PASTURE LANE FARMS SUBDIVISION 1ST AMENDMENT

PART OF THE SE 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – NOVEMBER 2021

Scale of the map no smaller than 1" = 100' unless specified by the county surveyor. WCO 106-1-5(a); WCO 106-1-8(c)(1)

WHAT IS THE SCALE FACTOR?

Scale ~ 1" = xx'
0 x x

Legend

----x-----x-	EXISTING FENCE
— — — —	EASEMENTS (as labeled or granted)
	STREET CENTERLINE
	FND SECTION CORNER
	CALC SECTION CORNER
	FND STREET MONUMENT
	FND CURB NAIL
	FND REBAR AND CAP
	SET #5x24" REBAR AND CAP STAMPED LANDMARK
	ELEVATION BENCHMARK
	RIGHT OF WAY MONUMENT
r	RECORD DATA
md	MEASURED DATA
Unit X	ROAD/STREET DEDICATION
	PRIVATE UNITS
	COMMON AREA
	LIMITED COMMON AREA

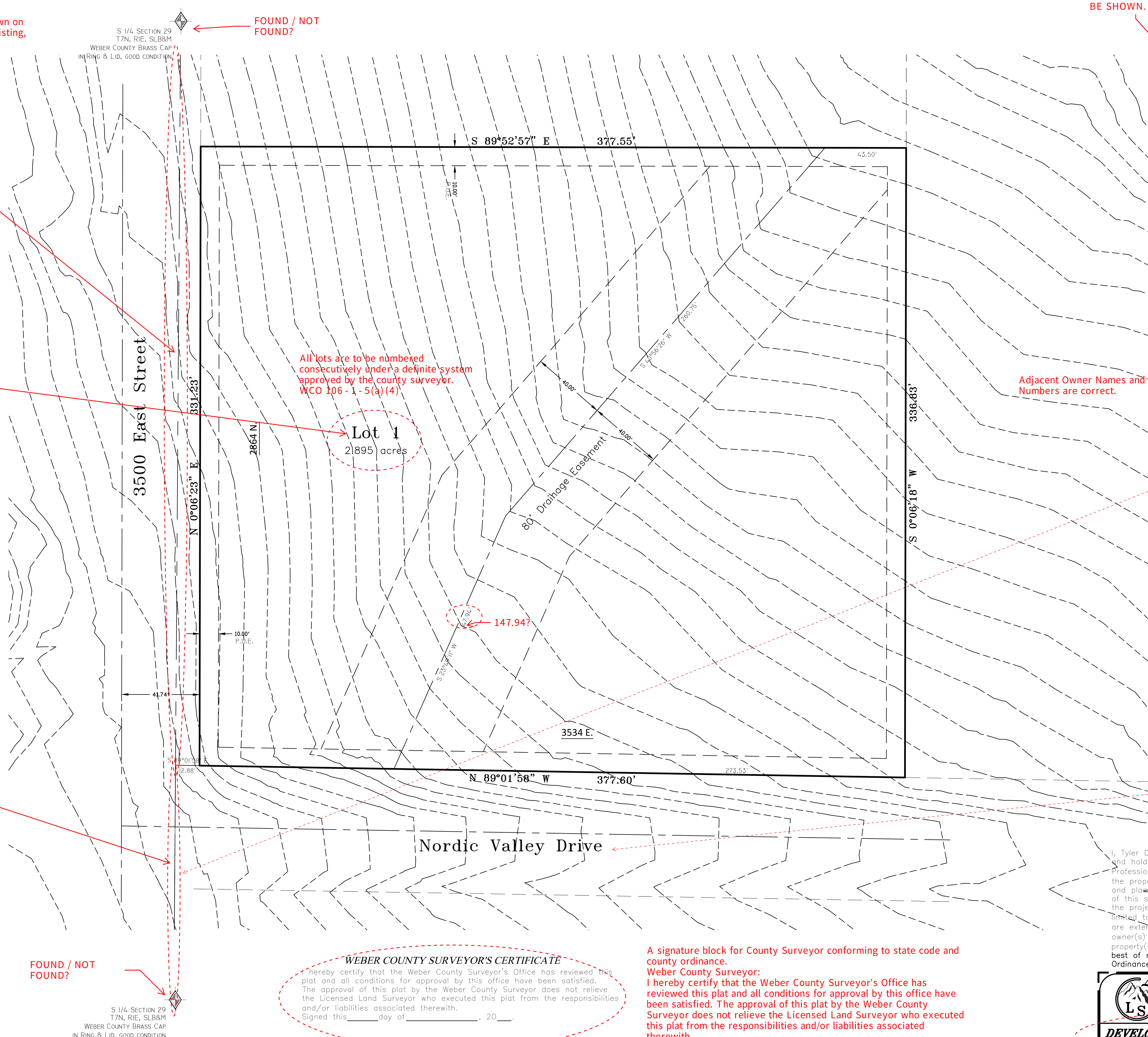
A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

