

BABILIS II SUBDIVISION

A PART OF THE S.W. 1/4 OF SEC. 24, T.5N., R.1W., S.L.B.&M.
UNINCORPORATED WEBER COUNTY, UTAH - AUGUST 2023

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 BABILIS II SUBDIVISION:

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/retention 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 without authorization of the governing entity.

We hereby grant and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Right(s)-of-Way) as access to the individual lot(s), or other property or uses granted for the ownership or use of said lot owner(s), heirs, grantees, and/or assigns, to be maintained by said lot owners, their grantees, successors, or assigns.

Acknowledgement

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

NICHOLIS J. BABILIS
STATE OF UTAH)
COUNTY OF WEBER) SS

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

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

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, T5N, R1W, SLB&M, U.S. SURVEY

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 CALAIS SUBDIVISION WHICH IS 368.11 FEET SOUTH, 3358.47 FEET EAST AND SOUTH 50°49'12" EAST 69.64 FEET FROM THE CENTER OF SECTION 23 T5N, R1W, SLB&M, U.S. SURVEY; AND RUNNING THENCE SOUTH 29°15'47" EAST 378.00 FEET; THENCE SOUTH 64°42'02" WEST 160.24 FEET TO A POINT ON THE EASTERLY LINE OF EASTWOOD SUBDIVISION NO.6; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY LINE OF EASTWOOD SUBDIVISION NO.6: NORTH 29°15'47" WEST 156.87 FEET AND NORTH 28°13'15" EAST 41.09 FEET; THENCE NORTH 66°43'57" EAST 126.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 60,426 SF OR 1.387 ACRES

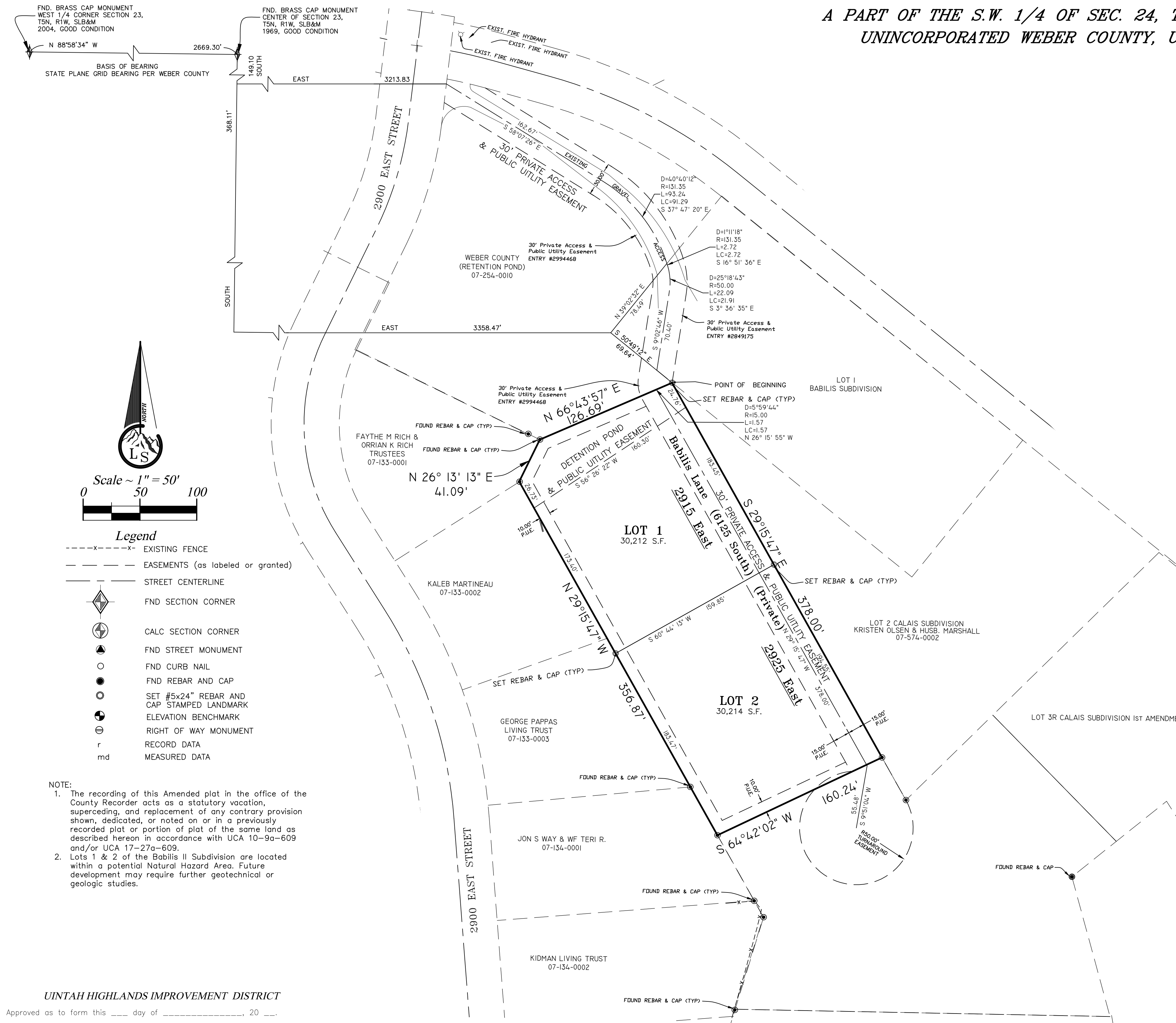
TOGETHER WITH A 30 FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT BEING 15.0 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, T5N, R1W, SLB&M, U.S. SURVEY

