CREAGER SUBDIVISION No.2 – 1st Amendment

PART OF THE NW 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: May 2016

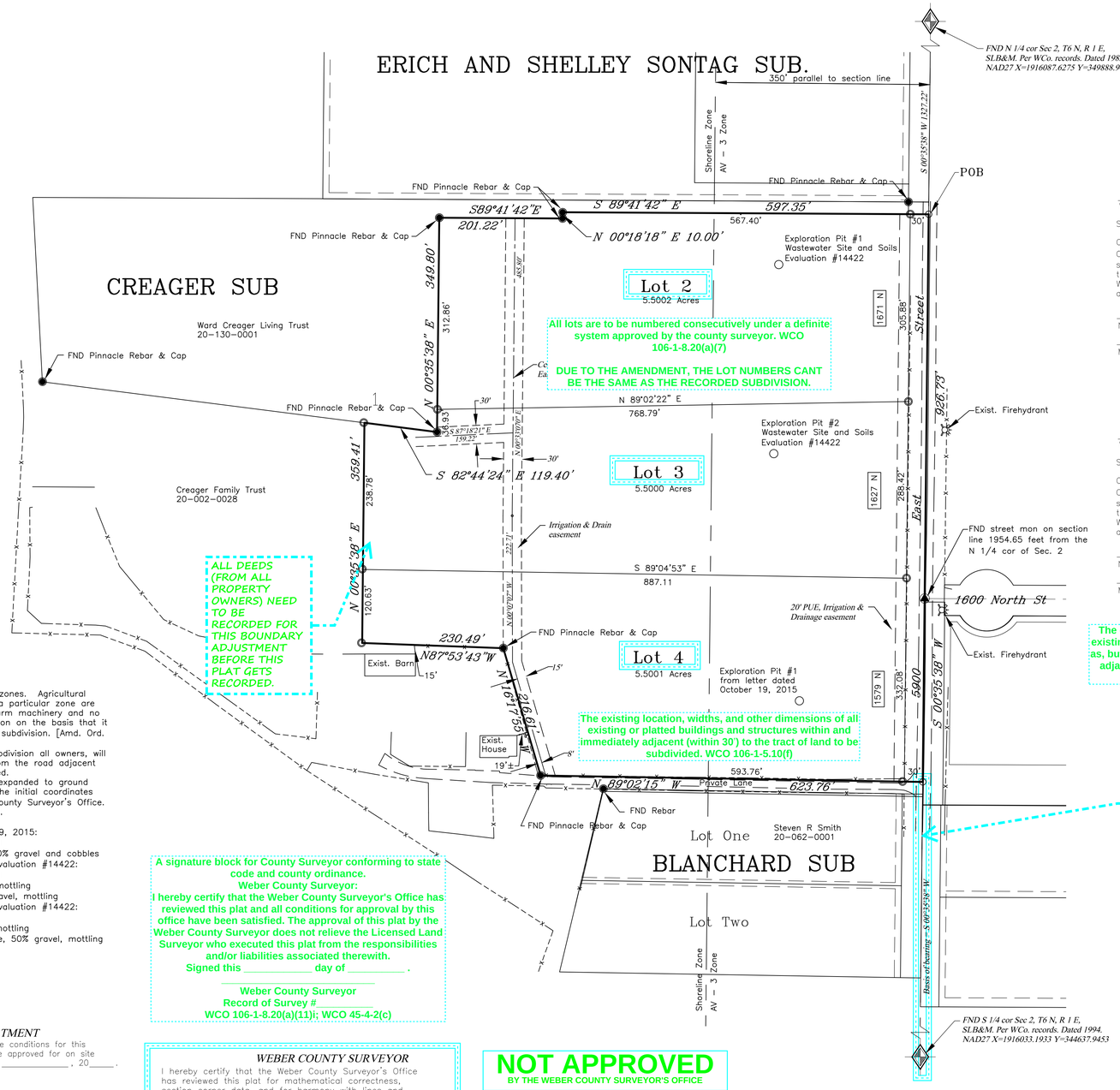
Scale ~ 1" = 100'

0 100' 200'

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- r RECORD DATA
- md MEASURED DATA
- FND SECTION CORNER
- FND STREET MONUMENT
- SET MAG NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET DEDICATION

PLEASE SHOW ON MAP.



ALL DEEDS (FROM ALL PROPERTY OWNERS) NEED TO BE RECORDED FOR THIS BOUNDARY ADJUSTMENT BEFORE THIS PLAT GETS RECORDED.

