

MEL CLARK SUBDIVISION

A PART OF THE N.W. 1/4 OF SEC. 34, T.7N., R.1E., S.L.B. & M.
WEBER COUNTY, UTAH

SURVEYORS CERTIFICATE

I DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF MEL CLARK SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.
SIGNED THIS _____ DAY OF _____ 20____.
P.L.S. # 167594 _____ SIGNATURE

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT MEL CLARK SUBDIVISION AND DO HEREBY 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 FOREVER; ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.
SIGNED THIS _____ DAY OF _____ 20____.

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER) ss
ON THIS _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

Part of the Northwest quarter of section 34, Township 7 North, Range 1 East, Salt Lake base and Meridian; beginning at a point being South 0°22'55" West 202.52 feet and North 81°27'25" East 212.32 feet from the Northwest corner of said section 34 and running thence North 1°56'51" East 54.29 feet; thence South 41°03'00" East 220.66 feet; thence North 65°50'00" East 120.77 feet; thence North 85°52'51" East 92.20 feet; thence South 43°12'09" East 206.56 feet; thence South 8°28'37" East 2.45 feet to the North line of 2650 North street; thence South 81°31'22" West 354.47 feet along the North line of said 2650 North street to the Southeast corner of lot 2, Kimbers subdivision; thence the following two (2) courses along the East line of Kimbers subdivision lot 2: (1) North 0°22'00" West 112.55 feet; (2) North 43°01'47" West 213.84 feet to the point of beginning. SEE PLAT
contains 1.269 acres. VERIFY

NARRATIVE

This survey was performed to create a 1 lot subdivision as shown. It is a 3 acre minimum zone and a variance with Weber County has been granted, provided the remaining 2.65 acres remain undeveloped on the remaining parent parcel to the property. The South boundary is held to the 2650 North right of way as dedicated in 1986 (entry # 989712) and is rotated to the state plane grid bearing system. The West boundary is held to the East line of lot 2, Kimbers subdivision as recorded. The East boundary is matched to the bearing and distance call on the current deeds. The chain link fence is not on the boundary line and was most likely placed conveniently away from an existing ditch. Basis of bearing is State plane grid bearings as shown on Weber County records.