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF 2900 EAST STREET WHICH IS 149.10 FEET SOUTH AND 3213.83 FEET EAST FROM THE CENTER OF SECTION 23 T5N, R1W, SLB&M, U.S. SURVEY; AND RUNNING THENCE SOUTH 58°07'26" EAST 162.67 FEET TO A POINT OF CURVATURE, THENCE 93.24 FEET ALONG A 131.35 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 40°40'12" AND LONG CHORD BEARS SOUTH 37°47'20" EAST 91.29 FEET), MORE OR LESS TO THE NORTHWESTERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED FOUND IN BOOK 945 PAGE 697 OF THE WEBER COUNTY RECORDERS OFFICE, THENCE 2.72 FEET ALONG THE ARC OF A 131.35 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 1°11'18" AND LONG CHORD BEARS SOUTH 16°51'36" EAST 2.72 FEET) TO A POINT ON A COMPOUND CURVE, THENCE 22.09 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 25°18'43" AND LONG CHORD BEARS SOUTH 3°36'35" EAST 21.91 FEET), THENCE SOUTH 9°02'46" WEST 70.40 FEET MORE OR LESS TO THE SOUTHWEST BOUNDARY OF SAID PARCEL, THENCE SOUTH 9°02'46" WEST 8.71 FEET, THENCE 8.46 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE IS 32°18'49" AND LONG CHORD BEARS SOUTH 7°06'38" EAST 8.35 FEET) TO THE NORTHERLY BOUNDARY OF LOT 6N OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



NOTE:
1. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.
2. Lots 1 & 2 of the Babilis II Subdivision are located within a potential Natural Hazard Area. Future development may require further geotechnical or geologic studies.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT
Approved as to form this ____ day of _____, 20 ____.

Signature _____

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 _____ Record of Survey # _____

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 _____

RETE BROWNING & WF RIKKI HRENKO
07-099-0045

NARRATIVE

The purpose of this survey was to Amend Lot 5N of Calais Subdivision 1st Amendment as shown. The 30' private access and utility easement description runs through the Weber County parcel and Lot 1 of Babilis Subdivision, and is an agreement between the developer and said owners to provide access to parcels 1 and 2.

Basis of Bearing is Utah State Plane Grid bearing as shown.

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com</p>		<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>		<p>Weber County Recorder</p>	
<p>DEVELOPER: Jean Babilis</p>		<p>1 of 1</p>		<p>Entry no. _____</p>	
<p>Address: _____</p>		<p>FILED FOR RECORD AND RECORDED</p>		<p>____ day of _____, 20 ____</p>	
<p>PART OF THE S.W. 1/4 OF SEC. 24, T.5N., R.1W., S.L.B.&M.</p>		<p>Subdivision</p>		<p>at _____ of official records, on page _____</p>	
<p>Revisions</p>		<p>DRAWN BY: TK</p>		<p>County Recorder: Leann H Kilts</p>	
<p>CHECKED BY: TK</p>		<p>DATE: 6/21/2023</p>		<p>By Deputy: _____</p>	
<p>PROJ: 4051</p>		<p>Fee paid _____</p>		<p>_____</p>	