The existing location, widths, and other dimensions of all existing or platted streets and other important features such as, but not limited to, railroad lines… within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5.10(f)

THE BOUNDARY HAS CHANGED.

WHAT IS THE DISTANCE FOR THIS LINE?

NOTE:

1. 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)]
2. 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 curbs and gutters are installed.
3. Upper Valley Coordinate system is NAD1927 U.S.ft expanded to ground using a combined factor of 1.00029237772456. The initial coordinates are based on the published values of the Weber County Surveyor's Office.
4. All survey data is measured unless otherwise noted.
5. Percolation Test Pits:

5.1. Exploration Pit #1 from Letter dated October 19, 2015:
0–44" sandy loam, granular structure, 10% gravel
44–89" course sandy loam, granular structure, 50% gravel and cobbles

5.2. Exploration Pit #1, Wastewater Site and Soils Evaluation #14422:
0–21" silt loam, granualar structure, <1% gravel
21–57" Silt loam, massive structure, 5% gravel, mottling
57–120" silt loam, single grain structure, 50% gravel, mottling

5.3. Exploration Pit #2, Wastewater Site and Soils Evaluation #14422:
0–18" silt loam, granular structure, <1% gravel
18–34" silt loam, massive structure, 5% gravel, mottling
24–105" loamy sand–gravel, single grain structure, 50% gravel, mottling

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 _____ .

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

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

WEBER COUNTY SURVEYOR

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 executed this plat from the responsibilities and/or liabilities associated therewith. Signed this _____ day of _____, 20___.

Signature

NOT APPROVED
BY THE WEBER COUNTY SURVEYOR'S OFFICE

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___.

Chairman, Weber County Commission

Attest:
Title: Weber County Clerk

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 owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract CREAGER SUBDIVISON No.2 – 1st Amendment:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance 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 governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgement

IN WITNESS WHEREOF, the CREAGER FAMILY TRUST dated the 11th of May, 2004, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____, 20____.

Verl N. Creager, trustee Kathryn Gaye C. Creager, trustee

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, residing at 1539 N 5900 E, Eden, UT 84310, 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.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____ , 20____.

Wendell Verl Creager Laura Nichole Creager

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____ , 20____.

Wyatt L. Creager Heather A. Creager

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of South 00°35'38" West between the monumented North Quarter corner (NAD27 Weber County Surveyor State Plane Coordinates of X=1916087.6275 Y=349888.9444) and the South Quarter corner (NAD27 Weber County Surveyor State Plane Coordinates of X=1916033.1933 Y=344637.9453) of said Section 2;

BEGINNING at the Southeast corner of Creager Subdivision, said point being on the Quarter Section line and the centerline of 5900 East street as recorded Plat book 70 page 58, said point being 1327.22 feet South 00°35'38" West FROM said North Quarter corner of Section 2;

RUNNING thence South 00°35'38" West 926.73 feet along said quarter section line being the center line of 5900 East Street, said point being 20 feet North 00°35'38" East of the northeast corner of Blanchard Subdivision recorded Plat book 43 page 42 and the north line of a 20 foot Wide Private Lane;

Thence North 89°02'15" West 623.76 feet;
Thence North 16°17'55" West 216.61 feet;
Thence North 87°53'43" West 230.49 feet;
Thence North 00°35'38' East 359.41 feet, to the south boundary of said Creager Subdivision;
Thence the following five (5) courses along said boundary of the Creager Subdivision,
1) South 82°44'24" East 119.40 feet,
2) North 00°35'38" East 349.80 feet,
3) South 89°41'42" East 201.22 feet,
4) North 00°18'18" East 10.00 feet,
5) South 89°41'42" East 597.35 feet to the point of beginning.
Containing 17.1384 acres, more or less.

NARRATIVE

The purpose of the survey is to amend the Creager Subdivision No.2. See the narrative for the details of the boundary.

The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i)

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781–2201 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 noted hereon. 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.

PROFESSIONAL LAND SURVEYOR ERNEST D. ROWLEY No.171781 STATE OF UTAH

NEEDS TO BE UPDATED.

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: Verl N. & K. Gaye Creager
Address: 1539 N 5900 E, Eden, UT 84310

1 of 1

NW 1/4 of Section 2, Township 6 North, Range 1 West, Salt Lake Base and Meridian.

Subdivision

Revisions	
	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: February 13, 2017
	FILE: 3619

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded _____day of _____ 2016.
at _____
in book _____ of official records,
on page_____
County Recorder: Leann H Kilts
By Deputy:_____

3619 Verl-Gaye Creager subdiv

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.