Twin Acres Subdivision

A Connectivity Incentivised Subdivision Plat

Amending Lot 5, Joe Peterson Subdivision No.2
A part of the Southwest Quarter of Section 20, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
October 2021

VICINITY MAP
Not to Scale

NARRATIVE

This survey and Subdivision Plat were request by Pat Burns for the purpose of subdividing said property into 2 (two) lots.
Basis of Bearing is N 89°33'38" W between found monuments at the Center and West quarter corners of Section 20, T6N, R2W.
The original Joe Peterson Subdivision No.2 was used to determine the boundaries of this parcel and rotated clockwise 1°16'03" to match the Basis of Barring.
Property Corners were set as depicted on this drawing.

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 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: _____

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

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 _____, 2021.

_____
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.
Signed this _____ day of _____, 2021.

_____
Chairman, Weber County Planning Comission

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 _____, 2021.

_____
Weber County Attorney

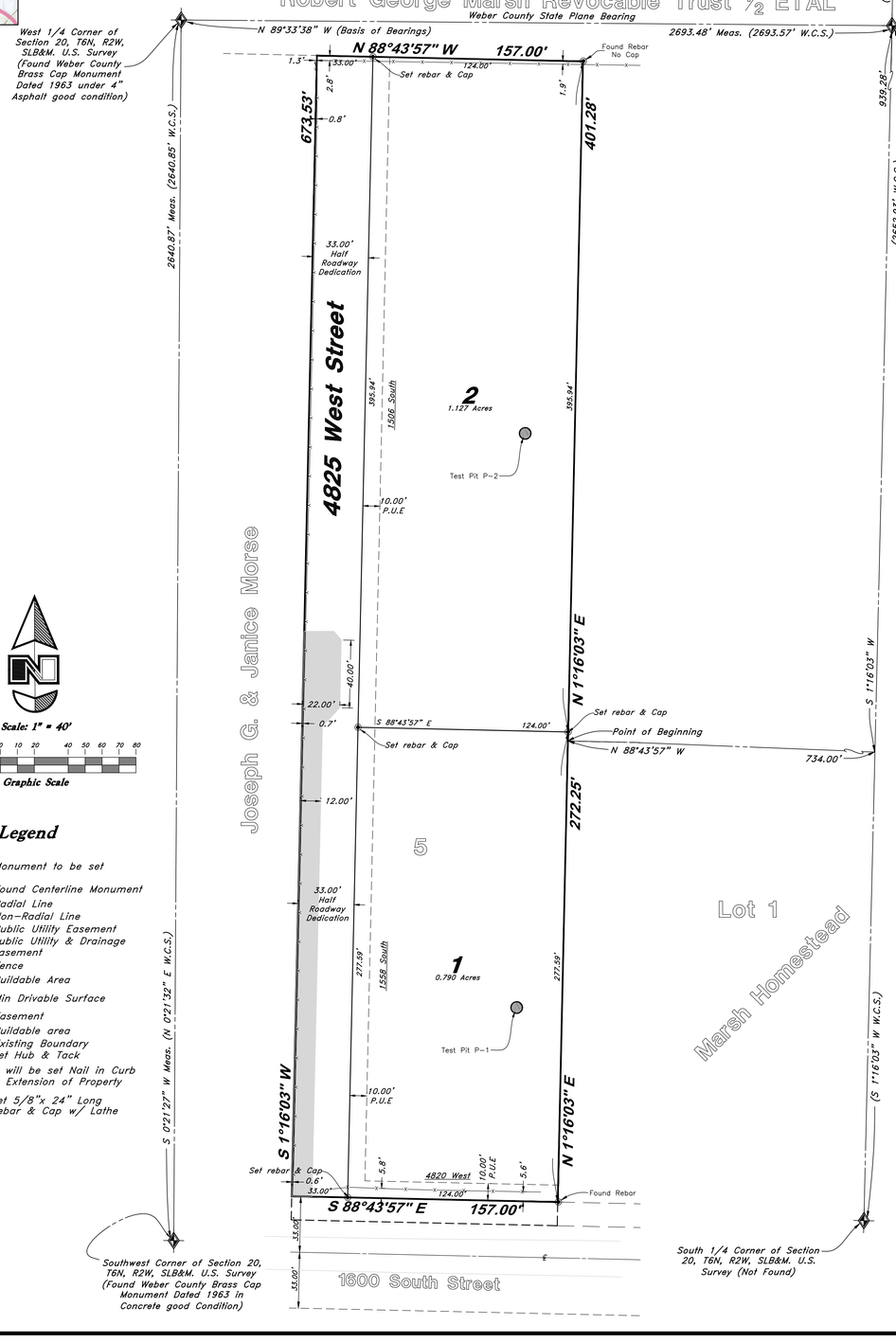
Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

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
- Min Drivable Surface
- 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



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 hereon 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

I the undersigned owner 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, I also hereby dedicate and grant to Weber County all those parts or portions of said parcel designated as Streets, the same to be used as public thoroughfares forever as may be authorized by Weber County

Signed this _____ Day of _____, 2021.

For recording verify ownership information.

- 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 - Owner_____,

Residing At:_____

Commission Number:_____

Commission Expires:_____

_____
A Notary Public commissioned in Utah

_____
Print Name

BOUNDARY DESCRIPTION

All of Lot 5, Joe Peterson Subdivision No.2, being part of the Southwest Quarter of Section 20, Township 6 North, Range 2 West, Salt lake Base & Meridian.

Beginning at the Northwest corner of Marsh Homestead Phase 1, said point being 939.28 feet South 01°16'03" West and 734.00 feet North 88°43'57" West From the Center of Section 20, Township 6 North Range to East Salt Lake Base and Meridian. Running thence North 01°16'03" East 401.28 feet; thence North 88°43'57" West 157.00 feet; thence South 01°16'03" West 673.53 feet to the North ROW Line of 1600 South Street; thence South 88°43'57" East 157.00 feet along said North ROW line to the Southwest corner of said March Homestead; thence North 01°16'03" East 272.25 feet along the West line of said Marsh Homestead to the Point of Beginning.

Contains 2.43 Acres ±

EXPLORATION PIT DATA

Exploration Pit #1 (UTM Zone 12 Nad 83 _____ E _____ N)

Groundwater encountered at __"

Exploration Pit #2 (UTM Zone 12 Nad 83 _____ E _____ N)

Groundwater encountered at __"

NOTES:

1. 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 subjected to restriction on the basis that it interferes with activities of future residents of this subdivision.
2. This subdivision was allowed flexible lot area and width in exchange for superior street connectivity. A subdivision amendment within any part of the overall subdivision boundary shall comply with Section 106-2-4.3 of the Weber Count Code.
3. Notice is hereby give that an Experimental Wastewater Disposal System knows as a Low Pressure Pipe System has been installed on the Property, as described in Deed Covenant and Restriction to Run With the Land, recorded July 1, 1988, as Entry No.1050901, in Book 1542, at Page 2283 of Official Records.

ENGINEER:
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S/A Andy Hubbard, PLS
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Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Lync Construction, LLC
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Ogden Utah
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Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____, AT _____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

WEBER COUNTY RECORDER

BY:_____
DEPUTY

NOT FOR RECORDING

21N408