SOME OF THE ITEMS IN THE LEGEND ARE NOT SHOWN ON THE MAP.

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)

WHAT IS THIS DISTANCE? IS THIS THE BASIS OF BEARING?

PASTURE LANE FARMS SUBDIVISION HAS LOT 1 ALREADY. THIS NEEDS TO BE LOT 2.



Ownership Name in Owner's Dedication and Acknowledgement match the current deed and latest County Ownership record.

NAMES NEEDS TO BE SHOWN.

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots as shown or noted hereon and name said tract PASTURE LANE FARMS SUBDIVISION 1ST AMENDMENT: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage 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 Local Entity, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Local Entity, with no buildings or structures being erected within such easements without written authorization of the Local Entity.

Trust Acknowledgement

IN WITNESS WHEREOF, said M&K WALKER FAMILY TRUST dated July 9, 2013, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of __________, 20___.

[name of trustee]　　　[name of trustee]

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.
As a Notary Public commissioned in Utah, having commission number ______________, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature:　　　My Commission Expires:
(print name below signature):

Adjacent Owner Names and Parcel Numbers are correct.

BOUNDARY DESCRIPTION

A part of the Southeast quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, described as follows: Beginning at the intersection of the North line of Nordic Valley Road and the East line of 3500 East Street, said point being North 0°23'55" East 1007.81 feet and South 89°01'58" East 12.88 feet from the South quarter corner of said Section 29; and running thence along said East line of 3500 East Street North 0°06'23" East 331.23 feet to the South line of Paige Sanders Subdivision according to the official plat thereof; thence along said South line South 89°52'57" East 377.55 feet to the West line of Slough Subdivision according to the official plat thereof; thence along said West line South 0°06'18" West 336.83 feet to the said North line of Nordic Valley Road; thence along said North line North 89°01'58" West 377.60 feet to the point of beginning.

Acreage is shown and correct for the subdivision boundary, lots, and parcels.

NARRATIVE

This purpose of this survey is to create a 1 lot subdivision as shown.

Documents used to aide in this survey:
1. Weber County Tax Plat 22-023-3.
2. Deeds of record as found in the Weber County Recorders Office for parcels 22-023-0068, 22-023-0078, 22-023-0082, 22-023-0136, 22-265-0001,
3. Plats of Record: #47-047 Pasture Land Farms Subdivision, #48-058 Slaugh Subdivision, #64-088 Paige Sanders Subdivision.
4. Record of Survey's: #1995, #2123, #3468.
5. Dedication Plat #16-066-Nordic Valley Road.

Centerline of Nordic Valley Road was established from dedication plat and observed evidences. East line of 3500 East Street was established from prior survey's. Record descriptions were rotated and adjusted to fit existing evidences.

Basis of bearing is state plane grid from monument as shown.

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)

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.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
9008384
STATE OF UTAH

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____________, 20___.

Chairman, Weber County Commission　　　Attest:　Title: Weber County Clerk

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 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

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 ________ .
____
Weber County Surveyor
Record of Survey #________
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

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

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

1 of /

xx 1/4 of Section xx, Township x North, Range x Xxst, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: ...
	CHECKED BY: ...
	DATE:
	PROJ: NUMBER

Weber 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
By Deputy: ______________
Fee paid ______________

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

Project Name: 4256v1.dwg Save Date: November 11, 2021 5:05 PM Sheet: ####