# Keller Subdivision

PART OF THE S.W. 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - DECEMBER 2020

WEST I/4 SEC 24, T5N RIW, SLB+M

s 85°00'00" W

D=9°21'19"

R = 249.39

LC=40.68

S 14°32'19" E

D=14°27'06" R = 369.37L=93.17-

S 2°24'51" W

LC=92.92

L=40.72-

D=19°30'00"

R=315.98

L=107.54

LC = 107.02

S 0°06'39" E

LOT 2-R

23,461 SQFT

LOT 1-R

43,449 SQFT

N 85°00'00" E

N.W. 1/4 OF S.W. 1/4 OF S.W. 1/4

OF SEC 24, T5N RIW, SLB+M

3" BRASS CAP MONUMENT

FLUSH W/ROAD

N 7°49'24" W

R=604.85

LC=II7.79

S 16°14'04" E

L=117.97—

209.52'

R = 604.85

LC=\176.95

N 13°24'40" W

D\=13°35'09"

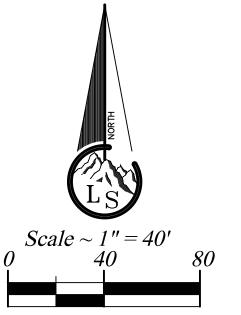
R*\*399.41

LC=\9\4.48

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

N 15°Q1'45" W\

 $\angle$ L=1\7\7.59



# Legena

---x---x- EXISTING FENCE

— — EASEMENTS (as labeled or granted)

---- STREET CENTERLINE

CALC SECTION CORNER

FND SECTION CORNER

FND STREET MONUMENT

FND CURB NAIL FND REBAR AND CAP SET #5x24" REBAR AND CAP STAMPED LANDMARK

RECORD DATA MEASURED DATA

Which side will be the No-access line? you may only access from one side? Please label the no-access line.

within 30' of the boundary. Add property addresses. The Weber County Address Manager will

Show the footprints of all building within the subdivision boundary and

This property in within a Geologic Study Area. A Geologic Reconnaissance will be required to identify hazards. If building restrictions are found they will need to be shown on the plat.

assign them and upload them in the form of a review in Frontier.

A slope analysis is required for each lot. if the average slope of a lot is greater than 25% it is required to be classified with a R following the lot number.

Add the following notes to the plat:

1. Notice to Purchasers of Restricted "R" Lots." Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of title 108, chapter 14: Hillside Development Review Procedures and Standards. Approval of a restricted lot does not guarantee the lot is buildable. A hillside review as outlined in the Hillside Development Review Procedures and Standards chapter of the Land Use Code shall be done to determine if a lot is buildable.

2. The Keller Subdivision is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by Name of Geotech and Geologic Company (include date and job/project#(s)) The final report is available for public review at the Weber County Planning Division Office.

LOTS 138-R AND 139-R ARE SUBJECT TO AN EXISTING ROAD ACROSS THE WESTERLY PORTION OF EACH LOT. ENTRY #1768524 OF WEBER COUNTY RECORDS

## 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\_\_\_\_

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

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 \_\_\_\_.

## WEBER COUNTY SURVEYOR'S CERTIFICATE

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 \_\_\_\_\_\_, 20\_\_\_\_\_,

Weber County Surveyor

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

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots [Unit(s), Parcel(s), Common Area(s), Limited Common Area(s)] and streets [Private Streets, Private Rights—of—Way] as shown or noted hereon and name said tract [SUBDIVISION NAME]:

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/retention 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 without authorization of the governing entity.

### Individual Acknowledgement

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

BRIAN L KELLER

STATE OF UTAH

COUNTY OF WEBER )

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal. Notary Signature:

My Commission Expires:

(print name below signature):

A Part of the Southwest Quarter of Section 24, Township 5 North, Range 1 West, Salt Lake Base and

### **BOUNDARY DESCRIPTION**

Meridian, being All of Lot A139-R, Amended Plat Lots 138-R, 139-R, 140-R, 141-R and 142-R of Eastwood Subdivision No. 8, Weber County, Utah, according to the official plat thereof being described as: Beginning at the Northwest corner of Lot 139-R of said subdivision being South 0°34'10" West 575.32 feet from the West Quarter Corner of said Section 24; and running thence South 0°34'17" West 91.97 feet to a point on a curve being the East right-of-way of Osmond Drive (2800 east); thence along said right-of-way the following six (6) courses: (1) Southeasterly along the arc of a 249.39 foot radius curve to the right 40.72 feet (Delta is 9°21'19" and Lonog Chord bears South 14°32'19" East 40.68 feet), (2) Southeasterly along the arc of a 315.98 foot radius curve to the right 107.54 feet (Delta is 19°30'00" and Long Chord bears South 0°06'39" East 107.02 feet), (3) South 9°38'23" West 45.00 feet, (4) Southeasterly along the arc of a 369.37 foot radius curve to the left 93.17 feet (Delta is 14°27'06" and Long Chord bears South 2°24'51" West 92.92 feet), (5) South 4°48'42" East 47.88 feet; thence North 85°00'00" East 209.52 feet to the West tight-of-way of 2850 East Street; thence along said right-of-way the following three (3) courses: (1) Northwesterly along the arc of a 399.41 foot radius curve to the left 94.71 feet (Delta is 13°35'09" and Long Chord bears North 15°01'45" West 94.48 feet), (2) Northwesterly along the arc of a 604.85 foot radius curve to the right 177.59 feet (Delta is 16°49'20" and Long Chord bears North 13°24'40" West 176.95 feet), and (3) North 5°00'00" West 153.75 feet; thence South 85°00'00" West 132.35 feet to the point of beginning.

Contains 66,910 s.f.

## *NARRATIVE*

This survey was requested by Brent Keller to Amend his parcel into two lots.

Documents used to aide in this survey: 1. Weber County Tax Plat 07-160.

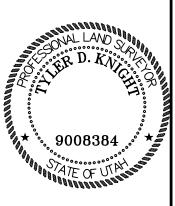
- 2. Deeds of record as found in the Weber County Recorders Office for parcels 07-160-0007, 07-160-0009,
- 3. Plats of Record: #18-044 Amended Plat of Eastwood Subdivision No8, #35-077 Amended Plat Lots 138-R, 139-R, 140-R, 141-R and 142-R of Eastwood Subdivision No. 8, 4. Record of Survey's:

Streets and boundaries were established by plats. Because of some discrepancies in the original amended plats causing closure errors some boundary segments have been adjusted for better closure.

Basis of bearing is a line between monuments as shown.

### SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



A Complete Land Surveying Service www.LandmarkSurveyUtah.com	Surveying Service West Haven 1/T 84401		Weber County Recorder  Entry no  Filed for record and recorded
DEVELOPER: Brian Keller Address: 6124 S. Osmond Dr.			at of official records,
S.W. 1/4 of Section 24, Township 5 North, Range 1 West, Salt Lake Base and Meridian.	Subdivision		on page County Recorder: Leann H Kilts
Revisions	DRAWN BY:	TK	•
	CHECKED BY:	TK	
	DATE: December 28 2020		By Deputy:
	PROJ: 4142		Fee paid
This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156—22—601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.			