

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

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)
); SS
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): _____

BOUNDARY DESCRIPTION

A Part of the Southwest Quarter of Section 24, Township 5 North, Range 1 West, Salt Lake Base and 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°34'17" 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 Long 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 right-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:

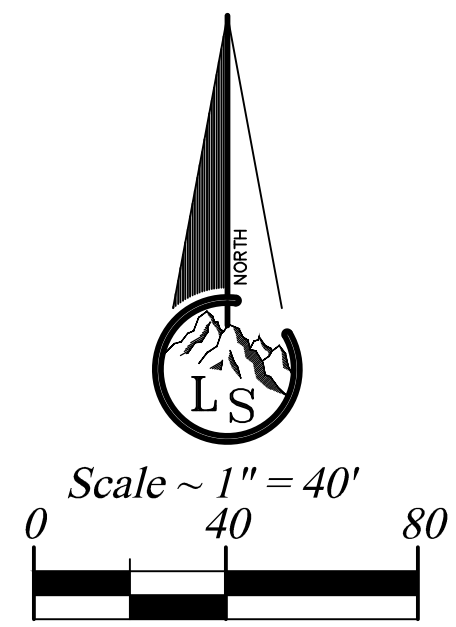
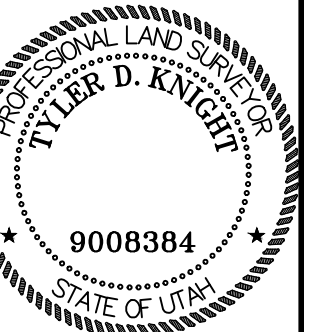
- Weber County Tax Plat 07-160.
- Deeds of record as found in the Weber County Records Office for parcels 07-160-0007, 07-160-0009.
- Plats of Record: #18-044 Amended Plat of Eastwood Subdivision No.8, #35-077 Amended Plat Lots 138-R, 139-R, 140-R, 141-R and 142-R of Eastwood Subdivision No. 8,
- Record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



Legend

- x-x-x- EXISTING FENCE
- - - - - EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ⊕ CALC SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA

Show existing structures within and immediately adjacent to the subdivision and the existing driveways
There will need to be a 10ft. PUE along the property line of each roadway.
There will need to be a no-access line along one side of the lots, there can only be one frontage.
Show on a plan where the utilities are at and where they will tie in at.
There will need to be an excavation permit for any work within the County ROW.
Show the edge of asphalt on each road and the width of the asphalt.

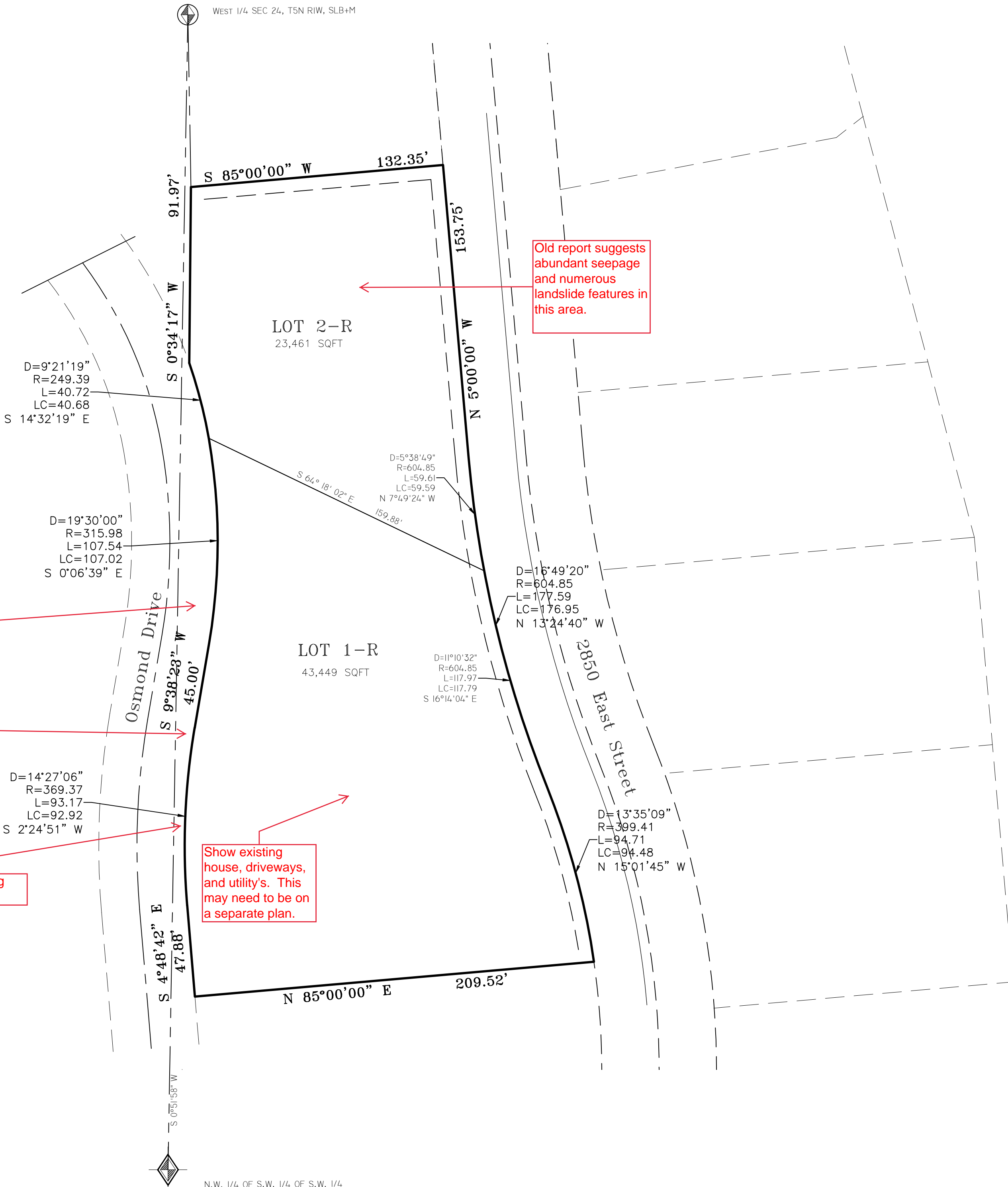
Osmond Dr. is a 50ft. ROW this should be a minimum of 60ft.

If curb and gutter deferral is granted and access comes from this roadway there will need to be culverts under the drive crossings.

10ft. PUE along roadway

Show existing house, driveways, and utility's. This may need to be on a separate plan.

Old report suggests abundant seepage and numerous landslide features in this area.



NOTE

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____.

Attest:

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 _____

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 _____

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 ____ day of _____, 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 _____

N.W. 1/4 OF S.W. 1/4 OF S.W. 1/4 OF SEC 24, T5N R1W, SLB+M
3" BRASS CAP MONUMENT
FLUSH W/ROAD

		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
DEVELOPER: Brian Keller Address: 6124 S. Osmond Dr.		Weber County Recorder Entry no. _____ Filed for record and recorded ____ day of _____, 20____. at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts	
S.W. 1/4 of Section 24, Township 5 North, Range 1 West, Salt Lake Base and Meridian.		Subdivision	
Revisions	DRAWN BY: TK	By Deputy: _____	
	CHECKED BY: TK	Fee paid _____	
	DATE: December 28 2020		
	PROJ: 4142		

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 R156-22-401 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.