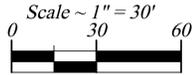


PASTURE LANE FARMS SUBDIVISION 1ST AMENDMENT

PART OF THE SE 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH - FEBRUARY 2022

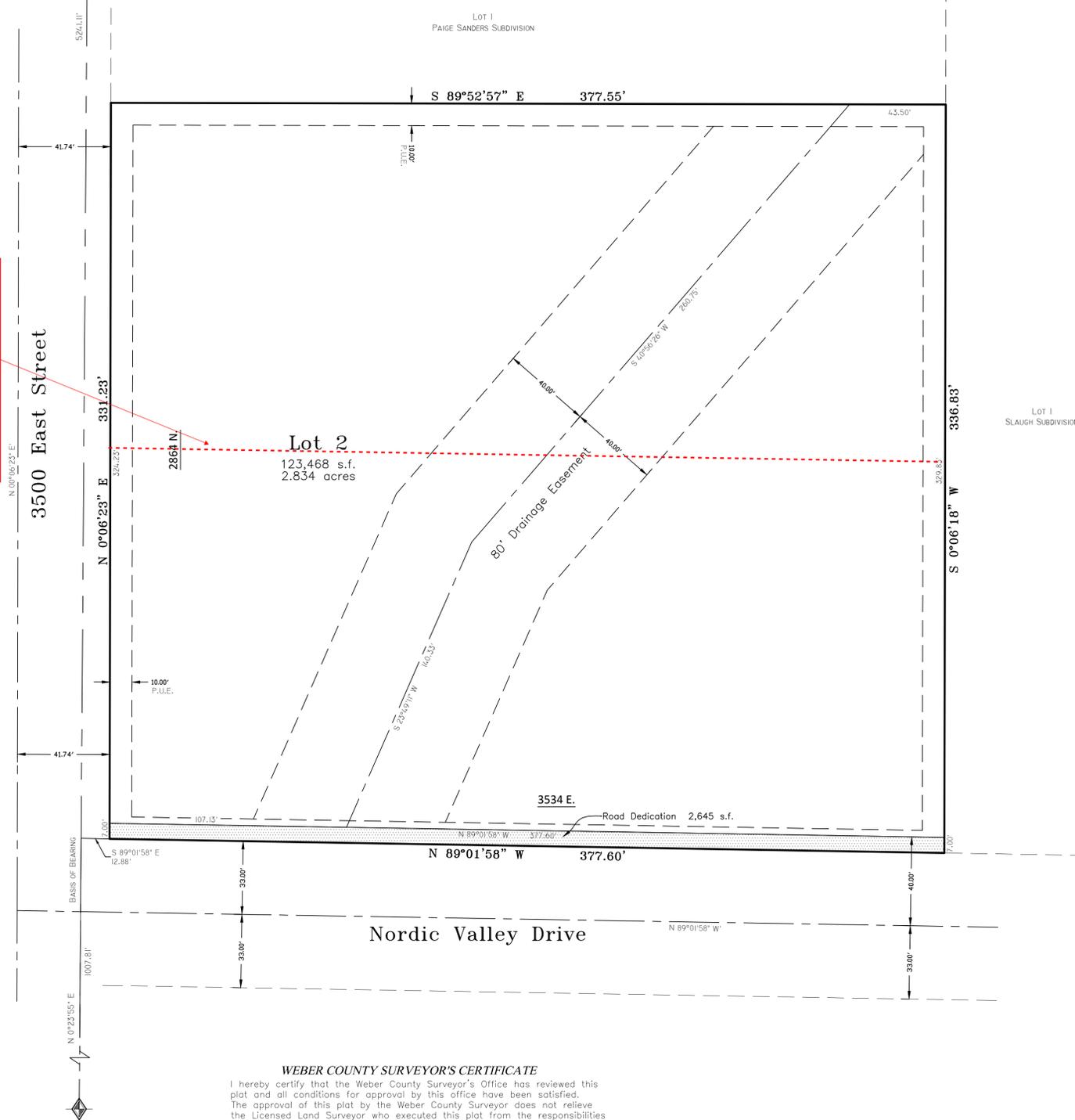


Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS (as labeled or granted)
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA

1. Item 15 in the title report references 3 easements, these should be shown on the plat if they have not been already.
2. In reviewing the title report of the original plat from 1998, the original lot 1 has a P.U.E. that is not shown on the on the proposed plat. The P.U.E shown on the original plat will need to be vacated.
3. A deferral agreement is a requirement for asphalt curb and gutter and sidewalk 106-4-2.5 and 106-4-2.6

NORTH 1/4 SECTION 29
T7N, R1E, SLB&M
FND WEBER COUNTY BRASS CAP
IN CONCRETE, GOOD CONDITION, 1961



NOTES:

1. The following is required to be included on this plat by Weber County Engineering:
"Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."
2. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described herein in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

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__.

Attest:

Chairman, Weber County Commission 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

S 1/4 SECTION 29
T7N, R1E, SLB&M
FND WEBER COUNTY BRASS CAP
IN RING & LID, GOOD CONDITION, 2021

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
Record of Survey # _____

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

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&T 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__.

MARTIN E. WALKER: Trustee TANI WALKER: Trustee
STATE OF UTAH)
COUNTY OF WEBER) SS

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 _____, I have signed my hand and official stamp the date in this certificate first above written:

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

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 North 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.
Contains 2.895 acres

NARRATIVE

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

Documents used to aide in this survey:

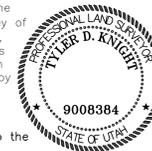
1. Weber County Tax Plat 22-023-3.
2. Deeds of record as found in the Weber County Recorders Office for parcels 22-023-0068, 22-023-0078, 22-023-0082, 22-023-0136, 22-265-0001,
3. Plats of Record: #47-047 Pasture Land Farms Subdivision, #48-058 Slough Subdivision, #64-088 Paige Sanders Subdivision.
4. Record of Survey: #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.

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.



<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com</p>		<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>	
<p>DEVELOPER: MARTIN WALKER Address: 2013 CHEROKEE CIR OGDEN UT 84403</p>		<p>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 Kiltz</p>	
<p>SE 1/4 of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian.</p>		<p>Subdivision</p>	
<p>Revisions</p>		<p>DRAWN BY: TK CHECKED BY: TK DATE: 12/1/2021 PROJ: 4256</p>	
<p>Signature _____</p>		<p>By Deputy: _____ Fee paid _____</p>	