°36'25" West 1297.07 feet to the North right-of-way of 3350 North Street; thence along said right-of-way North 83°23'08" West 359.43 feet to the East line of Lot 1 of Circle N Subdivision according to the official plat thereof; thence along said East line North 15°18'17" East 1272.07 feet to the point of beginning.

Contains 418,980 s.f. or 9.618 acres

### NARRATIVE

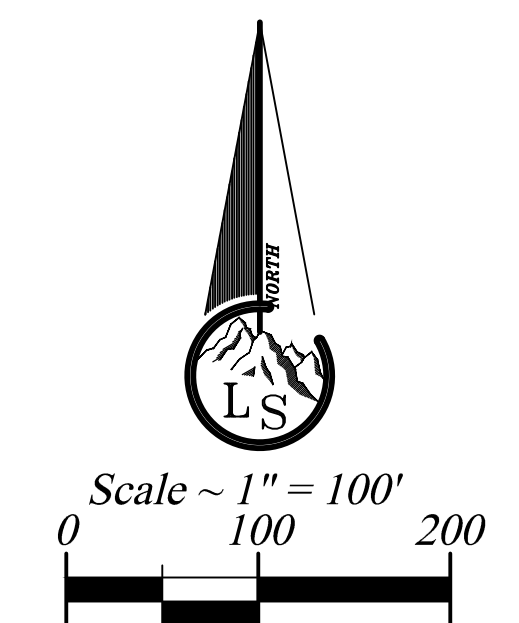
The purpose of this survey is to amend Lot 2 of Circle N Subdivision into two parcels as shown.

Documents used or reviewed in this survey are, but not limited to, the following:

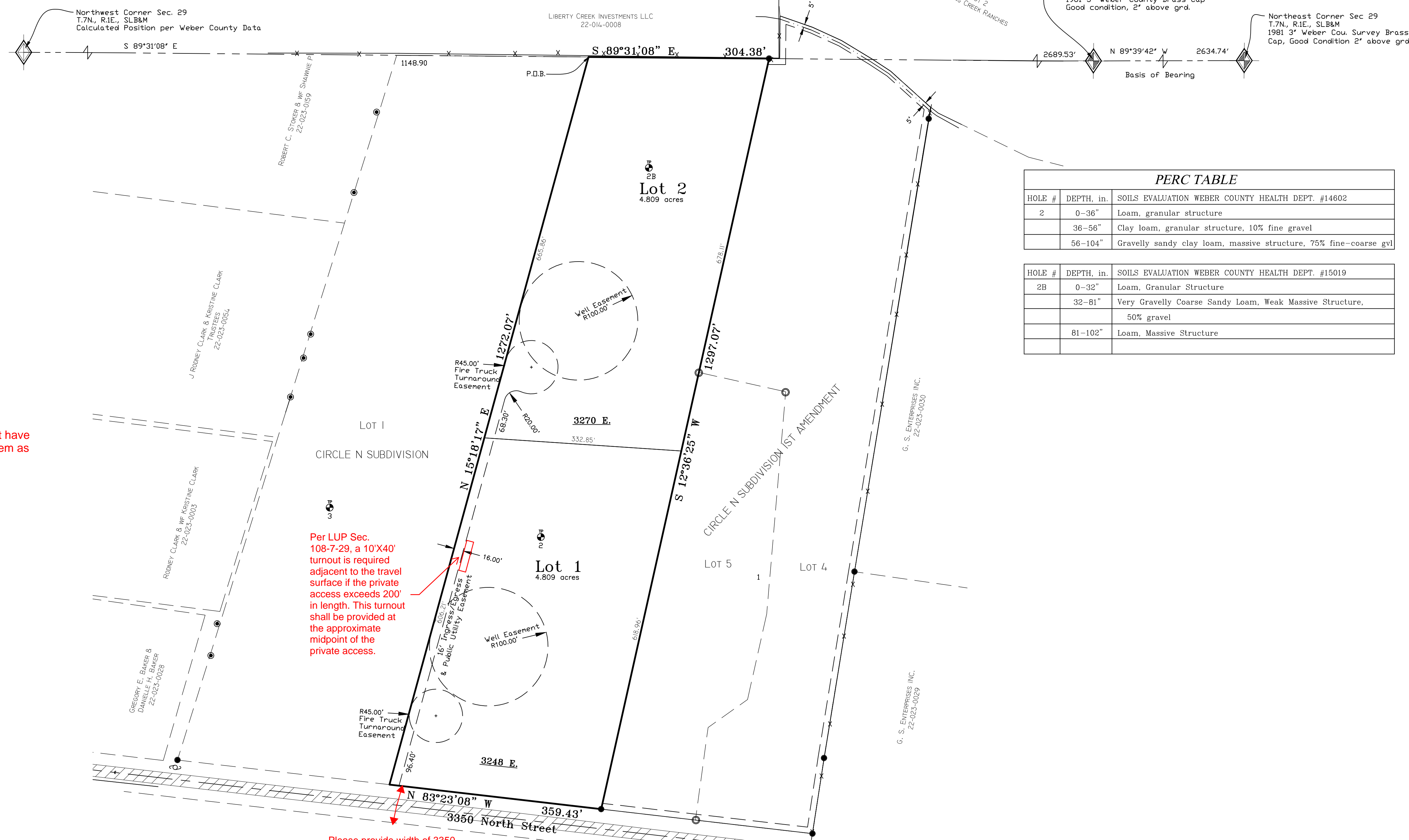
- Weber County Tax Plot 22-023 & 22-014.
- Deeds of record as found in the Weber County Recorder's office for parcels 22-023-0028, 22-023-0029, 22-023-0030, 22-023-0032, 22-023-0033, 22-023-0054, 22-023-0158, 22-023-0159, 22-025-0003
- Subdivision Plats for Circle N Subdivision, Spring Creek Ranches and Kodel Subdivision as found in the Weber County Recorder's office.
- Unrecorded Subdivision Spring Mountain Subdivision No. 1, by Great Basin Mapping & Surveying Co., dated April 1967.
- Boundary Line Agreement Entry Nos. 1512680, 1512683 & 151264 of Weber County Records.
- Record of Survey Nos. 1878, 2066, 2736 & 4588 as found in the Weber County Surveyor's Office.

