

WADE PILCHER SUBDIVISION FIRST AMENDMENT

PART OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - JANUARY 2022

PLEASE NOTE: THIS IS NOT A FULL REVIEW.

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h)

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h)

N.E. CORNER SEC 29
T.7N. R.1E. SLB&M
WEBER COUNTY BRASS CAP
1981 GOOD CONDITION

EAST QUARTER SEC 29
T.7N. R.1E. SLB&M
WEBER COUNTY BRASS CAP
1976 GOOD CONDITION

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)

A north point or arrow which shall make the top of the sheet either North or East however exceptions may be approved by the county surveyor. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c; UCA 17-23-17(3)(c)

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)

PLEASE SHOW THE EXISTING STREET WITH DIMENSIONS.

All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. WCO 106-1-8(c)(1)d; UCA 17-23-17(3)(e)

All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4)
THE LOT NUMBERS NEED TO BE CHANGED WITH THE AMENDMENT. 3 AND 4

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)
PLEASE SHOW THE WIDTH.

Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-8(c)(1)d; UCA 17-23-17(3)(b); UCA 17-23-17(3)(d)

DOESNT MATCH WHAT IS BEING SHOWN ON THE MAP.

Description of land to be included in the subdivision. WCO 106-1-8(c)(1)h.1. A written boundary description of property surveyed. UCA 17-23-17(3)(f)
Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a)

I AM GETTING A CLOSURE ERROR: 2.53'

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 WADE PILCHER 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 THE CAROL LEE PILCHER REVOCABLE TRUST dated September 20, 2006 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

CAROL LEE PILCHER
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 _____, I, _____, WITNESS my hand and official stamp the date in this certificate first above written:

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

Trust Acknowledgement

IN WITNESS WHEREOF, said MDAA LIVING TRUST dated September 4, 2015 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

JENNIFER K. HIGASHIYAMA
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 _____, I, _____, WITNESS my hand and official stamp the date in this certificate first above written:

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

BOUNDARY DESCRIPTION

Part of the East half of Section 29, Township 7 North Range 1 East, Salt Lake Base and Meridian, Beginning at a point being South 0°31'28" West 1779.84 feet along the Quarter Section line, North 88°37'46" West 330.76 feet and South 2°48'00" West 33.19 feet from the Northeast corner of said Section 29; and running thence South 4°48'00" East 129.80 feet; thence South 11°41'57" West 47.96 feet; thence South 46°15'52" West 6.14 feet; thence South 0°31'28" West 654.38 feet; thence South 0°21'20" West 235.54 feet; thence South 18°37'22" West 28.12 feet; thence North 88°21'08" West 348.14 feet; thence North 18°16'36" East 232.78 feet to the South line of Pinecreek Subdivision, thence along the South and Easterly line of said Pinecreek Subdivision the following two (2) courses: (1) South 67°08'18" East 1.95 feet, (2) North 7°47'22" East 879.06 feet to the South right of way of 3300 North Street; thence along said right or way South 88°37'46" East 1779.84 feet to the point of beginning.

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 _____, 20____.

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

The Map shall contain a written narrative. WCO 106-1-8(c)(1)k; UCA 17-23-17(4)(a)
The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i)
The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)
The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)
The written narrative shall contain the documentary, parole, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).
The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).
If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parole, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

NARRATIVE
The purpose of this survey plat is to amend Lots 1 and 2 of Wade Pilcher Subdivision by adjusting the line between said lots and correcting boundary calls in error.

- Documents used to aid in this survey:
- Weber County Tax Plat 22-308.
 - Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
 - Plats of Record: #72-015 Wade Pilcher Subdivision
 - Record of Survey's: #4468

Boundary was established by Plat and Deeds of record.

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

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 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 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

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

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| 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: JENNIFER K. HIGASHIYAMA Address: 3114 N. 3825 E. Liberty UT, 84310 | 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 _____ | | |
| East 1/2 of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian. | | Subdivision | |
| Revisions | DRAWN BY: TK | DATE: 1/4/2022 | |
| | CHECKED BY: TK | PROJ: 426811 | |

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without notice and shall be void unless the Professional Land Surveyor's seal is 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 be recorded or filed, nor implemented or used as a Final Product.