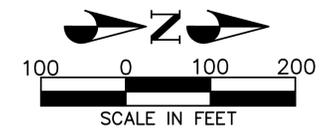


# CHARLY'S ACRES SUBDIVISION

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 17, T6N, R2E, SLB&M, WEBER COUNTY, HUNTSVILLE TOWNSITE, UTAH  
JUNE 2021



**SURVEYOR'S CERTIFICATE**  
I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS HEREAFTER KNOWN AS CHARLY'S ACRES SUBDIVISION AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF THE WEBER COUNTY LAND USE CODE HAVE BEEN COMPLIED WITH.

**BOUNDARY DESCRIPTION**  
PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 30.25 CHAINS WEST OF SOUTHEAST CORNER OF NORTHEAST QUARTER OF SECTION 17, RUNNING THENCE NORTH 9.08 CHAINS; THENCE NORTH 86°30' WEST 10.02 CHAINS; THENCE NORTH 8.67 CHAINS; THENCE NORTH 89° WEST 7.35 CHAINS; THENCE SOUTH 28.72 CHAINS; THENCE SOUTH 88°54' EAST 16.6 CHAINS; THENCE NORTH 9° WEST 10.88 CHAINS TO BEGINNING.

MORE CORRECTLY DESCRIBED BY SURVEY RECORDED #5932 AS FOLLOWS: BEGINNING AT A POINT LOCATED 692.50' SOUTH 00°04'49" EAST ALONG THE SECTION LINE AND 1992.16' WEST FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°39'30" WEST 1111.61' ALONG THE CENTERLINE OF 500 SOUTH STREET TO THE EXTENDED EASTERLY LINE OF THE RONALD AND LOIS PARRY PROPERTY (WARRANTY DEED AS ENTRY NO. 2129192, RECORDED SEPTEMBER 15, 2005); THENCE NORTH 00°05'49" EAST 1889.06' ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE AS LOCATED BY SURVEY OF THE ERIC FIELDS PROPERTY (QUIT CLAIM DEED AS ENTRY NO. 2763940, RECORDED NOVEMBER 3, 2015); THENCE SOUTH 88°58'35" EAST 438.60' ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE AS LOCATED BY SURVEY OF THE JEREMY AND TAMMY MCKAY PROPERTY (WARRANTY DEED AS ENTRY NO. 2819800, RECORDED OCTOBER 11, 2016); THENCE SOUTH 1°00'00" EAST 543.91' ALONG SAID WESTERLY LINE AND TO AND ALONG THE WESTERLY LINE AS DETERMINED BY SURVEY OF THE DAVID P. GOODE LIVING TRUST PROPERTY (SPECIAL WARRANTY DEED AS ENTRY NO. 2285189, RECORDED AUGUST 16, 2007) TO THE SOUTHWEST CORNER OF SAID DAVID P. GOODE LIVING TRUST PROPERTY; THENCE SOUTH 86°30'00" EAST 661.32' ALONG THE SOUTHERLY LINE OF SAID DAVID P. GOODE LIVING TRUST PROPERTY TO THE EASTERLY LINE AS DETERMINED BY SURVEY OF THE CHATELAIN REVOCABLE INTER VIVOS TRUST PROPERTY (SPECIAL WARRANTY DEED AS ENTRY NO. 1618890, RECORDED MARCH 9, 1999); THENCE SOUTH 1323.06' ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINS: 39.69 ACRES  
  
 Robert Law Date: 6-23-2021

**OWNERS DEDICATION**  
KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER(S) OF TRACT OF LAND DESCRIBED ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND A STREET TO BE HEREAFTER KNOWN AS CHARLY'S ACRES SUBDIVISION DO HEREBY DEDICATE, GRANT AND CONVEY TO HUNTSVILLE TOWNSITE, UTAH, ALL THOSE PARTS OR PORTIONS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED FOR PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THEN SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY HUNTSVILLE TOWNSITE, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

