## UTAH LAND SURVEYING, LLC A PROFESSIONAL LICENSED LAND SURVEYING COMPANY 1359 FAIRWAY CIR FARMINGTON, UT 84025 PHONE 801.725.8395 mikew@utahlandsurveying.com www.utahlandsurveying.com

Property Corner to be set Rebar & Cap Stamped

"UTAH LAND SURVEYING"

**DOUGLAS & CAROLYN HANSEN** 

TAX ID NO. 15-025-0010

POINT OF BEGINNING

SET REBAR & CAP STAMPED

"UTAH LAND SURVEYING"

## ANGIE'S ACRES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PORTION TO BE DEDICATED FOR PUBLIC RIGHT-OF-WAY

CONTAINS 22,089 SQ/FT OR 0.51 ACRES

N89°29'13"W 223.12

LOT 4

65,150.69 SQ/FT

1.50 ACRES

ADDRESS:

223.12

(WEST 660.00) N89°29'13"W 702.32

WEBER COUNTY, UTAH JANUARY 2022

O & O HANSEN FARM LLC TAX ID NO. 15-025-0006

223.20

LOT 5

65,290.58 SQ/FT

1.50 ACRES

ADDRESS:

224.10

(EAST 390.00) S89°29'13"E 390.00

KAREN & BILL EWELL

TAX ID NO. 15-025-0009

390.11

\_\_\_\_\_, 2022.

FOUND WEBER COUNTY SURVEYOR-BRASS CAP MONUMENT IN GOOD CONDITION MARKED 2020 CENTER OF SECTION 7. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

223.11

LOT 3

65,148.12 SQ/FT

1.50 ACRES

20' ACCESS EASEMENT

-& PUBLIC UTILITY EASEMENT

N89°29'13"W 280.33

LOT 2

47,003.66 SQ/FT

**1.08 ACRES** 

N89°27'35"W 280.91

LOT 1

47,101.11 SQ/FT

1.08 ACRES

281.49

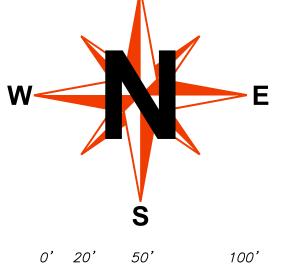
(EAST 270.00 "TO THE EAST LINE OF SAID SOUTHWEST QUARTER")

S89°29'13"E 314.49

ADDRESS:

N89°29'13"W 223.11

10' IRRIGATION EASEMENT



### BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 89°29'13" EAST ALONG THI SECTION LINE 1980.00 FEET AND NORTH 00°30'47" EAST 368.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°29'13" EAST 390.00 FEET; THENCE SOUTH 00°30'47" WEST 335.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET; THENCE SOUTH 89°29'13" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 314.43 FEET TO THE QUARTER SECTION LINE;; THENCE NORTH 00°18'53" EAST ALONG SAID QUARTER SECTION LINE 627.00 FEET; THENCE NORTH 89°29'13" WEST 702.26 FEET; THENCE SOUTH 00°30'47" WEST 292.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 310,344.53 SQ/FT OR 7.12 ACRES AND 5 LOTS

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY BRASS CAP MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER, SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82. JANUARY 26. 1982; ORD., #2002-3, MARCH 05, 2002)

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES OF THE MARRIOTT PROPERTY AT THE REQUEST OF LARRY JOHNSON AND THEN SUBDIVIDE THE PARENT PARCEL INTO 5 RESIDENTIAL LOTS. ALL 4 SECTION/QUARTER CORNERS OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WERE FOUND IN GOOD