AGRICULTURAL NOTE

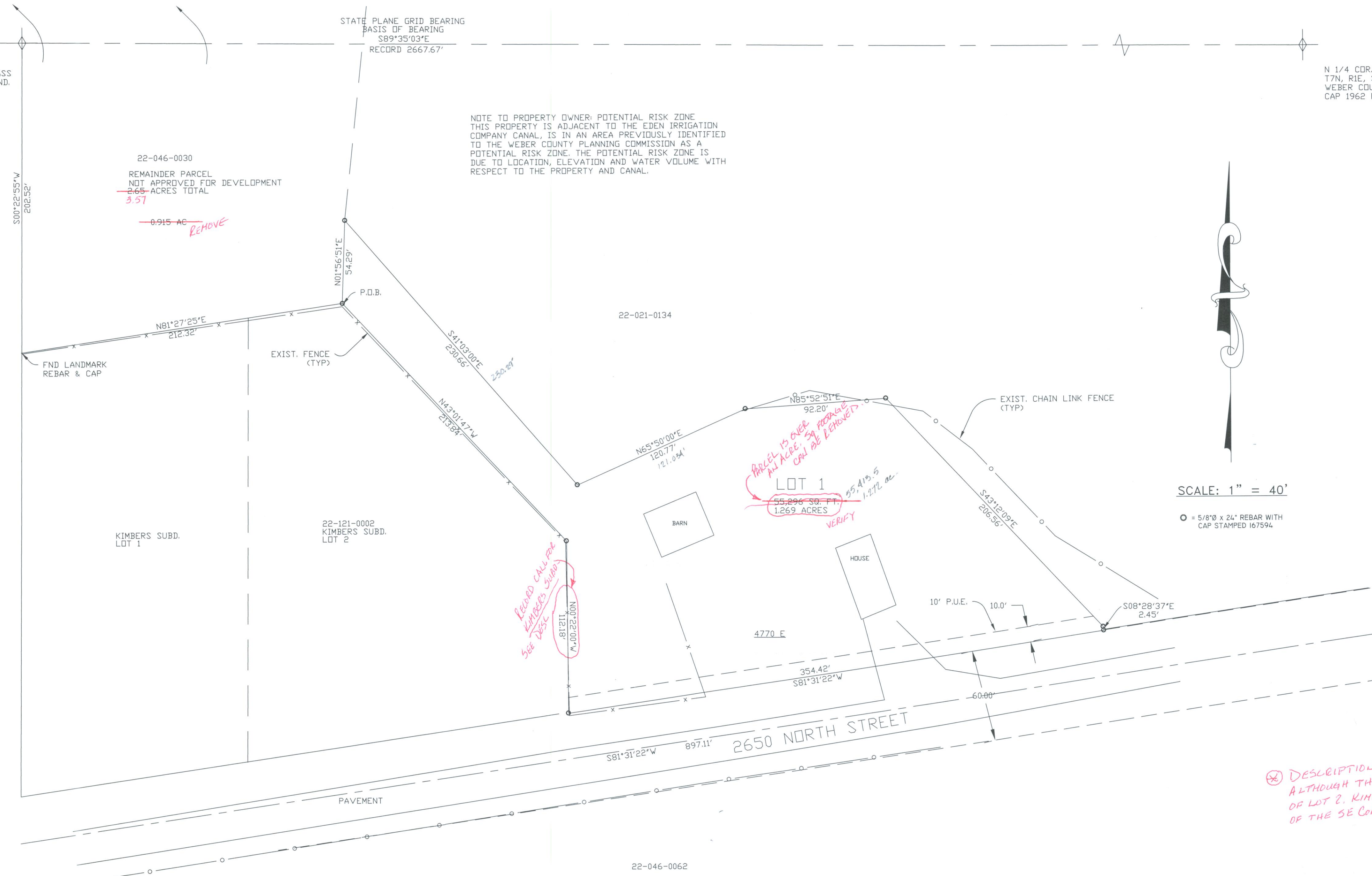
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

N 1/4 COR. 34
T7N, R1E, SLB&M
WEBER COUNTY BRASS
CAP 1962 FAIR COND.

N.W. COR. 34
T7N, R1E, SLB&M
WEBER COUNTY BRASS
CAP 1988 GOOD COND.

NOTE TO PROPERTY OWNER: POTENTIAL RISK ZONE
THIS PROPERTY IS ADJACENT TO THE EDEN IRRIGATION COMPANY CANAL, IS IN AN AREA PREVIOUSLY IDENTIFIED TO THE WEBER COUNTY PLANNING COMMISSION AS A POTENTIAL RISK ZONE. THE POTENTIAL RISK ZONE IS DUE TO LOCATION, ELEVATION AND WATER VOLUME WITH RESPECT TO THE PROPERTY AND CANAL.

22-046-0030
REMAINDER PARCEL
NOT APPROVED FOR DEVELOPMENT
2.65 ACRES TOTAL
3.57
-0.915 AC REMOVE



SCALE: 1" = 40'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 167594

DESCRIPTION CLOSES WITHIN 0.02' ALTHOUGH THE CALL TO THE SE CORNER (BY DESC) OF LOT 2, KIMBERS SUBD IS 0.39' SOUTH OF THE SE CORNER.

REMOVE FROM NARRATIVE IT IS MY UNDERSTANDING THAT WITHIN A SEPARATE NOTE, YOU WILL USE THE VERBAGE PROVIDED BY SCOTT.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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____.

SIGNATURE

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

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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____.

SIGNATURE

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____.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

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

DEVELOPER:
E.J. HARRIS 801-388-8500
6502 E. SUMMIT COVE, HUNTSVILLE, UT.
84317

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 info@landmarksurveyingutah.com

CLIENT: E.J. HARRIS 801-388-8500
6502 E. SUMMIT COVE, HUNTSVILLE, UT.
84317

LOCATION: N.W. 1/4 SEC. 34, T.7N., R.1E., S.L.B.&M.
SURVEYED: SEPT. 2013

REVISIONS:	DRAWN BY: DB
02-05-14	CHECKED BY:
	DATE: 9-9-13
	FILE: 3350

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____

FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF _____
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY