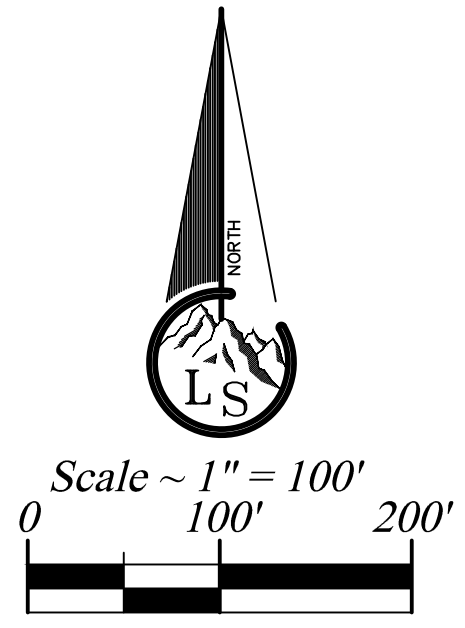


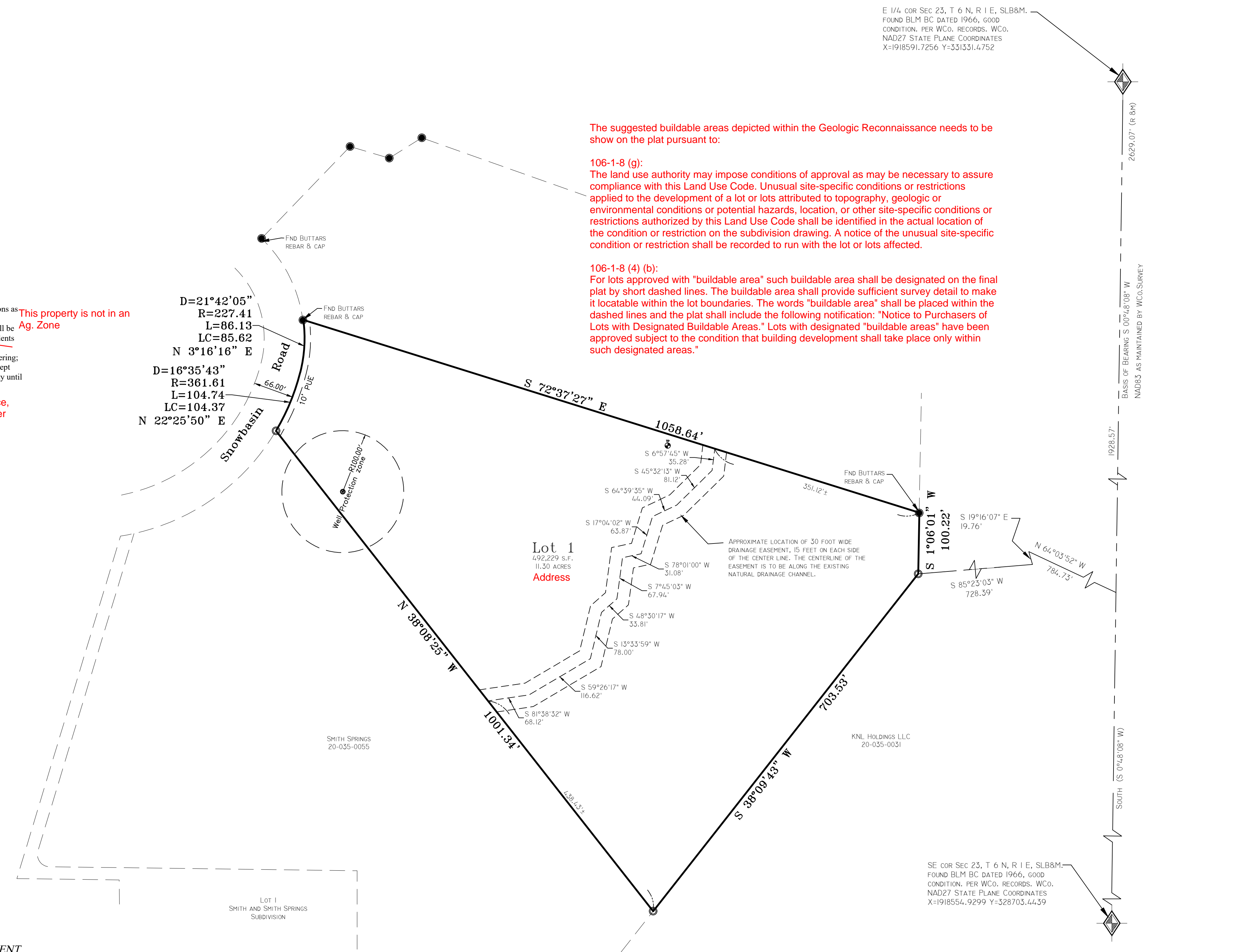
# GVD SUBDIVISION

A PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - June 2021



- Legend**
- x---x--- EXISTING FENCE
  - ==== EASEMENTS
  - STREET CENTERLINE
  - PRIOR VACATED BOUNDARY
  - TIE/SECTION LINES (as labeled)
  - ◆ FND SECTION CORNER
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - r RECORD DATA
  - md MEASURED DATA

**NOTES:**  
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. [Am. Ord. Sec. 106-1-8(c)(5)]  
The following is required to be included on this plat by Weber County Engineering: "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."  
A Geologic Reconnaissance and Review by GCS Geoscience, dated November 10, 2021 is available for review in the Weber County Planning Office.



