

Vue de Valhalla Subdivision

PART OF THE SE 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: April 2016

Basis of bearing = N 00°26'21" E between monumented SE and NE corner of Section 29, Utah North Zone NAD83

NARRATIVE

The purpose of this survey is to create the subdivision lot as shown hereon. The basis of bearing for this survey is a noted on the plat derived from GPS observations on the shown monuments utilizing NAD83 Utah North Zone coordinates.

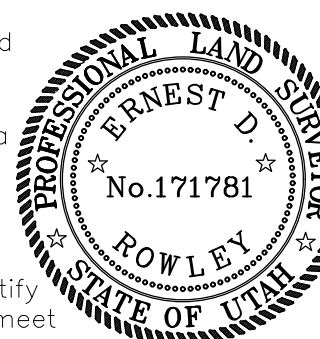
This plat is intended to tie to and border the two prior subdivisions shown, Wade Pilcher Sub recorded June 21, 2011 and Pinecreek Sub recorded November 6, 2000. Platting these two subdivisions shows that there is a 2.61 foot overlap between the two subdivisions, however, this does not actually exist. In the original drawing file of Dallas' he found a rebar and cap at the NE corner of the Pinecreek Sub and held it for the east right of way of Carol Street. In my field work I also found a "Star Nail" at the intersection of Carol and 3300 North as well as a T-post at the SW corner of Lot 2, Wade Pilcher Sub. The Wade Pilcher Sub has been adjusted to coincide with this ground evidence. The monument ties noted in the Wade Pilcher Sub should also be adjusted to coincide with the location of the Pinecreek Sub plat which is what I have done.

This positioning establishes the east line of Carol Street (3825 E) and the north line of Nordic Meadows Drive (3100 N) being part of the boundary of this subdivision. The south boundary of the property is held to be along or near an existing fence line that marks the north boundary of Abbey Estates No.2. Evidence of this subdivision was found as noted and held. The west boundary is being held along an old and long standing fence line that has divided the Pilcher property from the Storey property. As a side note the location of the fence closely coincides with the deed location of the line. The east boundary is a new division line. A portion is intended to be along the centerline of Pine Creek. The location of this line is my interpretation of the creek and the bearings and distances shown may change depending on where the centerline is interpreted by others. However, the intent should remain the same, along the centerline of the creek.

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided.
Per your response #1 explain in narrative E# 2209661 you reasoning for invalid document in narrative "Because this document did not properly create the easement and name a grantee there is no dominant estate to exercise control over the easement and the easement is invalid."

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-22011 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.



BOUNDARY DESCRIPTION

A tract of land being part of a parcel described in Warranty Deed recorded September 21, 2006 as Entry number 2209661 located in the Southeast Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 00°26'21" East between the monumented location of the Southeast corner (having Weber County NAD83 coordinates of record of N=3631625.8 E=1543098.6 U.S.F.) and the Northeast corner (having Weber County NAD83 coordinates of record of N=3641442.8 E=1543139.4 U.S.F.) of said Section 29, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 2, Pilcher Subdivision (recorded as Plat book 72 page 15 on June 21, 2011 as Entry number 2531443) said point being located North 15°27'27" West 2517.71 feet FROM said Southeast corner of Section 29 (said Southwest corner of Lot 2) is located by record the following Nine (9) courses, 1) South 00°31'28" West 1779.84 feet along quarter section line, and 2) North 88°37'46" West 330.76 feet, and 3) South 04°48'00" East 162.95 feet, and 4) South 11°41'57" West 47.86 feet, and 5) South 46°15'52" West 9.83 feet, and 6) South 00°31'28" West 651.82 feet, and 7) South 00°21'20" West 235.54 feet, and 8) South 18°37'22" West 28.12 feet, and 9) North 88°21'02" West 348.14 feet all from said Northeast corner of Section 29;

RUNNING thence South 88°21'02" East 148.29 feet, along the south boundary of said Lot 2;

Thence South 01°38'52" West 60.64 feet, to a point in Pine Creek;

Thence the following Eighteen (18) courses being in or near the center of Pine Creek,

