

STEED FARM SUBDIVISION

PART OF THE SE 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2022

PLEASE NOTE: THIS MAY NOT BE
A FULL REVIEW. MORE
COMMENTS MAY BE ADDED ON
THE NEXT SUBMITTAL.

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

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 STEED FAMILY SUBDIVISION. (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, 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 STEED FAMILY ASSET PROTECTION TRUST, U/A dated June 11, 2019 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

SHERRIE S. STEED
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, 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

A Part of Lot 11, in the Southeast Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point that is North 88°56'03" West 774.61 feet along South line of said Lot 11 and North 1°03'57" East 420.74 feet from the Southeast corner of said Lot 11 and Southeast corner of said Section 36 (basis of bearing being North 1°00'03" East along the East line of Section 36); running thence North 1°56'02" East 499.81 feet to the South line of 2050 North Street; thence South 88°03'58" East along said South line 259.61 feet; thence South 1°20'40" West 264.74 feet to the point of beginning. Contains 3.00 Acres

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)

NARRATIVE

This survey was requested by Sherrie Steed to create a 1 lot subdivision as shown.

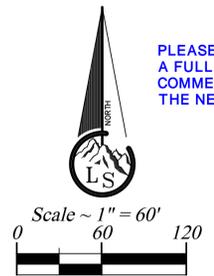
- Documents used to aid in this survey:
- Weber County Tax Plat 19-057 (current and prior years).
 - Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
 - Record of Survey: #314, #1047, #1844, #2205, #5216.

Current deeds were used to establish boundary.

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

SURVEYOR'S CERTIFICATE

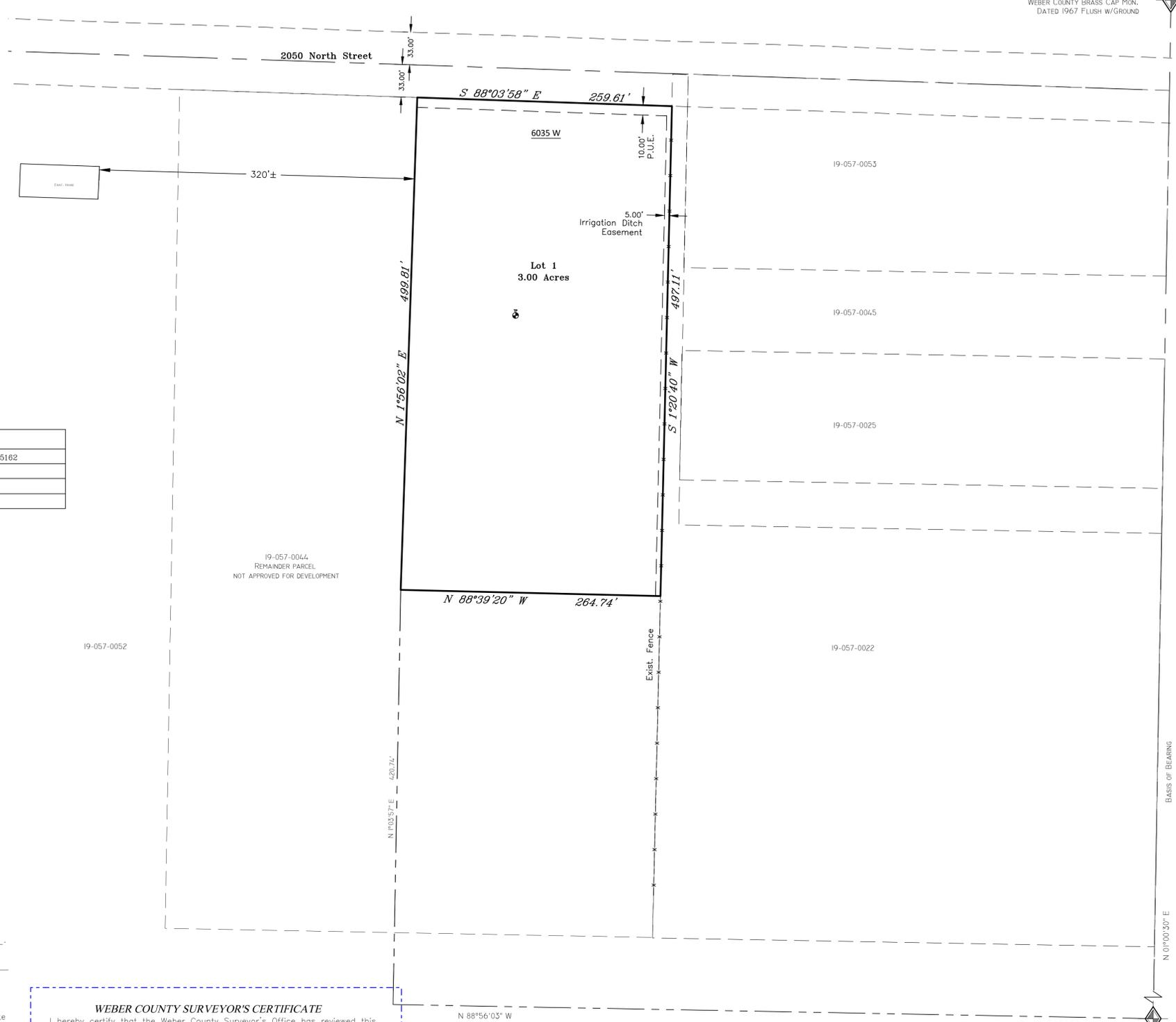
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon 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.



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

- NOTES:**
- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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. Sec. 106-1-8(c)(5)]
 - 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."

PERC TABLE		
HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #15162
1	0-16"	sandy loam, granular structure
	16-36"	sandy loam, massive structure
		Groundwater encountered at 36"



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____.

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 Surveyor _____

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 _____

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 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 _____.

Weber County Surveyor
Record of Survey #
WCO 106-1-8.20(a)(11); WCO 45-4-2(c)

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