

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-8(c)(1)d; UCA 17-27a-603(1)(b); UCA 17-23-17(3)(d)

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(c) see addressing review for addresses and street#

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

check distances does not add equal 1889.06

RONALD J & LOIS THOMPSON PARRY PARCEL: 21-026-0049

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

This is only a partial review there may be other redlines once boundary or lots and existing redlines are fixed

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)j

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
"Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

A signature block for County Surveyor conforming to state code and county ordinance.
Weber County Surveyor:
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
WCO 106-1-8(c)(1)h.i; WCO 45-4-2(c)

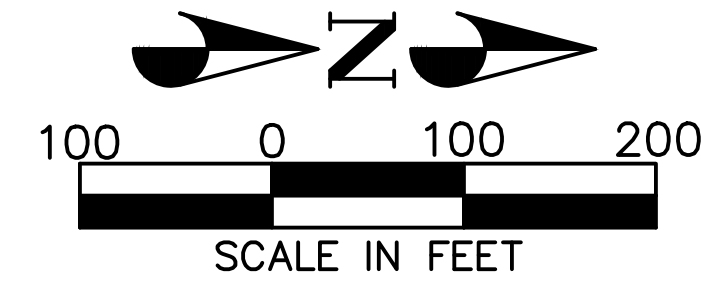
If that monument is not in place, its mathematical location must be shown as well as a mathematical relationship to a monument in place. WCO 106-1-8(c)(1)d

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

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)

what is this ? is this a no build area or flood plain

The Map shall contain a written narrative. WCO 106-1-8(c)(1)k.; UCA 17-23-17(4)(a)

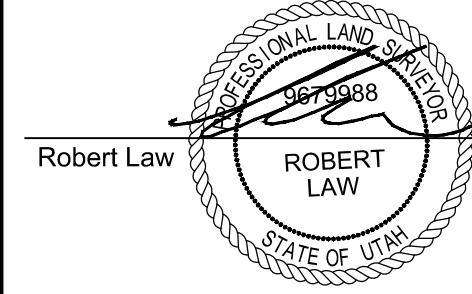


SURVEYOR'S CERTIFICATE
I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY 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 WITHH.

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 88°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 1892.16' 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. 2128192, 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



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 ERRECTED WITHIN SUCH EASEMENTS

Governing Authority
Not a part of
Huntsville Townsite
check Ownership for signatures

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER } S.S.

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 _____

Dedicate future Easements

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

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

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____.

WEBER-MORGAN HEALTH DEPARTMENT

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 ENGINEER

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____.

CHAIR, HUNTSVILLE TOWN PLANNING COMMISSION

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____.

CHAIR, HUNTSVILLE TOWN PLANNING COMMISSION

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____.

MAYOR

ATTEST

PREPARED BY:

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 362-2321 • FAX: (801) 362-2351

DATE: JUNE 23, 2021

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