1) South 77°12'50" West 21.12 feet, 2) South 85°54'32" West 19.72 feet, 3) South 38°18'12" West 11.32 feet, 4) South 11°46'42" West 22.94 feet, 5) South 62°02'47" West 16.96 feet, 6) South 78°26'41" West 21.02 feet, 7) South 28°46'20" West 16.54 feet, 8) South 36°11'07" West 38.84 feet, 9) South 32°08'04" West 28.17 feet, 10) South 32°14'30" West 25.45 feet, 11) South 53°09'55" West 14.05 feet, 12) North 80°57'42" West 20.85 feet, 13) North 81°42'19" West 22.71 feet, 14) South 59°05'17" West 10.92 feet, 15) South 17°54'33" West 16.72 feet, 16) South 08°12'37" East 12.50 feet, 17) South 32°02'46" East 13.25 feet, 18) South 24°35'08" West 5.23 feet. Thence South 17°23'07" East 467.34 feet, to the north boundary of Abbey Estates No. 2 recorded November 21, 1990 as Plat book 32 page 85 and Entry number 1124895. Thence North 88°19'47" West 360.89 feet, along said north boundary. Thence North 88°19'47" West 8.218 feet, to a one (1) inch pipe in an old fence corner. Thence the following Four (4) courses along or near an existing fence line which represents the historical west boundary of said Entry number 2209661, 1) North 17°20'24" E 132.06 feet, 2) North 17°05'43" East 229.02 feet, to the south bank of Pine Creek, 3) North 17°12'02" East 107.80 feet, across Pine Creek and continuing along said historic fence line; 4) North 19°15'51" East 198.35 feet. Thence leaving said fence line, South 88°21'02" East 4.16 feet. Thence North 18°16'36" East 318.71 feet, to the south boundary of Pinecreek Subdivision recorded November 6, 2000 as Plat book 53 page 11 and Entry number 1735926. Thence South 67°08'18" East 61.74 feet, to the east boundary of said Lot 2. Thence South 18°16'36" West 232.78 feet, along said east boundary, to the point of beginning. Containing 3.659 acres, more or less.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility (PUE), storm water detention pond(s), drainage easement(s), and stream maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, 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.

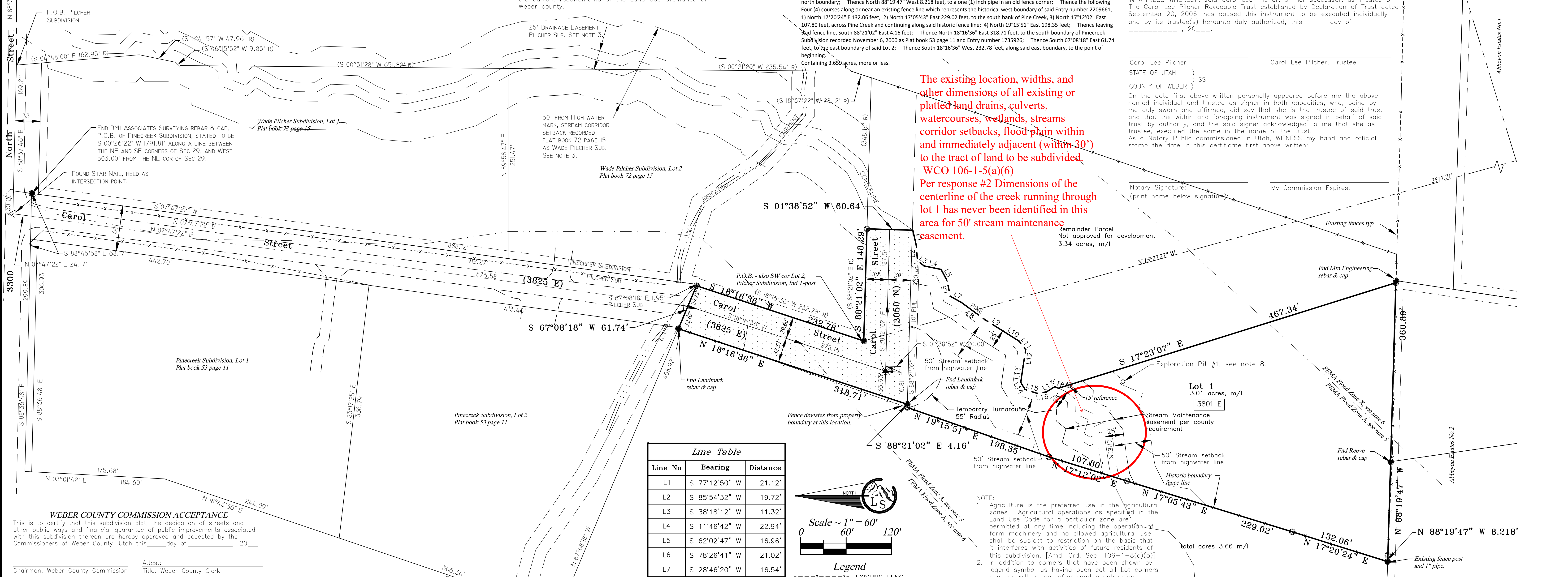
We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as Carol Street (3825 East) is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the governing entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the governing entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute a statutory dedication to the public of the Temporary Turnaround Easement.