Boundary is established from record documents.

The basis of bearing of bearing is State Plane Grid Bearing as shown.



- Legend**
- X---X--- EXISTING FENCE
  - - - - - EASEMENTS
  - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ▨ ROAD/STREET DEDICATION



The plat notes from the originally submitted plat have been removed from this draft. Please re-add them as they are applicable and required.

Per LUP Sec. 108-7-29, a 10'x40' turnout is required adjacent to the travel surface if the private access exceeds 200' in length. This turnout shall be provided at the approximate midpoint of the private access.

Please provide width of 3350 North. ROW will need to be 66' wide, 33' from centerline. If dedication is required to provide 33' of ROW from centerline, please depict dedication area and dimensions with a unique hatch pattern and include dedication language in the owners dedication block.

**NOTE:**  
The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision in a previously recorded plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

**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\_\_\_\_.

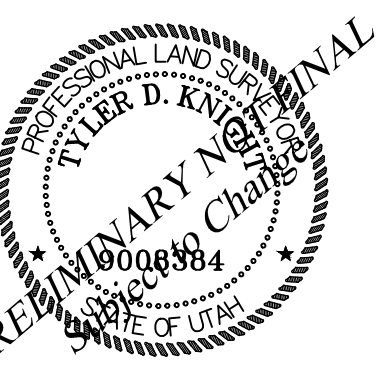
Chairman, Weber County Planning Commission  
**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**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 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\_\_\_\_.

**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\_\_\_\_.

**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.



**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com  
4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

**DEVELOPER:** Susan Savitt  
Address: 2745 Nordic Way  
Eden UT 84310

NW 1/4 of Section 29, Township 7 North,  
Range 1 East, Salt Lake Base and Meridian.

Revisions \_\_\_\_\_ DRAWN BY: TK  
CHECKED BY: TK  
DATE: \_\_\_\_\_  
FILE: 3785v1

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: \_\_\_\_\_