Jeremy Krause  
Krause Development LLC

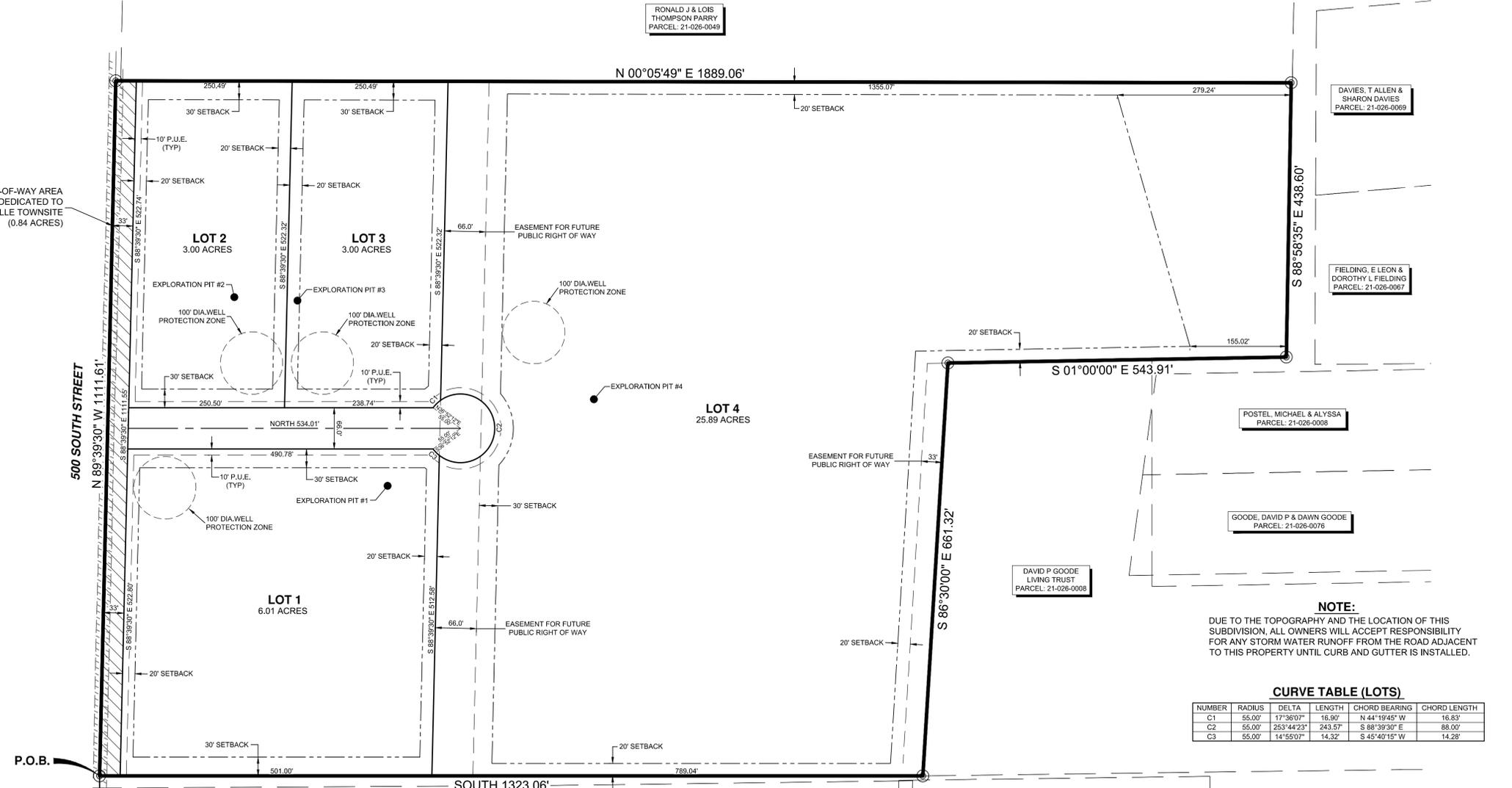
**NOTARY ACKNOWLEDGEMENT**  
STATE OF UTAH } S.S.  
COUNTY OF WEBER }

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

COMMISSION NUMBER \_\_\_\_\_ NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

## CHARLY'S ACRES SUBDIVISION

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 17, T6N, R2E, SLB&M, WEBER COUNTY, HUNTSVILLE TOWNSITE, UTAH



**CURVE TABLE (LOTS)**

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	17°36'00"	16.80'	N 44°19'45" W	16.63'
C2	55.00'	253°44'23"	243.57'	S 88°39'30" E	88.00'
C3	55.00'	14°55'07"	14.32'	S 45°40'15" W	14.28'

**LEGEND**

- SUBJECT PROPERTY LINE
- ADJACENT PARCEL LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING EDGE OF ASPHALT
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988

PREPARED BY:  
  
 9270 SOUTH 300 WEST • SANDY, UT 84070  
 PHONE: (801) 362-2321 • FAX: (801) 362-2351  
 DATE: JUNE 23, 2021 FILE: p:1450.2010\dwg\plat-01

**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\_\_\_\_.

**HUNTSVILLE TOWN ENGINEER**  
I HEREBY 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 THE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**HUNTSVILLE TOWN 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 \_\_\_\_\_, 20\_\_\_\_.

**HUNTSVILLE TOWN PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION OF A STREET, PUBLIC UTILITY EASEMENTS AND FINANCIAL GUARANTEE OF THE PUBLIC IMPROVEMENTS THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE HUNTSVILLE TOWN PLANNING COMMISSION, WEBER COUNTY, UTAH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**HUNTSVILLE TOWN COUNCIL ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF A STREET, PUBLIC UTILITY EASEMENTS AND THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF HUNTSVILLE, WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**WEBER COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD & RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ TIME \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_  
WEBER COUNTY RECORDER