

# Plyer Subdivision

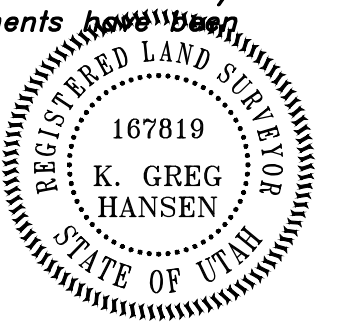
Weber County, Utah  
 A Part of the Southwest Quarter of Section 36,  
 Township 7 North, Range 3 West, Salt Lake Base & Meridian  
 February 2021

## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into twenty three (23) Lots and a Remainder Parcel, known hereafter as Plyer Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County concerning Zoning Requirements regarding Lot measurements have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

K. Greg Hansen P.L.S.  
 Utah Land Surveyor License No. 167819



## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1900 SOUTH STREET LOCATED 645.00 FEET SOUTH 00°41'31" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER FROM THE NORTHWEST CORNER OF SAID SECTION 29;

RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°43'15" EAST 1128.50 FEET; (2) SOUTH 88°43'45" EAST 171.00 FEET; AND (3) SOUTH 82°14'45" EAST 111.66 FEET TO THE WEST BOUNDARY LINE OF THE DAVID K. EGGIS PROPERTY, TAX ID. NO. 15-079-0036; THENCE ALONG SAID WEST BOUNDARY LINE SOUTH 00°24'13" WEST 343.62 FEET (SOUTH 363.0' BY RECORD) TO THE WALKER SLOUGH; THENCE ALONG SAID WALKER SLOUGH SOUTH 38°55'50" WEST 439.16 FEET (SOUTH 38'14'19" WEST 398.0 FEET BY RECORD) TO THE NORTHWEST CORNER OF THE BOTTOMS SUBDIVISION, FILED AS ENTRY NO. 1661740 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE WEST BOUNDARY LINE OF SAID THE BOTTOMS SUBDIVISION THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 27°41'58" WEST 56.30 FEET; (2) SOUTH 28°41'04" WEST 78.53 FEET; (3) SOUTH 25°11'31" WEST 73.52 FEET; (4) SOUTH 27°58'32" WEST 171.97 FEET; AND (5) SOUTH 25°12'18" WEST 133.14 FEET TO THE NORTH BOUNDARY LINE OF THE HOLGATE SUBDIVISION FILED AS ENTRY NO. 1506237 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°27'49" WEST 68.30 FEET; (2) SOUTH 00°43'08" EAST 208.75 FEET; (3) NORTH 89°30'04" WEST 386.94 FEET; (4) SOUTH 33°34'16" WEST 78.65 FEET; AND (5) NORTH 88°42'31" WEST 420.29 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°41'31" EAST 150.00 FEET TO THE SOUTHWEST CORNER OF THE PINEAE GREENHOUSES, INC. PROPERTY, TAX ID. NO. 15-079-0112; THENCE ALONG SAID PINEAE GREENHOUSES, INC. PROPERTY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°18'29" EAST (EAST BY RECORD) 288.75 FEET; (2) NORTH 00°41'31" EAST (NORTH BY RECORD) 577.50 FEET; AND (3) NORTH 89°18'29" WEST (WEST BY RECORD) 288.75 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°41'31" EAST 689.59 FEET TO THE POINT OF BEGINNING. CONTAINING 33.19 ACRES.

## OWNER'S DEDICATION AND CERTIFICATION

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 Plyer Subdivision, and do hereby Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, detention basins, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Peggy W. Plyer, Trustee for the Peggy W. Plyer Trust

## TRUST ACKNOWLEDGMENT

STATE OF UTAH )  
 )  
 COUNTY OF WEBER )  
 )  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, Peggy W. Plyer, Trustee for the Peggy W. Plyer Trust, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, the signers of the attached owners dedication, one in number, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary Public

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_ RECORDED  
 FOR \_\_\_\_\_  
 \_\_\_\_\_ COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

### Notes:

#### PLAT NOTES:

- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' WIDE UNLESS OTHERWISE NOTED.
- THE OWNER OF THE REMAINDER PARCEL IS RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DETENTION BASIN.

### WEBER COUNTY ENGINEER

I Herby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Weber County Engineer

