

# FAMILY FIELDS 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

This subdivision name already exists within the County. A new name will need to be provided.

This whole dedication language needs to be revised to be specific to this subdivision.

### 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 ~~CIRCLE N SUBDIVISION - 1ST AMENDMENT~~.

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\_\_.

George Earl Demorest Vivian Lori Demorest

STATE OF UTAH )  
                          ) SS  
COUNTY OF )

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 1453.28 feet from the Northwest Corner of said Quarter of Section; running thence South 89°31'08" East along said North Section line 17.92; thence North 0°28'52" East 71.88 feet to a point of termination of a boundary line agreement as found in Boundary Line Agreement Entry #1512683, recorded December 30, 1997 in the Weber County Recorder's Office; thence following said agreement the following six (6) courses: (1) South 70°47'43" East 57.82 feet, (2) South 65°28'37" East 54.04 feet, (3) South 58°45'01" East 60.46 feet, (4) South 56°46'55" East 37.07 feet, (5) South 47°55'37" East 87.22 feet and (6) South 51°49'51" East 2.27 feet to a point of termination of a boundary line agreement as found in Boundary Line Agreement Entry #1512680, recorded December 30, 1997 in the Weber County Recorder's Office; thence along said agreement South 9°17'41" West 793.94 feet to the beginning point of a boundary line agreement as found in Boundary Line Agreement Entry #1512683, recorded December 30, 1997 in the Weber County Recorder's Office; thence following said agreement the following two (2) courses: (1) South 9°17'41" West 318.48 feet, (2) South 8°39'20" West 128.91 feet to the North right-of-way line of County Road 3350 North Street; thence along said North line of road North 83°23'08" West 358.72 feet; thence North 12°36'25" East 1297.07 feet to the point of beginning.

Contains 419,067 s.f. or 9.62 acres

### NARRATIVE

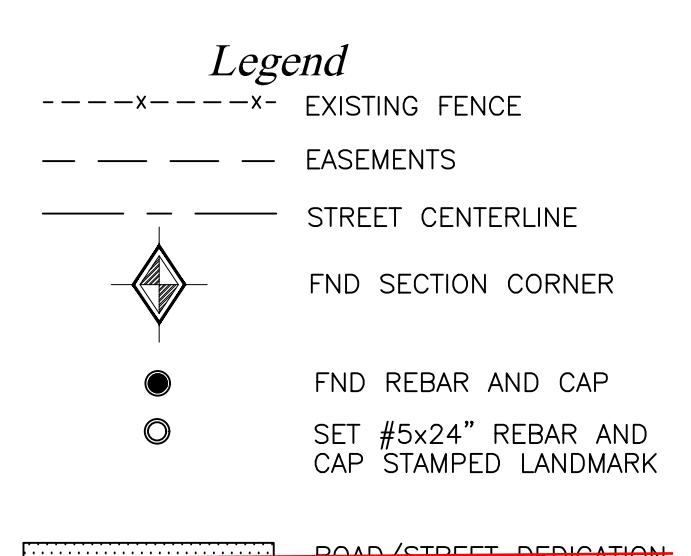
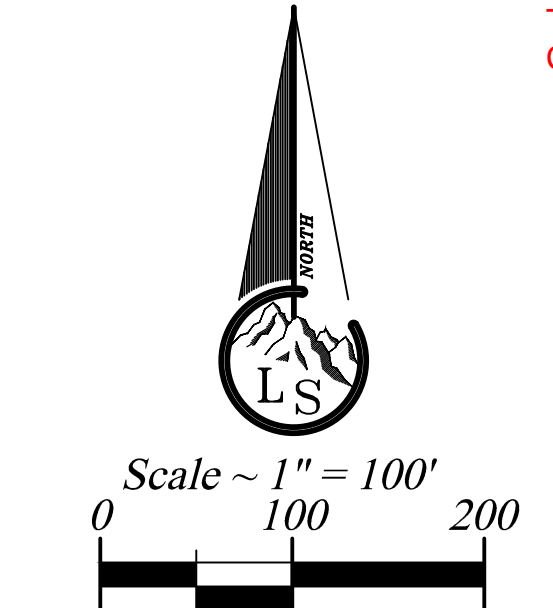
The purpose of this survey is to amend Lot 3 of Circle N Subdivision into three parcels as shown.

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

- Weber County Tax Plat 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 & 1512684 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.



- NOTE:
- 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)]
  - Each lot may be subject to the Easement as contained in the Entry #367769 in Book 694 at Page 91 & 92 of Official Records. This recorded easement does not contain a width for the easement and cannot be shown on this plat.
  - 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.

Please add a note referencing the County Recorder entry number associated with the recorded "Building on a Private Right of Way / Access Easement Equitable Servitude and Covenant". You can leave the entry number blank to be filled in on the Mylar once this covenant is recorded immediately prior to the plat mylar being recorded. This note will also need to indicate that the area contained within this easement is required to be deeded free and clear of any encumbrances to the County, without compensation, at the time deemed appropriate by the County.

Please add a note indicating that building setbacks will be measured from the county right-of-way easement line rather than the property line.

Please add a note indicating that lots are located in Zone 4 of a public drinking water source protection area and are subject to the limitations found in Section 108-18 of the Weber County Land Use Code.

Please add a note indicating that all development in this subdivision is subject to the outdoor lighting requirements found in Section 108-16 of the Weber County Land Use Code.