Individual and Trust Acknowledgement
IN WITNESS WHEREOF, said Carol Lee Pilcher, or her successor, as Trustee of The Carol Lee Pilcher Revocable Trust established by Declaration of Trust dated September 20, 2006, has caused this instrument to be executed individually and by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

Carol Lee Pilcher
STATE OF UTAH }
COUNTY OF WEBER } SS
On the date first above written personally appeared before me the above named individual and trustee as signer in both capacities, who, being by me duly sworn and affirmed, did say that she is the trustee of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer acknowledged to me that she as trustee, executed the same in the name of the trust. As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: _____ My Commission Expires: _____

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided.
WCO 106-1-5(a)(6)
Per response #2 Dimensions of the centerline of the creek running through lot 1 has never been identified in this area for 50' stream maintenance easement.



WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees 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____.

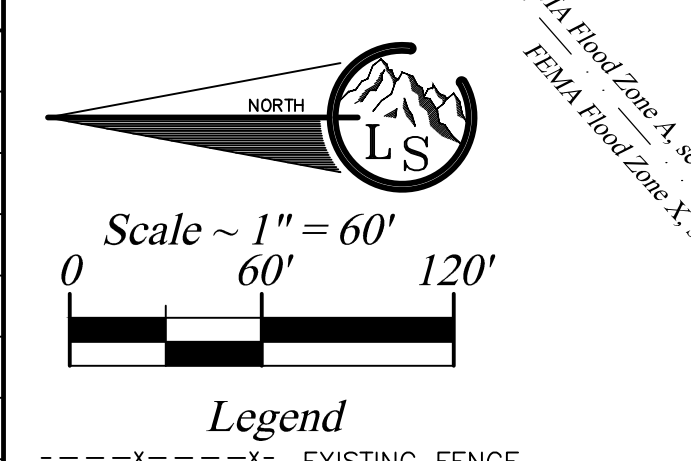
Weber County Surveyor

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

Line Table

Line No	Bearing	Distance
L1	S 77°12'50" W	21.12'
L2	S 85°54'32" W	19.72'
L3	S 38°18'12" W	11.32'
L4	S 11°46'42" W	22.94'
L5	S 62°02'47" W	16.96'
L6	S 78°26'41" W	21.02'
L7	S 28°46'20" W	16.54'
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L9	S 32°08'04" W	28.17'
L10	S 32°14'30" W	25.45'
L11	S 53°09'55" W	14.05'
L12	N 80°57'42" W	20.85'
L13	N 81°42'19" W	22.71'
L14	S 59°05'17" W	10.92'
L15	S 17°54'33" W	16.72'
L16	S 8°12'37" E	12.50'
L17	S 32°02'46" E	13.25'
L18	S 24°35'08" W	5.23'



- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ▲ STREET MONUMENT TO BE SET
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ELEVATION BENCHMARK
 - RIGHT OF WAY MONUMENT
 - ROAD/STREET DEDICATION
 - R RECORD DATA
 - MD MEASURED DATA

- 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. [Amnd. Ord. Sec. 106-1-8(c)(5)]
 - In addition to corners that have been shown by legend symbol as having been set all lot corners have or will be set after road construction.
 - The 50' Stream Corridor setback and the 25' Drainage Easement shown on this plat is only valid within the bounds of the Wade Pilcher Subdivision (Pilcher Sub).
 - The 100' Stream setback shown hereon is limited to the bounds of this subdivision.
 - FEMA Flood Zone lines are digitized from Panel 228 of 600 Map Number 49057C0228F revised June 2, 2015.
 - Zone X is noted on FEMA panel 228 of 600 as "Areas determined to be outside the 0.2% annual chance floodplain."
 - 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.
 - Exploration Pit #1: UTM Zone 12 NAD83 coordinates: N=4573933 E=428276 ; 0-34' Gravelly Loom, Granular Structure, 25% Gravel ; 34-80' Course Loomy Sand with Clay Loom Lens, Single Grain Structure, 70% Gravel ; Ground water encountered at 80 inches.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Marcus Zabokrtsky
Address: 3835 E 3300 N, Liberty, Utah 84310

SE 1/4 of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian.

Subdivision

Revisions: _____ DRAWN BY: EDR
CHECKED BY: _____ DATE: October 2, 2020
FILE: 3498

1 of 4

Filed for record and recorded ____ day of _____, 20____
at _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____
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.

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 and streets as shown or herein and name said tract Vue de Valhalla Subdivision: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5) 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) and/or road(s) as public utility corridors as may be authorized by the governing entity.

SE cor Sec 29, T 7 N, R 1 E, SLB&M, 1987 WCo brass cap good condition. Found as documented by county tie sheet.