## Michael L. Wangemann, PLS

### AGRICULTURAL STATEMENT

### NARRATIVE

THE ESTABLISHMENT OF THE SUBJECT PROPERTY WAS DERIVED FROM THE LATEST VESTING DEEDS FROM THE WEBER COUNTY RECORDER'S OFFICE. ALL OF THE PARCELS WITHIN SAID SOUTHWEST QUARTER WERE PLOTTED IN ORDER TO HELP DETERMINE TO PROPERTY LINES. IN PLOTTING ALL OF THE DEEDS WITHIN SAID SOUTHWEST QUARTER, I' WAS QUICKLY DISCOVERED THAT ALL OF THE DEEDS WERE TIED TO THE SOUTHWEST CORNER OF SAID SECTION 7 AND RAN FROM SAID CORNER TOWARDS THE EAST. ONCE ALL OF THE DEEDS WERE PLOTTED IT WAS FOUND THAT DUE TO A "LONG SECTION" (MEANING THAT THE DISTANCE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER WERE LONGER THAN 2,640 FEET) THAT THERE WAS EXCESS (OR A GAP) FROM THE EAST DEED LINES TO THE QUARTER SECTION LINE. THIS GAP ONLY EXISTED FOR THE 0&0 HANSEN DEED. THE DEED FOR THE SUBJECT PROPERTY THAT WAS SURVEYED CONTAINED LANGUAGE IN THE CALL GOING IN A DIRECTION TOWARDS THE EAST ALONG THE RIGHT-OF-WAY LINE OF 300 NORTH STREET THAT SAID "..TO THE EAST LINE OF SAID SOUTHWEST QUARTER;" THEN IT PROCEEDED NORTH "...ALONG THE QUARTER SECTION LINE". DUE TO THE BOUNDARY PRINCIPAL OF "PRIORITY OF CALLS" THE CALL TO NATURAL/ARTIFICIAL MONUMENTS ARE MORE CONTROLLING THEN A CALL TO COORDINATES OR MATHEMATICAL CALCULATIONS. IT WAS ALSO NOTED THAT THE EXISTING FENCE LINE WAS JUST INSTALLED APPROXIMATELY 1-2 YEARS PRIOR TO THIS SURVEY BY VERBAL TESTIMONY FROM MR. HANSEN THAT HAS OWNERSHIP IN O&O HANSEN FARM LLC, WHICH IS ADJACENT TO THE NORTH OF THIS SUBJECT PROPERTY. THE LOCATION OF THIS FENCE LINE WAS NOT SURVEYED IN PRIOR TO BEING INSTALLED AND IS NOT LONG STANDING, THEREFORE BOUNDARY BY ACQUIESCENCE DOES

FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENT IN **GOOD CONDITION MARKED 1981** SOUTH QUARTER CORNER, SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

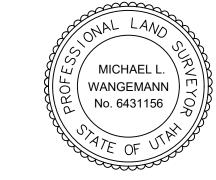
### SURVEYOR'S CERTIFICATE I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF

Date of Plat or Map: January 5, 2022

PLS# 6431156-2201

ANGIE'S ACRES SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND

CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS



## OWNER'S DEDICATION

SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT ANGIE'S ACRES 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 AND ALSO TO 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, IRRIGATION DITCHES 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	_, 2022.	
		<del></del>	 · · · · · · · · · · · · · · · · · · ·

ACKNOWLEDGEMENT
STATE OF )
COUNTY OF )
ON THE DAY OF, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES
NOTARY PUBLIC

		NOWLE	OGEMENT	<b>7</b>
STATE OF	SS.			
COUNTY OF	)			
DEDICATION,	_ DAY OF LIC, WHO BEING BY ME DU HEREIN MENTIONED.	JLY SWORN, DID ACKNO	PPEARED BEFORE ME, TH SIGNER(S) OF TWLEDGE TO ME IED IT FREELY, VOLUNTAR	
COMMISSION	EXPIRES			

WEBER COUNTY PLANNING
COMMISSION APPROVAL
IC TO CEDTIEV THAT THIS SUBDIVISION DUAT WAS DUI

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

-FOUND WEBER COUNTY SURVEYOR

GOOD CONDITION MARKED 2020

SALT LAKE BASE AND MERIDIAN

(EAST 1980.00)

SOUTHWEST CORNER, SECTION 7,

TOWNSHIP 6 NORTH, RANGE 2 WEST,

BRASS CAP MONUMENT IN

## 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 THESE IMPROVEMENTS.

SIGNED THIS DAY OF	SIGNED THIS _	DAY OF	
--------------------	---------------	--------	--

# WEBER COUNTY ENGINEER

## 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

\_\_\_\_\_, 2022.

COMMISSIONERS O	F WEBER COUNTY, UTAH.
SIGNED THIS	_ DAY OF

ATTEST

(N89°29'13"W 2684.54) 2684.60

300 NORTH STREET

CHAIRMAN, WEBER COUNTY COMMISSION

### 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.

GNED THIS	DAY OF	, 202

### WEBER COUNTY SURVEYOR RECORD OF SURVEY #\_\_\_

NED THIS	DAY OF	 2022.

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER

OPINION THEY CONFORM WITH THE COUNTY ORDINANCE

APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

WEBER COUNTY ATTORNEY

DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY

 	 _,	٠.	 _,	

WEBER COUNTY ATTORNEY	

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.
SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED
BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER
DISPOSAL SYSTEMS.

DISPOSAL SYSTEMS.			
	SIGNED THIS	DAY OF	, 2022.

SIGNED THIS	DAY OF	, 2022.

SIGNED THIS	DAY OF	, 2022.

	RECORDED FOR:
Ш	WERED COLINITY DE

Ш	WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORD	ER
	DEPUTY.

FILED FOR RECORD AND

\_ IN BOOK \_\_\_\_\_ OF OFFICIAL

FEE PAID

ENTRY NO.

RECORDS, PAGE