THE OLD SCHOOL HOUSE SUBDIVISION
TAYLOR, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

50 0 50 100
SCALE OF FEET

LEGEND

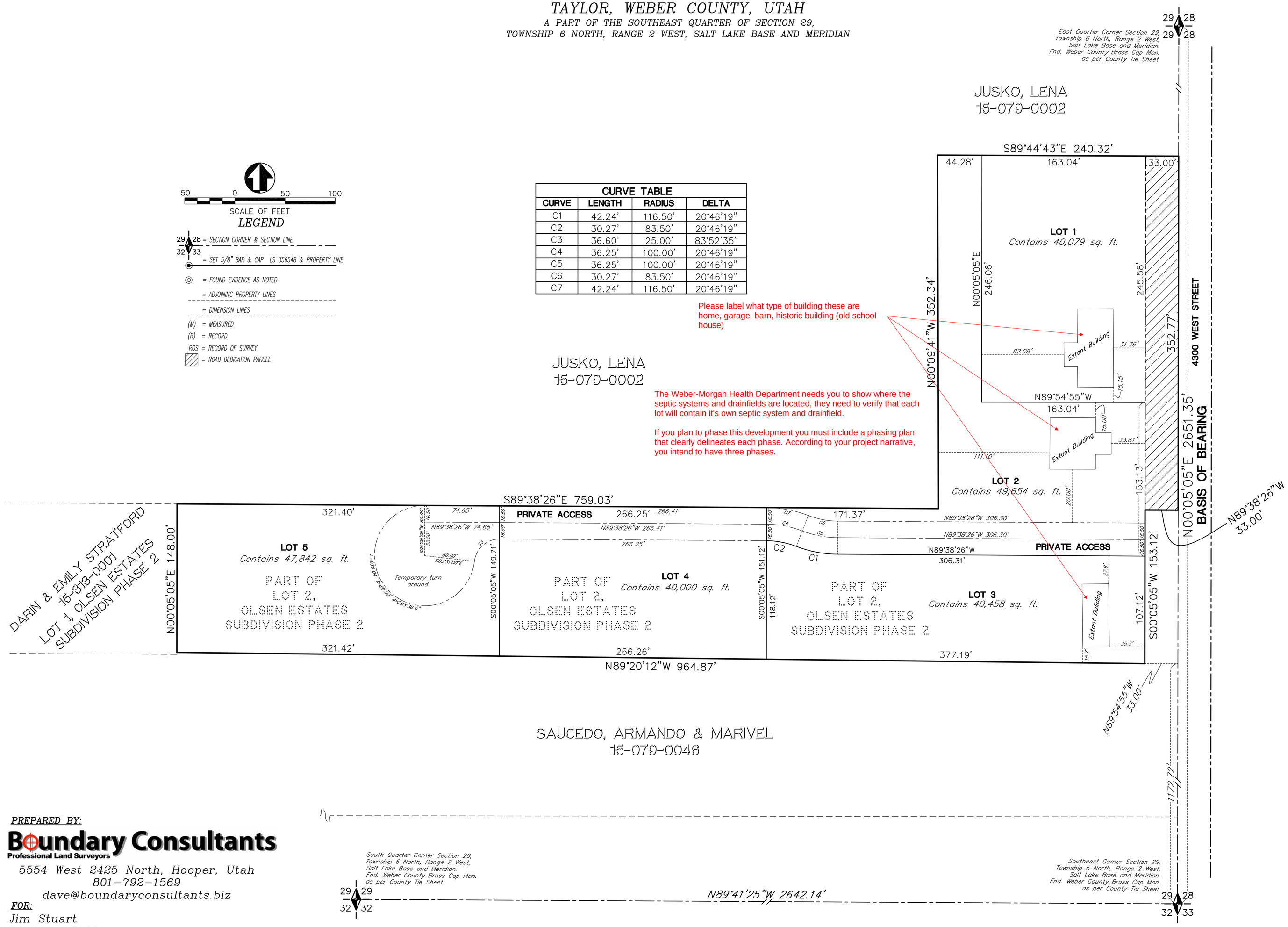
29 28 / 32 33 = SECTION CORNER & SECTION LINE
= SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
= FOUND EVIDENCE AS NOTED
= ADJOINING PROPERTY LINES
= DIMENSION LINES
(M) = MEASURED
(R) = RECORD
ROS = RECORD OF SURVEY
= ROAD DEDICATION PARCEL

