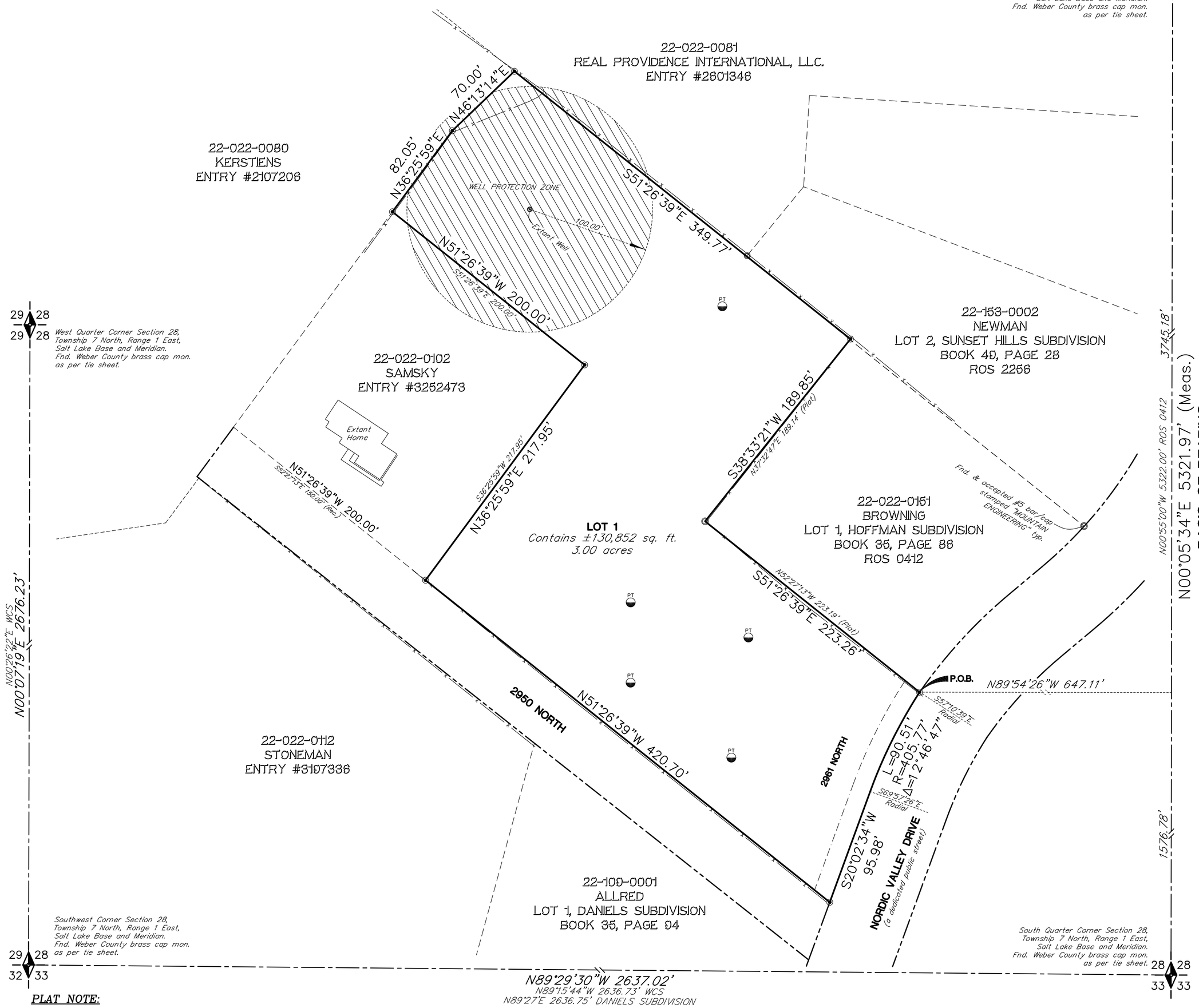
LAZY S SUBDIVISION
LIBERTY, WEBER COUNTY, UTAH

LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: AUGUST 2022



50 0 50 100
SCALE OF FEET

LEGEND

- 29 28 / 32 33 = SECTION CORNER & SECTION LINE
- = BOUNDARY, SET #5 REBAR & CAP STAMPED "PLS 356548"
- = EXTANT RIGHT OF WAY LINES
- = 15.00 FOOT PUBLIC UTILITY EASEMENT
- = DIMENSION LINES
- PT = TEST PIT – PERK TEST