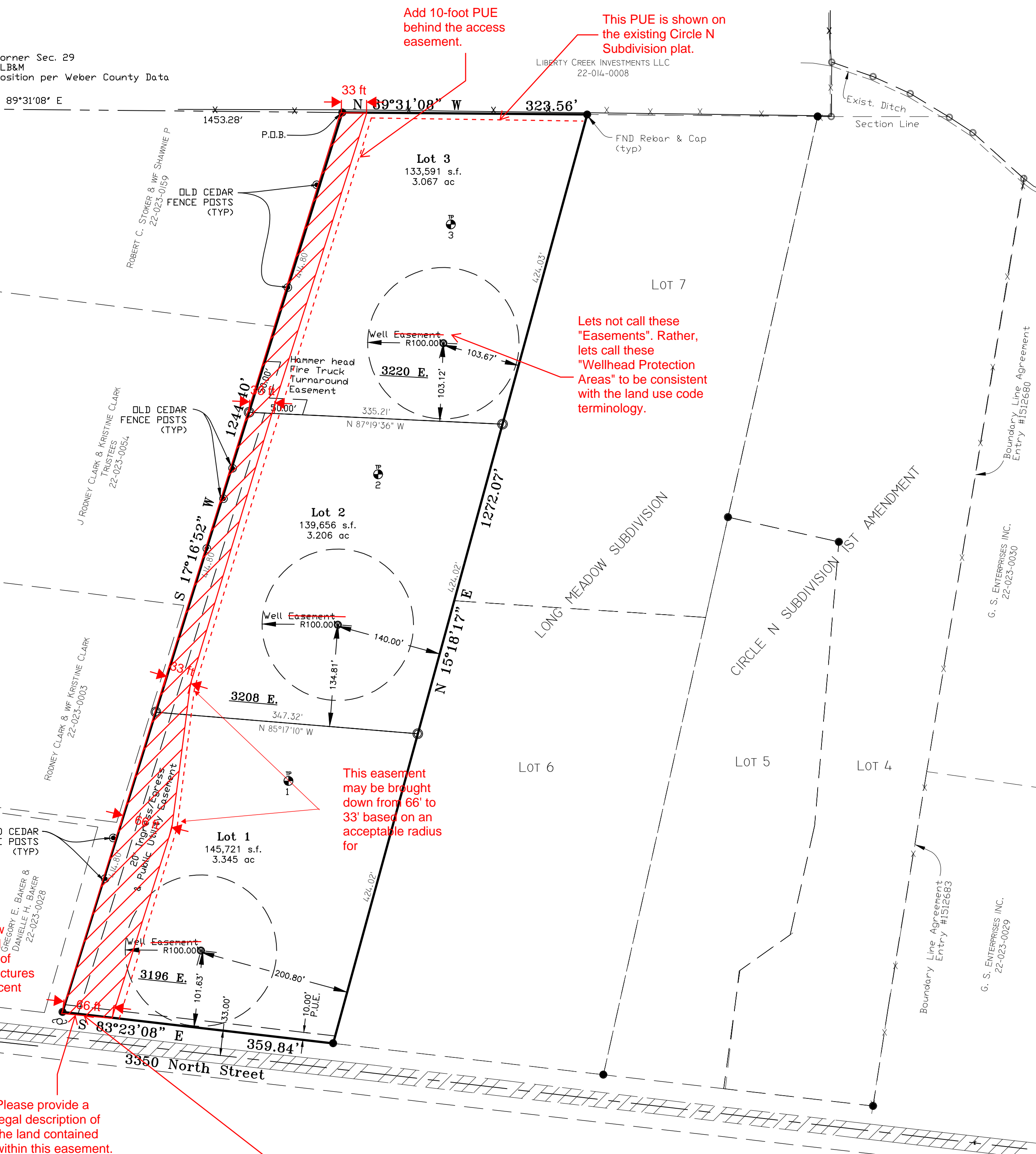
NOTE:  
The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision is a previously recorded plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

**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\_\_.

Signature \_\_\_\_\_



Add 10-foot PUE behind the access easement.

This PUE is shown on the existing Circle N Subdivision plat.

Lets not call these "Easements". Rather, lets call these "Wellhead Protection Areas" to be consistent with the land use code terminology.

This easement may be brought down from 66' to 33' based on an acceptable radius for

Please show location and dimensions of existing structures on this adjacent lot.

Please provide a legal description of the land contained within this easement. This description will be used in the recorded "Building on a Private Right of Way / Access Easement Equitable Servitude and Covenant" document.

In lieu of dedicated ROW, the County will require a public right-of-way easement that is 66' wide until past the 1 acre lot immediately to the west. Then the easement may be reduced to 33'. This easement will need to be granted in favor of the County for the purposes of a future public road. A "Building on a Private Right of Way / Access Easement Equitable Servitude and Covenant" will be drafted by the County for the owner to sign and record immediately prior to the plat. At the future time in which the County requires this easement to be converted to a public street, the owners will be required to deed over the the easement, free and clear of any encumbrances, as public ROW without compensation as an agreed-to exaction effectuated at the time of subdivision approval.

**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\_\_.

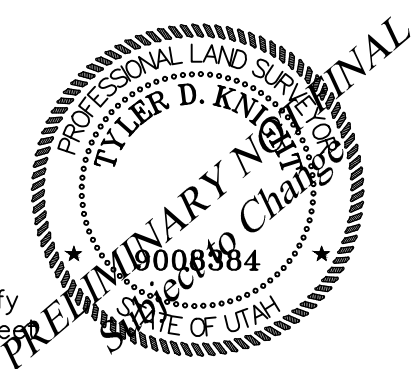
Chairman, Weber County Commission Title: Weber County Clerk

**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 \_\_\_\_\_

### 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 - BA-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____ Fee paid _____ Filed for record and recorded ____ day of _____, 20__ at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kiltz By Deputy: _____
DEVELOPER: Robert Marker Address: 3119 N. 825 W. Pleasant View, UT 84414	Subdivision 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: 4114v2