E 1/4 COR SEC 23, T 6 N, R 1 E, SLB&M.  
FOUND BLM BC DATED 1966, GOOD  
CONDITION. PER WCO. RECORDS, WCO.  
NAD27 STATE PLANE COORDINATES  
X=1918591.7256 Y=331331.4752

SE COR SEC 23, T 6 N, R 1 E, SLB&M.  
FOUND BLM BC DATED 1966, GOOD  
CONDITION. PER WCO. RECORDS, WCO.  
NAD27 STATE PLANE COORDINATES  
X=1918554.9299 Y=328703.4439

**OWNER'S DEDICATION**  
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract GVD SUBDIVISION;  
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 canal maintenance easement(s), the same to be used for the installation, maintenance, and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) 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.

**Partnership Acknowledgement**  
IN WITNESS WHEREOF, the herein named signer(s) has/have caused this instrument to be executed by its proper officers herunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
GVD PARTNERSHIP

**PALMER CEPALUIS** By General Partner:  
STATE OF UTAH )  
COUNTY OF WEBER ) SS:  
On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] General Partners of said partnership, a Utah General Partnership, and that the within and foregoing instrument was signed in behalf of said partnership by authority thereof and the said signer(s) acknowledged to me that [he/she/they is/are] as General Partner(s) executed the same in the name of the partnership.  
WITNESS my hand and official stamp the date in this certificate first above written:  
Notary Public Residing in:  
My Commission Expires:

**BOUNDARY DESCRIPTION**  
A part of the Southeast Quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of South 00°48'08" West between the monumented East Quarter corner (Weber County NAD27 State Plane coordinates X=1918591.7256 Y=331331.4752) and the monumented Southeast corner (Weber County NAD27 State Plane coordinates X=1918554.9299 Y=328703.4439) of said Section 23, being described as follows:  
BEGINNING at a point 1928.57 feet South 0°48'08" West along the Section line, 784.73 feet North 64°03'52" West, 19.76 feet South 191°16'07" East and 729.39 feet South 85°23'03" West from said East Quarter corner of Section 23; and running thence South 38°09'43" West 703.53 feet; thence North 38°08'25" West 1001.34 feet to the Easterly right-of-way line of Snow Basin Road; thence along said right-of-way line the following two (2) courses: (1) Northeasterly along the arc of a 361.61 foot radius curve to the left a distance of 104.74 feet (Delta is 16°35'43" and Long Chord bears North 22°25'50" East 104.37 feet) and (2) Northerly along the arc of a 227.41 foot radius curve to the left a distance of 86.13 feet (Delta is 21°42'05" and Long Chord bears North 3°16'16" East 85.62 feet); thence South 72°37'27" East 1058.64 feet; thence South 1°06'01" West 100.22 feet to this point of beginning.  
Containing 8.5931 acres, more or less.

**NARRATIVE**  
This survey was requested by Palmer DePaulis to create a one (1) lot subdivision as shown.  
Documents used to aide in this survey:  
1. Weber County Tax Plat 20-035-1  
2. Deeds of record as found in the Weber County Records Office for subject and adjacent parcels.  
3. Record of Survey's: #1996, #2388, #5663, #6084  
4. Plat's of Record: #55-027 Smith and Smith Springs Subdivision, #84-021 Mark and Susan Lackey Subdivision.  
Boundaries were established from deed's of record and neighboring subdivisions.  
Basis of bearing is state plane grid from monument as shown.

**SURVEYOR'S CERTIFICATE**  
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 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 may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, 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 as indicated by their approval hereon.

**PERC TABLE**

HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #15077
1	0-42"	Loam, granular/blocky structure
	42-107"	Clay loam (near clay), Massive structure

**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 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 hereon 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 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

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

**Webster County Recorder**  
Entry no. \_\_\_\_\_  
Filed for record and recorded  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_  
in book \_\_\_\_\_ of official records,  
on page \_\_\_\_\_  
County Recorder: Leann H Kilts

**DEVELOPER: PALMER DEPAULIS**  
834 S. 600 E. Salt Lake City, Utah 84102

**SE 1/4 of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian.**

Revisions  
DRAWN BY: TDK  
CHECKED BY: ...  
DATE: 5/29/2021  
PROJ: 4190

By Deputy: \_\_\_\_\_  
Fee paid \_\_\_\_\_