ROS # = RECORD OF SURVEY FILE NUMBER
BLA = BOUNDARY LINE AGREEMENT
POB = POINT OF BEGINNING
WCS = WEBER COUNTY SURVEYOR
MEAS. = MEASURED
CALC. = CALCULATED

PREPARED BY:

Boundary Consultants
Professional Land Surveyors

5554 West 2425 North, Hooper, Utah
801-792-1569
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FOR:
Janet Cazier
P.O. Box 161
Eden, Utah 84310

PLAT NOTE:

"Agriculture is the preferred use in the agriculture 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

EXPLORATION PIT:
USNG 12T UTM 429024-4573817
SOIL LOG #: 15296 - PIT# 1
TEST DEPTH 18"
SATURATION 2022-07-16
MPI=40.0

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 and that I have verified all measurements, have placed monuments as shown hereon.

NARRATIVE

See Record of Survey #7326, filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian. Comprising 3.00 acres, a 0.25 acre portion of that particular parcel of land described in that certain Warranty Deed recorded March 23, 2016 as Entry 2784273 in the Office of the Weber County Recorder and a 2.75 acre portion of that particular parcel of land described in that certain Warranty Deed recorded March 23, 2016 as Entry 2784274 in said Recorder's Office. Basis of Bearing for subject parcel being North 00°05'34" East 5321.97 feet measured between the Weber County brass cap monuments marking the South and North Quarter Corners of said Section 28. Subject Parcel being more particularly described as follows:

Commencing at the South Quarter Corner of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian thence North 00°05'34" East 1576.78 feet coincident with the east line of the Southwest Quarter of said Section 28; Thence North 89°54'26" West 647.11 feet to the southeast corner of Lot 1, Hoffman Subdivision record as Entry 1230127, in Book 35 at Page 86 of the Weber County Records and a number five rebar and cap stamped PLS 356548 and the True Point of Beginning;
Thence the following two (2) courses coincident with the westerly right of way of Nordic Valley Drive (4300 East Street), 1) southerly 90.51 feet along the arc of a 405.77 foot radius curve to the left (center bears South 57°10'39" East) through a central angle of 12°46'47" to a point of tangency; 2) South 20°02'34" West 95.98 feet to a number five rebar and cap stamped PLS 356548; Thence North 51°26'39" West 420.70 feet to a number five rebar and cap stamped PLS 356548; Thence North 36°25'59" East 217.95 feet to a number five rebar and cap stamped PLS 356548; Thence North 51°26'39" West 200.00 feet to a number five rebar and cap stamped PLS 356548; Thence North 36°25'59" East 82.05 feet to a number five rebar and cap stamped PLS 356548; Thence North 46°13'14" East 70.00 to a number five rebar and cap stamped PLS 356548; Thence South 51°26'39" East 349.77 feet to the northwest corner of said Lot 1, Hoffman Subdivision and a number five rebar and cap stamped PLS 356548; Thence the following two (2) courses coincident with the perimeter of said Lot 1, 1) South 38°33'21" West 189.85 feet (North 37°32'47" East 189.14 feet per plat) to a number five rebar and cap stamped PLS 356548; 2) South 51°26'39" East 223.26 feet (North 52°27'13" West 223.19 feet per plat) to the point of beginning.

Contains 3.00 acres

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owner of the above described tract of land having caused the same to be subdivided into a single lot, as shown on this plat, name said tract **Lazy S Subdivision,** and hereby grant and dedicate to Weber County all those certain strips as easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements.

Signed this_____day of_____2022.

The Janet Kerr Cazier Living Trust, Dated November 05, 2015
By: Janet Kerr Cazier, Trustee

ACKNOWLEDGMENT

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

On the_____day of_____2022, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signer of the above Owner's Dedication, one (1) in number, who duly acknowledged to me that she is the Trustee of the Janet Kerr Living Trust, Dated November 05, 2015 and that she signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

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 an on-site waste water system.

This _____ day of _____ , 2022.

Director, Weber Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF_____ 2022, IN BOOK_____, AT PAGE _____OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER

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 _____ , 2022.

Signature

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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____ , 2022.

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 _____ , 2022.

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 _____ , 2022.

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 _____ , 2022.

Chairman, Weber County Commission

Attest:_____
Title: _____