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.24'	116.50'	20°46'19"
C2	30.27'	83.50'	20°46'19"
C3	36.60'	25.00'	83°52'35"
C4	36.25'	100.00'	20°46'19"
C5	36.25'	100.00'	20°46'19"
C6	30.27'	83.50'	20°46'19"
C7	42.24'	116.50'	20°46'19"

Please label what type of building these are home, garage, barn, historic building (old school house)

The Weber-Morgan Health Department needs you to show where the septic systems and drainfields are located, they need to verify that each lot will contain it's own septic system and drainfield.

If you plan to phase this development you must include a phasing plan that clearly delineates each phase. According to your project narrative, you intend to have three phases.



SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 of the Utah Code filed as Survey Number and that I have verified all measurements and have placed monuments as shown hereon.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah. Comprising 5.27 acres, the 3.33 acres contained in Lot 2, Olsen Estates Subdivision Phase 2, recorded as Entry 1817960, in Book 55, at Page 16 of the Weber County Records and the 1.94 acres of land described in that certain Quit Claim Deed recorded as Entry 2433431 of said County Records. Basis of bearing for subject parcel being North 00°05'05" East 2651.35 feet (measured) between the found Weber County brass cap monuments, monumentalizing the East line of the Southeast Quarter of said Section 29. Subject parcel being more particularly described as follows:

Commencing at the Southeast Corner of said Section 29, thence North 00°05'05" East 1172.72 feet coincident with the east line of said Southeast Quarter of Section 29; Thence North 89°54'55" West 33.00 feet to the southeast corner of Lot 2 of said Olsen Estates and the TRUE POINT OF BEGINNING;
Thence North 89°20'12" West 964.87 feet along an ancient fence and acquiesced boundary line to the occupied southwest corner of said Lot 2; Thence North 00°05'05" East 148.00 feet coincident with the common line between Lots 1 and 2 of said subdivision; Thence South 89°38'26" East 759.03 feet coincident with the north line of said Lot 2 to a point in an ancient chainlink fence; Thence the following two (2) courses along said ancient fence and acquiesced boundary line, 1) North 00°09'41" West 352.34 feet to a fence corner; 2) South 89°44'43" East 240.32 feet to a point on the east line of said Quarter Section; Thence South 00°05'05" West 352.77 feet coincident with said Quarter Section Line; Thence North 89°38'26" East 33.00 feet to a point on the west right of way line of 4300 West Street; Thence South 00°05'05" West 153.12 feet coincident with said right of way line to the point of beginning.

LICENSED PROFESSIONAL LAND SURVEYOR — David E. Hawkes — No. 356548 — STATE OF UTAH

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot and street, as shown on this plat and name said tract THE OLD SCHOOL HOUSE SUBDIVISION, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Weber County in witness we have hereunto set our signature.

Signed this_____day of_____2020.

Danette Stuart

James M. Stuart

Box Canyon Properties LLC,
By:

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }

On the_____day of_____2020, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WEBER-MORGAN HEALTH DEPARTMENT APPROVAL

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and approved for on-site waste water disposal systems.

the _____ day of _____, 2020.

Director, Weber-Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF_____2013, IN BOOK_____, AT PAGE_____OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER

PREPARED BY:

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

FOR:
Jim Stuart
801-745-5732
3622 East 4100 North
Liberty, Utah 84310

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 affect.

Signed this _____ day of _____, 2020.

Signature

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County offices. 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 _____, 2020.

Signature

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 _____, 2020.

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Taylor Township Planning Board on the _____ day of _____, 2020.

Chairman, Weber County Planning Commission

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 _____, 2020.

Chairman, Weber County Commission

Attest:_____
Title: _____