### WEBER COUNTY PLANNING COMMISSION APPROVAL

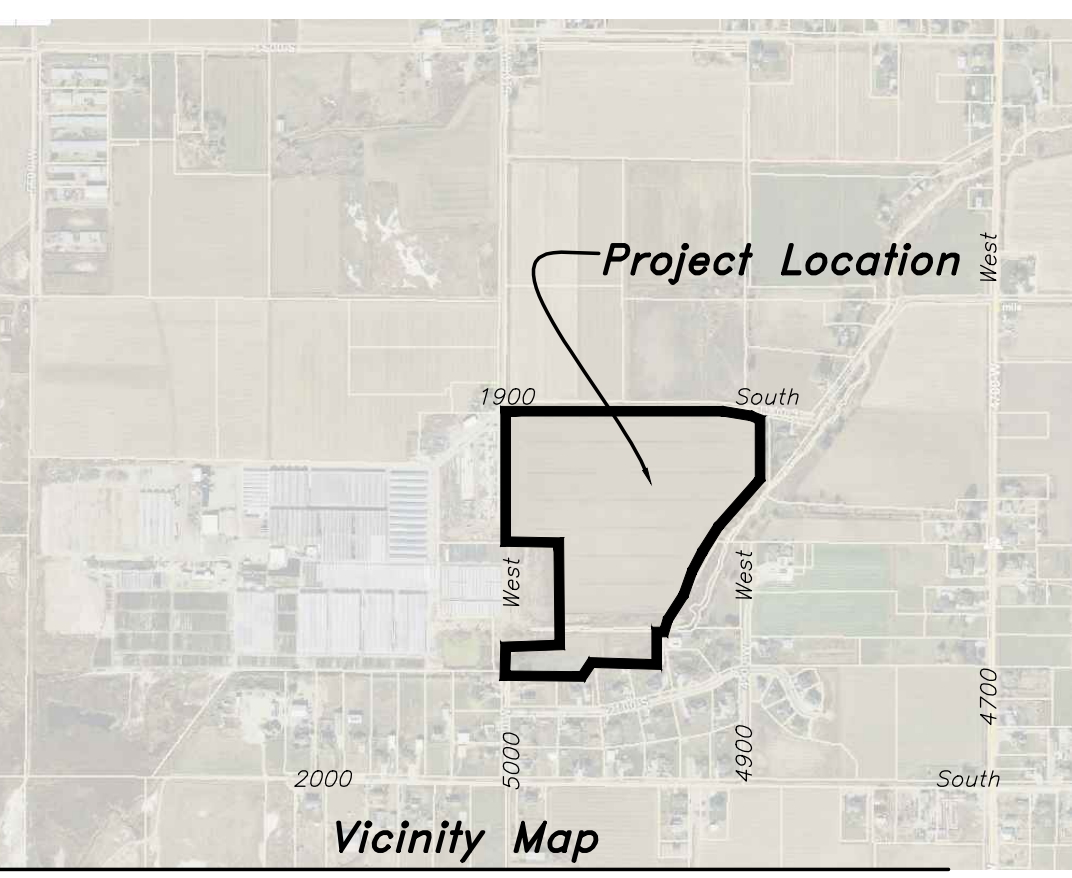
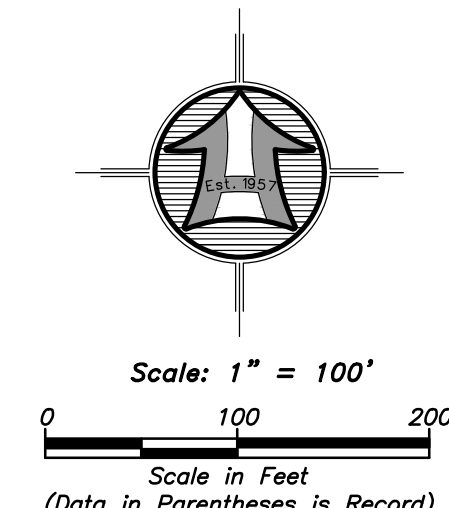
This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission. Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Chairman, Weber County Planning Commission

### NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all back Lot corners with curb nails set in top back of curb and gutter on all side yard projections.

Line #	Bearing	Distance
L1	S 88°43'45" E	171.00'
L2	S 82°14'45" E	111.66'
L3	S 27°41'58" W	56.30'
L4	S 28°41'04" W	78.53'
L5	S 25°11'31" W	73.52'
L6	S 07°43'31" E	23.59'
L7	S 00°24'13" W	9.48'
L8	S 82°16'29" E	19.75'
L9	S 25°11'31" W	18.88'
L10	S 01°11'26" W	12.68'
L11	S 38°35'55" W	6.71'



Developer:  
 Ryan Stokes  
 Ferry City, Utah 84302  
 801-730-4334

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at [www.haies.net](http://www.haies.net)  
 Brigham City Ogdenville Logan  
 (435) 723-3491 (801) 399-4905 (435) 752-8272  
 Celebrating over 60 Years of Business

West Quarter Corner of Sec. 29,  
 T. 6 N., R. 2 W., SLB&M. Found  
 Weber County 3" Brass Cap Mon.  
 dated 1980 in fair condition.

### 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  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Chairman, Weber County Commission

Attest

### WEBER COUNTY SURVEYOR

I Herby 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 \_\_\_\_\_, 2021.

Weber County Surveyor

### 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 Affect  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Weber County Attorney

### WEBER-MORGAN HEALTH DEPARTMENT

I Herby 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 \_\_\_\_\_, 2021.

Weber-Morgan Health Department