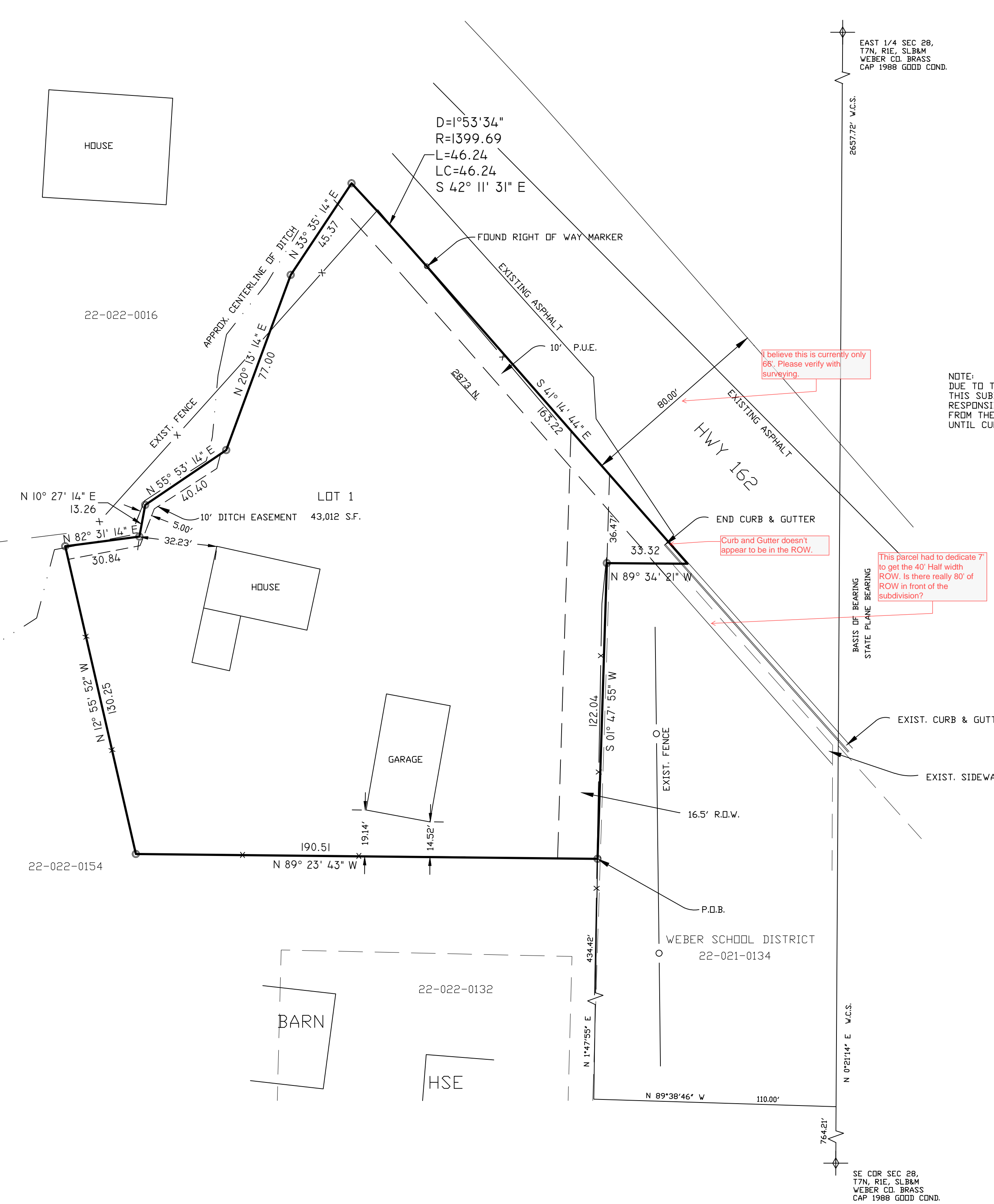


# BRANDY MALAN SUBDIVISION

A PART OF THE S.E. 1/4 OF SEC. 28, T. 7 N., R. 1 E., S.L.B. & M.  
WEBER COUNTY, UTAH  
JULY 2013

SCALE: 1" = 30'

○ = SET 5/8"Ø x 24" REBAR WITH CAP STAMPED 167594  
P.U.E. = PUBLIC UTILITY EASEMENT



NOTE:  
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.

