

OUR LAND SUBDIVISION
A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.
LOCATED WITHIN, WEBER COUNTY, UTAH.

PREPARED 7/20/2021

PARCEL # 20-035-0023
HUNTER

PARCEL # 20-035-0036
REVIS

THE DESCRIPTION SHOWS
FROM THE EAST QUARTER
CORNER TO THE POINT OF
BEGINNING IS 1378.57'. BUT
THE MAP SHOWS 128.20.

THE DISTANCES DO
NOT ADD UP TO
THIS DISTANCE.

THE DISTANCES SHOWN ON THE
MAP FROM THE EAST SECTION
CORNER TO THE SOUTHEAST
SECTION CORNER ADD UP TO THE
1378.57' NOT 2628.66'.

DOES NOT
MATCH THE MAP.

BOUNDARY DESCRIPTION

Parcel # 20-035-0030, a parcel of land located in the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, known as OUR LAND SUBDIVISION, more particularly described as follows:

Beginning at a point which is South 00°48'08" WEST a distance 1378.57 feet along the section line from the East quarter corner of said section 23,

Beginning at a point that is located, Thence South 00° 48' 08" West a distance of 550.00 feet along section line, Thence North 64° 03' 52" West a distance of 784.73 feet to the center of an existing road, Thence North 19° 16' 07" West a distance of 106.25 feet, Thence North 13° 11' 37" West a distance of 93.75 feet, Thence North 88° 52' 18" East a distance of 770.01 feet to the point of beginning, containing 6.20 +/- acres

Together with and subject to a 50 foot right-of-way across part of the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian: Said right-of-way being 25 feet on either side of and parallel to the following described road center line: Beginning at a point which is South 2628.99 feet along the East section line, South 88°28'06" West 36.40 feet along the South section line and North 40°43'54" West 1023.46 feet from the East quarter corner of said section 23, running thence North 6d37" East 185.00 feet; Thence North 20°04'15" West 186.50 feet; Thence North 13°59'45" West 93.75 feet; Thence North 60°55'45" West 223.46 feet; Thence South 80°10'30" West 77.49 feet; Thence North 48°59'30" West 114.59 feet; Thence North 11°46'15" East 211.33 feet; Thence North 41°30'42" East 58.98 feet to the South line of the Snow Basin Road.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the tract of land described hereon as the "Our Land Subdivision" Located on said tract of land has caused a survey to be made and this Plat consisting of 1 sheets to be prepared; and do hereby consent to the recordation of this Record of Subdivision Plat and does hereby designate all streets, unless otherwise indicated, as private streets intended for the use of those owners who holds rights to Easement ingress egress subject to any restrictions and easements of record, dated this _____ Day of _____ 20____.

and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements and the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals 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 no buildings or structures being erected within such easements.

In witness whereof _____ have hereunto set this _____ day of _____ A.D., 20____.

Mark Banner

Karianne Banner

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of WEBER

On the _____ day of _____ A.D., 20____, personally appeared before me _____, who being by me duly sworn did say the he/she is _____ of _____, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: _____ Notary Public

residing in: _____

OUR LAND SUBDIVISION

A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.
LOCATED WITHIN, WEBER COUNTY, UTAH.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
AND RECORDED, FILED FOR RECORD
AT _____ IN BOOK _____
OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
WEBER COUNTY RECORDER _____
DEPUTY: _____

NUMBER

ACCOUNT

SHEET 1

OF 1 SHEETS

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. SIGNED THIS _____ DAY OF _____ 20____

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 THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THE IMPROVEMENTS.

Weber County Engineer

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____

Weber County Attorney

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.

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 _____ 20____

Chairman, Weber County Planning Commission

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND OR LIABILITIES ASSOCIATED THEREWITH

SIGNED THIS _____ DAY OF _____ 20____

Weber County Surveyor

LEGEND

- Property Line
- Easement Line
- Building Setback Line
- Fire Hydrant
- Property Corner
- Street Monument
- Sectional Monument
- Access & Utility Easement

DEVELOPER

MARK BANNER (385) 237-6760 mbanner2@gmail.com
3688 W Elk Valley Ln, South Jordan, UT 84009

JOHANSON
PROFESSIONAL LAND SURVEYORS
SURVEY • DESIGN • SEPTIC • PLANNING
SURVEYING
P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

SIGNED THIS _____ DAY OF _____ 20____

Weber County Surveyor

SIGNED THIS _____ DAY OF _____ 20____

Chairman, Weber County Planning Commission

SIGNED THIS _____ DAY OF _____ 20____

Director, Weber-Morgan Health Department

SIGNED THIS _____ DAY OF _____ 20____

Weber County Attorney

SIGNED THIS _____ DAY OF _____ 20____

Weber County Engineer

SIGNED THIS _____ DAY OF _____ 20____

Chairman, Weber County Commission

ATTEST _____ TITLE _____

SIGNED THIS _____ DAY OF _____ 20____

Weber County Recorder

DEPUTY: _____