

# Twin Acres Subdivision

**A part of the Southwest Quarter of Section 20, T6N , R2W, SLB&M, U.S. Survey  
Weber County, Utah  
August 2021**



VICINITY MAP  
Not to Scale

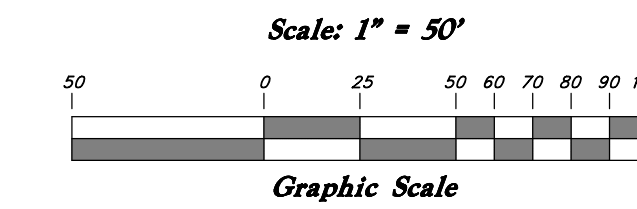
### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Twin Acres Subdivision in Weber County, Utah, and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

6242920  
License No.

Andy Hubbard



### OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, and Public Streets as shown on the plat and name said tract Twin Acres Subdivision and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also dedicate and grant to Weber County all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

- Lync Construction, LLC -

Pat Burns - Owner

### ACKNOWLEDGMENT

State of Utah }  
County of } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_ Pat Burns - Lync Construction LLC \_\_\_\_\_.

Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

### Legend

- ⊕ Monument to be set
- ⊕ Found Centerline Monument (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- ▨ Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- ⊕ Extension of Property
- ⊕ Set 5/8"x 24" Long Rebar & Cap w/ Lathe

### 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, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Chairman, Weber County Commission

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

ENGINEER:  
Great Basin Engineering North  
c/o Andy Hubbard, PLS.  
AndyH@greatbasineng.com  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Lync Construction, LLC  
1407 North Mountain Road  
Ogden Utah  
(801)-710-2234

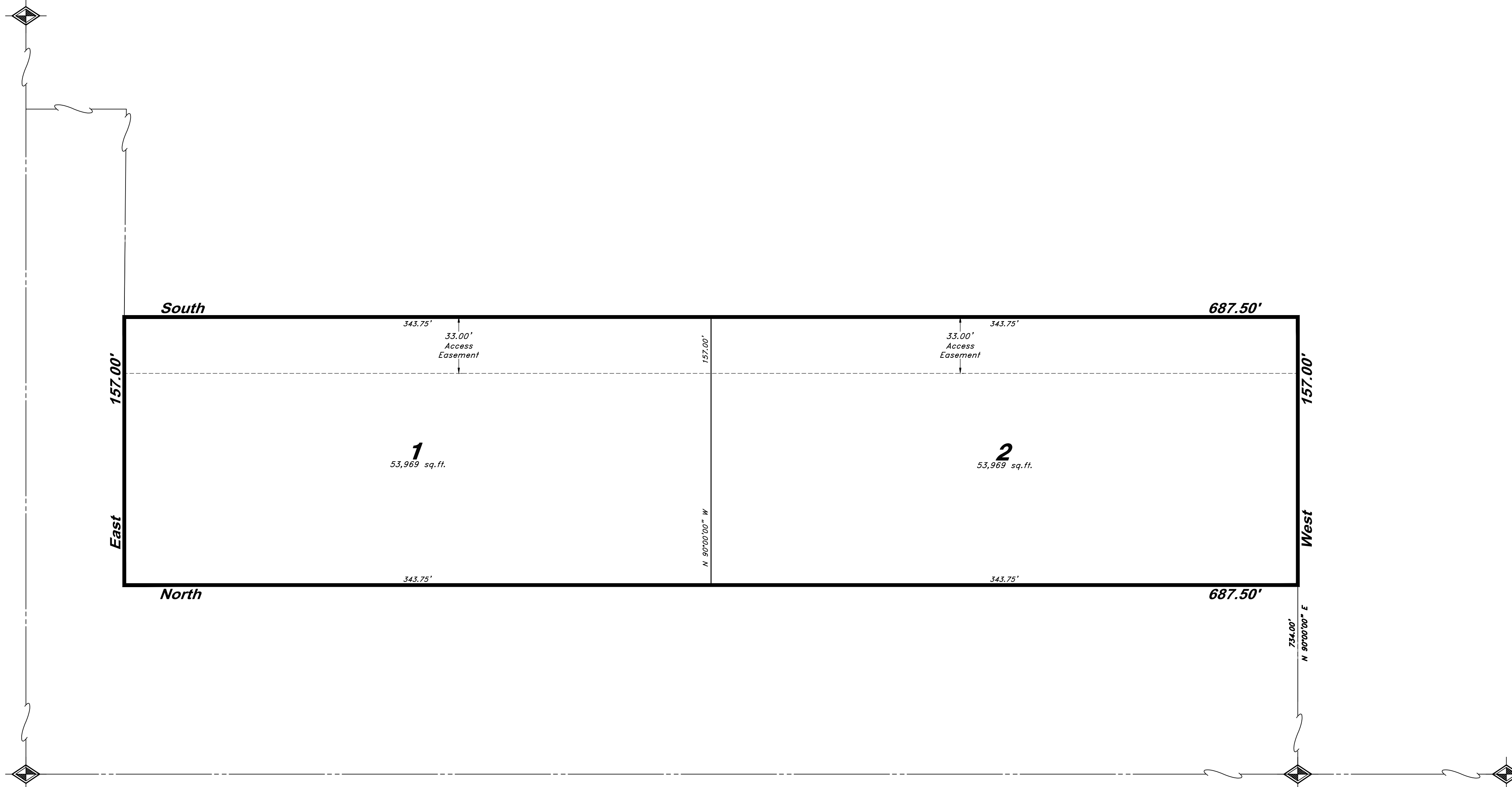
Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_, AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY



### 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 has been satisfied. The approval for 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Surveyor

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
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 affect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Attorney

### 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Engineer

NOT FOR RECORDING