

WESTWOOD HOMESTEAD NO.3

PART OF Government Lot 2 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: November 2020

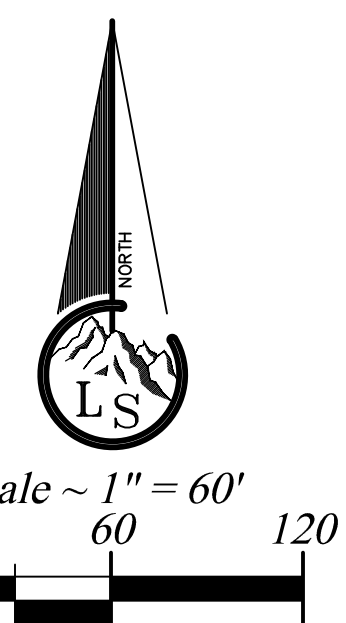
NW Cor Sec. 6, T 6 N, R 2 E,
SLB&M, per WCoS tie sheet with
NAD83 coordinates of record
N=3630649.8 E=1564238.3 U.S.ft.

N 1/4 Cor Sec. 6, T 6 N, R 2 E, SLB&M,
found destroyed, also see WCoS tie sheet
record, with NAD83 coordinates of record
N=3630632.46 E=1566876.81 U.S.ft., see
note 5.

Reference Monument for the N 1/4 Cor
Sec. 6, T 6 N, R 2 E, SLB&M, see WCoS
tie sheet record, with NAD83 coordinates
of record N=3630609.8 E=1566876.7
U.S.ft., see note 5.

STREET WIDTH REQUIRED,
WCO 106-1-5(a)(6)

NE Cor Sec. 6, T 6 N, R 2 E,
SLB&M, per WCoS tie sheet with
NAD83 coordinates of record
N=3630615.2 E=1569515.4 U.S.ft.



Legend

- x---x--- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- CALC SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- ▨ PUBLIC ROAD/STREET DEDICATION
- ▨ PRIVATE DRIVE EASEMENT

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Weber County Surveyor's Office of North 89°37'28" West between the monumented location of the Northeast corner (having Weber County Surveyor State Plane Coordinates of record of N=3630615.2 E=1569515.4 U.S.ft.) and the Northwest corner (having Weber County Surveyor NAD83 State Plane Coordinates of record of N=3630649.8 E=1564238.3 U.S.ft., said tract described by survey as follows:
COMMENCING at a point located 1466.20 feet North 89°37'31" West along section line; FROM said Northeast corner of Section 6, said point being on the centerline of 1900 North Street; RUN 1466.20 feet South 0°22'29" East 33.00 feet, along an extension of an existing fence line, to a point being 33 feet perpendicularly distant from the section line which line represents the future south right of way of 1900 North Street;
Thence South 0°22'29" West 33.00 feet;
Thence South 28°57'51" West 396.87 feet;
Thence North 89°37'31" West 280.07 feet;
Thence North 0°22'29" East 381.48 feet, to section line;
Thence South 89°37'31" East 469.98 feet, along section line, to the point of beginning.

Containing 3.3562 acres, in total with 0.3560 acres in the future road.

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, Public Road/Street and Private Drive as shown or noted hereon and name said tract WESTWOOD HOMESTEAD NO.3. (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5.) We hereby dedicate a Public easement and Right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Local Entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement(s), Drainage Easement(s), storm water detention/retention ponds, and Private Irrigation channels (collectively PUE), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation channel(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.
We, the herein signers, grantor(s), hereby grant a well protection easement(s) to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantee, the terms of this easement are to comply with the regulatory laws, requirements, ordinances, and policies administered by the Weber/Morgan Health Department for the protection of drinking water related to culinary water wells in the State of Utah, and to provide a separation from a culinary water well from concentrated sources of pollution. The sources of pollution are described as but not limited to septic tanks, septic drain fields, garbage dumps, livestock corrals, feed lots, hazardous waste storage, or other sources of pollutants deemed inappropriate under the regulatory authority of the Weber/Morgan Health Department. The easement as granted is a perpetual easement and shall run with the land and is binding on any and all successors and assigns. The easement is as shown and noted hereon as **New Well Protection Easement(s)** having a 100 foot radius. The center of which shall be the physical location of the well as constructed.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20____.

WESTWOOD EDEN, LLC, a Utah Limited Liability Company

By: _____ By: _____
STATE OF UTAH) 17-21-25 names of persons signing to be typed or
: SS printed on instruments presented for recording.
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

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

Westwood Homestead No.2,
Lot 5

Westwood Homestead
Subdivision, Lot 1

Westwood Eden, LLC
21-005-0055

Westwood Homestead
Subdivision, Lot 2

Remaining Agricultural Parcel,
No approved for Development.

THIS CALL SHOULDN'T BE INCLUDED
IN THE BOUNDARY.

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

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

NARRATIVE

- The purpose of this survey is to create a subdivision plat that conforms to the subdivision requirements of Weber County for the zone in which the parcels reside. The zone that is applicable to this subdivision is AV-3.
- Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities is made herein.
- The basis of bearing is as noted and described in the Boundary Description.
- This division is part of an overall parcel which is described in Warranty Deed recorded as Entry Number 3080254 on August 27, 2020. All of the boundary lines, except the north boundary, are original lines of division.
- The north boundary is the section line, which is also the center line of 1900 North Street. The section line as monumented is being held. It should be noted that the North Quarter corner of the section was found by Weber County Survey to have been destroyed when they located the remnants of the monument May 23, 2018. The location noted hereon is based on records of the location which were preserved by Martin B. Moore, Jr. when he was County Surveyor.
- Because the North Quarter corner has been destroyed it is not being used as the basis of bearing for this survey. The basis is between existing monumentation of the Northeast and Northwest corners of the section.

NOTE:

- In addition to corners that have been shown by legend symbol as having been set all Lot corner have been set.
- Upper Valley Coordinate system is NAD1983 Utah North Zone U.S.ft expanded to ground using a combined factor of 1.002923772456. The initial coordinates are based on independent GPS observations using Leica Network. The values observed were compared with the published values of the Weber County Surveyor's Office and found to conform unless otherwise noted.
- 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)]
- 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.

Project Name: 4386 Westwood Homestead No.3.dwg Save Date: May 4, 2023 2:28 PM Sheet: ###

 A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4546 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	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 _____
	DEVELOPER: Mike Westwood Address: 3130 West 3600 South, West Haven, Utah 84401 1 of 1 Subdivision DRAWN BY: EDR CHECKED BY: ... DATE: May 4, 2023 PROJECT NUMBER: 4386

This plat and associated documents are PRELIMINARY NOT FINAL, and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Geospatial 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.