

CURVE TABLE (LOTS)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	17°36'07"	16.90'	N 44°19'45" W	16.83'
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'

DEVELOPER

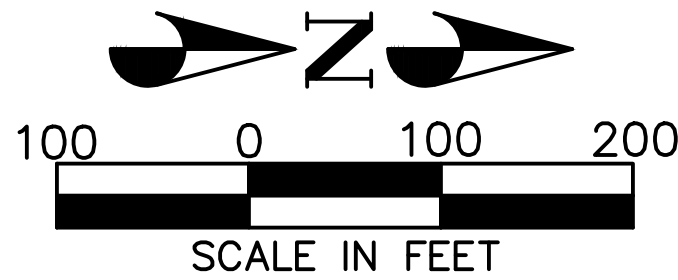
KRAUSE DEVELOPMENT
2166 EAST WILD PINE DRIVE
OGDEN, UTAH, 84403
JEREMY KRAUSE
PHONE: (801) 866-4809

REFERENCE DOCUMENT

JACK & LA RAE CHATELAIN TRUST
BOUNDARY SURVEY
RECORD OF SURVEY #5932

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 NE1/4
AND NW 1/4 OF THE SE 1/4 OF SECTION 17, T6N, R2E, SLB&M, WEBER COUNTY, UTAH
JULY 2021



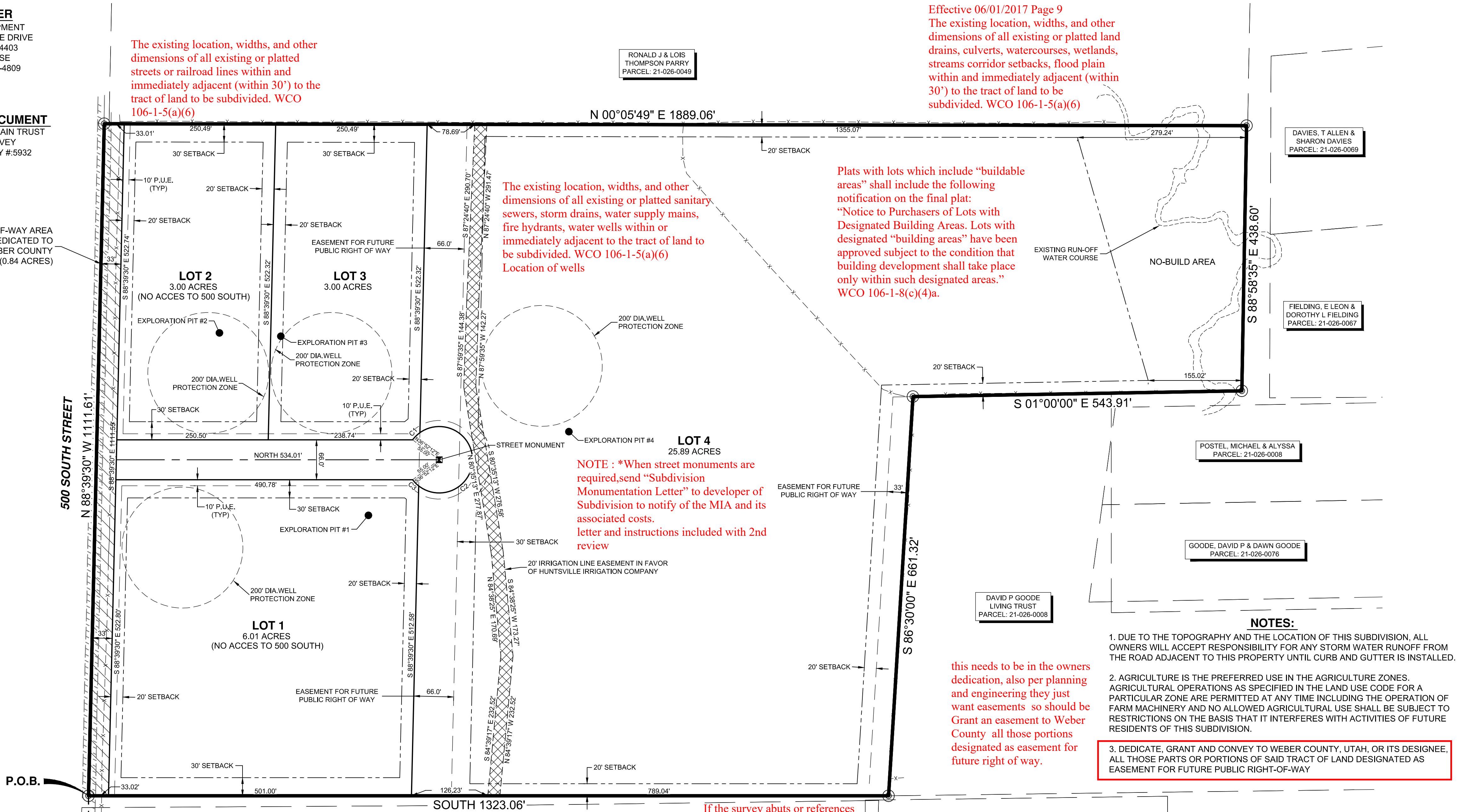
The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