I believe this is currently only 86'. Please verify with surveying.

Curb and Gutter doesn't appear to be in the ROW.

This parcel had to dedicate 7' to get the 40' half width ROW. Is there really 80' of ROW in front of the subdivision?

NOT APPROVED

REVIEWED

By Michael Tuttle at 3:34 pm, Aug 28, 2013

RECEIVED

By Michael Tuttle at 2:57 pm, Aug 22, 2013

DEVELOPER  
JEFF MALAN  
2873 N. HWY 162  
EDEN, UT 84310

### SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF BRANDY MALAN SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

P.L.S. # 167594 \_\_\_\_\_ SIGNATURE

### 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 BRANDY MALAN 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 THROUGHFARES FOREVER. ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 \_\_\_\_\_ 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER ) ss

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### BOUNDARY DESCRIPTION

PART OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY.

BEGINNING AT A POINT NDRTH 0°21'14" EAST 764.21 FEET ALONG THE SECTION LINE, NDRTH 89°38'46" WEST 1100.00 FEET AND NORTH 1°47'55" EAST 434.42 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28 AND RUNNING THENCE NORTH 89°23'43" WEST 190.51 FEET, THENCE NORTH 12°55'52" WEST 130.25 FEET, THENCE NORTH 82°31'14" EAST 30.84 FEET, THENCE NORTH 10°27'14" EAST 13.26 FEET, THENCE NORTH 55°53'14" EAST 40.40 FEET, THENCE NORTH 20°13'14" EAST 77.00 FEET, THENCE NORTH 33°35'14" EAST 45.37 FEET TO THE SOUTH LINE OF STATE ROAD RIGHT OF WAY, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) CURVES: SOUTHWESTERLY ALONG THE ARC OF A 1399.69 FOOT RADIUS CURVE TO THE LEFT 46.24 FEET (DELTA IS 1°53'34" AND CHORD BEARS SOUTH 42°11'31" EAST 46.24 FEET) AND SOUTH 41°14'44" EAST 163.22 FEET TO A POINT ON THE WEBER SCHOOL DISTRICT PARCEL (22-021-0134), THENCE FOLLOWING THE SAID SCHOOL DISTRICT PARCEL THE FOLLOWING TWO (2) CURSES: NORTH 89°34'21" WEST 33.32 FEET AND SOUTH 1°47'55" WEST 122.04 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PERPETUAL RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PARCEL OF LAND 16.5 FEET WIDE, BEING ADJACENT TO AND EXTENDING 16.5 FEET WEST OF A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND AND RUNS NORTH 1°47'55" EAST FROM SAID POINT 158.51 FEET, MORE OR LESS, TO THE SOUTH LINE OF STATE ROAD.

CONTAINS 0.987 acres

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION AS SHOWN.

THE POINT OF BEGINNING WAS ESTABLISHED BY HOLDING THE BEARINGS & DIRECTIONS TO THE POINT OF BEGINNING FOR THE MALAN PARCEL 22-022-0012 AND USING THE WESTERN BOUNDARY LINE OF THE SCHOOL DISTRICT DEED (ROTATED) WHICH MATCHES CLOSELY TO THE OLD FENCE LINE. THE HIGHWAY RIGHT OF WAY LINE WAS ESTABLISHED BY HOLDING THE FOUND RIGHT OF WAY MARKER AND REFERRING TO OTHER SURVEYS IN THE AREA. THE SOUTH AND SOUTHWESTERLY LINE ARE USED MATCHING THE EXISTING FENCE LINES AND AGREED UPON BY THE OWNER.

BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

### AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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\_\_\_\_.

\_\_\_\_\_  
SIGNATURE

### 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

### 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\_\_\_\_.

\_\_\_\_\_  
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

\_\_\_\_\_  
ATTEST:

### 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

 <b>LANDMARK SURVEYING, INC.</b> A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506	<b>WEBER COUNTY RECORDER</b> ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF _____ PAGE _____
	_____ WEBER COUNTY RECORDER BY _____ DEPUTY
CLIENT: JEFF MALAN LOCATION: SECTION S.E. 1/4 28, T7 N, R.1E., S.L.B.&M. SURVEYED: 2013	REVISIONS: _____ DRAWN BY: DB CHECKED BY: DB DATE: 2013 FILE: 3348