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)
Location of wells

Plats with lots which include "buildable areas" shall include the following notification on the final plat:
"Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas."
WCO 106-1-8(c)(4)a.

Effective 06/01/2017 Page 9

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)



The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON.

BASIS OF BEARING IS S 00°05'16" E BETWEEN THE EAST QUARTER CORNER AND THE WITNESS CORNER (A) AS SHOWN HEREON.

check with planning for correct title blocks

LEGEND

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

- NOTES:**
- 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.
 - 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.
 - DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENT FOR FUTURE PUBLIC RIGHT-OF-WAY

Exploration Pit #1 (UTM Zone 12 Nad 83 437278 E 4567489 N)	
0-34"	Loam, Granular/Blocky Structure
34-71"	Sandy Loam, Massive Structure
71-80"	Extremely Gravely Loamy Coarse Sand, Single Grain Structure, 65% Gravel

Exploration Pit #2 (UTM Zone 12 Nad 83 437188 E4567413 N)	
0-32"	Loam, Granular/Blocky Structure
32-66"	Sandy Loam, Massive Structure
66-74"	Extremely Gravely Loamy Coarse Sand, Single Grain Structure, 65% Gravel

Exploration Pit #3 (UTM Zone 12 Nad 83 437190 E 4567444 N)	
0-36"	Loam, Granular/Blocky Structure
36-70"	Sandy Loam, Massive Structure

Exploration Pit #4 (UTM Zone 12 Nad 83 437245 E 4567587 N)	
0-35"	Loam, Granular/Blocky Structure
35-61"	Sandy Loam, Massive Structure
61-78"	Loamy Sand, Weakly Massive Structure

PREPARED BY:

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2321 • FAX: (801) 562-2351

DATE: JULY 22, 2021

FILE: p:\1450.2010\dwg\plat-01

SURVEYOR'S CERTIFICATE

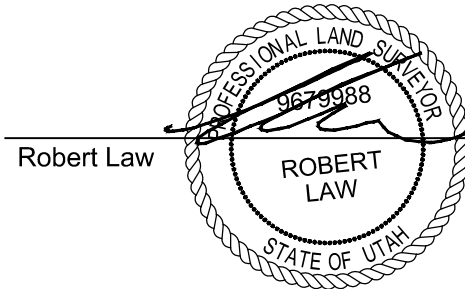
I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY MY SIGNATURE ON THIS PLAT AND BY MY SIGNATURE ON 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 J & LOIS THOMPSON 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



7-22-2021
Date

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 WEBER COUNTY, 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 WEBER COUNTY UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

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 _____

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 NE1/4 AND NW 1/4 OF THE SE 1/4 OF
SECTION 17, T6N, R2E, SLB&M, WEBER COUNTY, 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

WEBER COUNTY 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____.

WEBER COUNTY ENGINEER

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 AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

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 HUNTSMVILLE TOWN PLANNING COMMISSION, WEBER COUNTY, UTAH
SIGNED THIS _____ DAY OF _____, 20____.

CHAIR, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY 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 HUNTSMVILLE, WEBER COUNTY, UTAH, SIGNED THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST