CHARLTON SUBDIVISION

PART OF THE SW 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: MARCH 2024

NORTH

Scale ~ 1" = 30'
0 30 60

Legend

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

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. 106-1-8.020(b)(3)]
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 curb and gutter is installed.

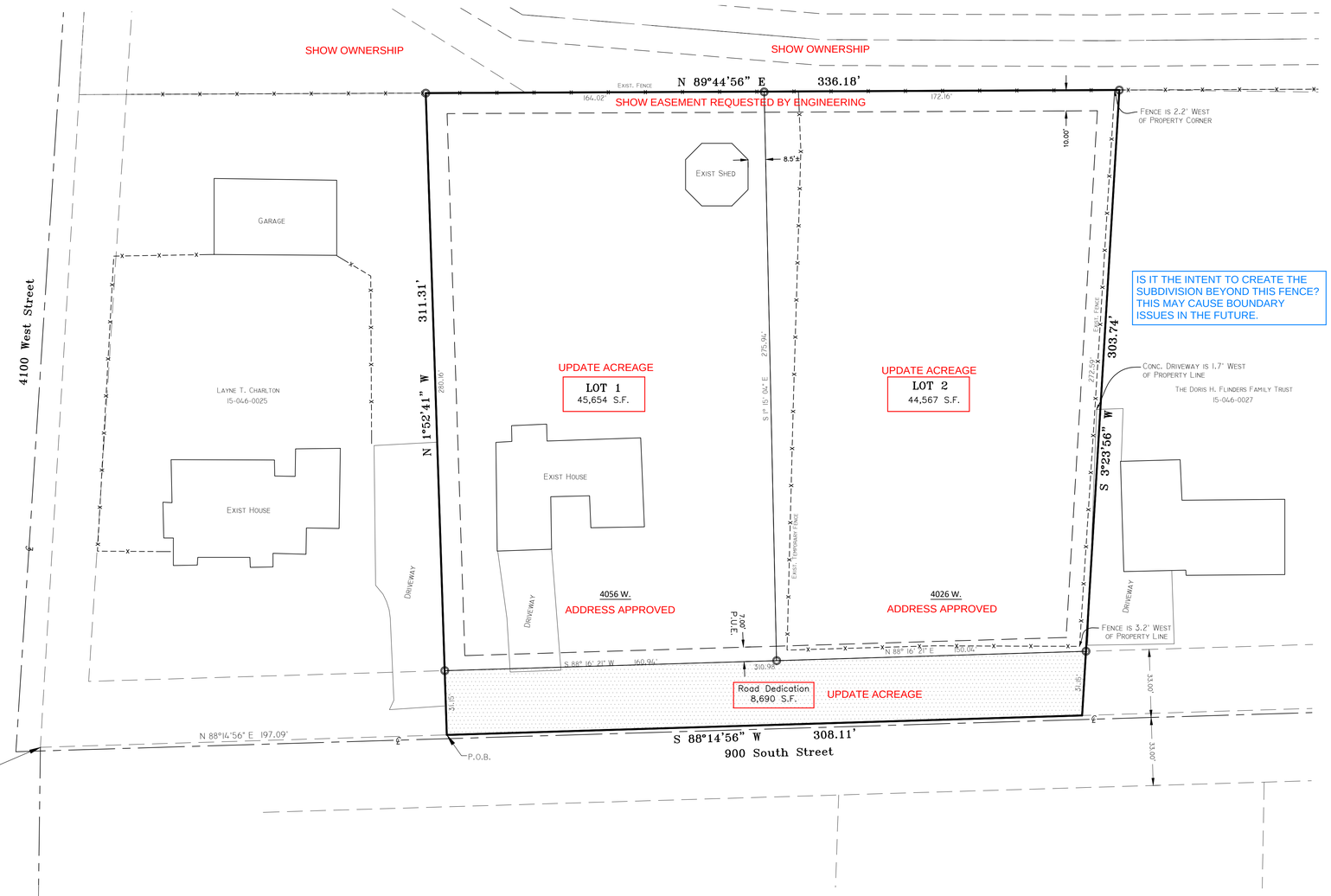
NARRATIVE

The purpose of this survey is to create a two (2) lot subdivision as shown.

Documents used to aide in this survey:
1. Weber County Tax Plat 15-046.
2. Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
3. Plats of Record: #6-72 Section 16 T6N, R2W, #41-036 Hancock Subdivision, #64-026 Kim and Josh Estates, #77-083 Musgrave Bitton Subdivision, #79-069 McLean Subdivision, #93-051 Jeana's Dream Subdivision, #95-078 Celeste Hadley Ashment Subdivision.
4. Record of Survey's: #1195, #5153, #5230, #5514, #6836, #7270, #7542

Boundary is from current Deed's of Weber County Record's. These deeds refers to Lots 21 and 22 of Section 16. To locate these Lots plat book 6 page 72 has been retraced, rotated and translated to match as best possible location using existing fence evidences relating to the lot locations for this area of the Section. It was found that no single location for the plat will fit all of the occupation within this section, so each area of this Section may require a separate rotation and translation. Per testimony on the subject parcel owners and family members, they have believed the fence in the back was the North property line of their parcel for nearly 80 years. Therefore this fence was held as the North line of said Lots 21 & 22.

Basis of bearing is state plane grid from monuments as shown.



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 CHARLTON SUBDIVISION:
We hereby dedicate to 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 and as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
We hereby grant and dedicate Drainage Easements 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, said LARRY H. CHARLTON and LINDA K. CHARLTON FAMILY TRUST, dated the 23rd day of June, 2005, and any amendments thereto, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____ , 20__.

Larry H. Charlton, trustee Linda K. Charlton, trustee

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, residing at 721 south 4100 West, Ogden, Utah 84404, who, being by me duly sworn and affirmed, did say that **they 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 **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:

BOUNDARY DESCRIPTION

A part of Lots 21 and 22, in the Southwest Quarter of Section 16, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Local Survey, described as follows:
Beginning at a point on the South line of said Lot 22, said point is 1396.69 feet South 89°15'33" East along the Section line, 311.26 feet North 00°44'27" East to the Southwest corner of said Lot 21, and 197.09 feet North 88°14'56" East from the Southwest corner of said Section 16; and running thence North 01°52'41" West 311.31 feet to the North line of said Lot 21 as being evidenced by a fence line; thence along the North line of said Lots 21 and 22 and fence line North 89°44'56' East 336.18 feet; thence South 03°23'56" West 303.74 feet; thence South 88°14'56" West 308.11 feet to the point of beginning.

Contains 98,912 s.f. or 2.27 acres

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, 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 TYLER D. KNIGHT 9008384 STATE OF UTAH

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 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 R.O.S.

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 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-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

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

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: Payton Charlton
Address: 4056 W. 900 S
Ogden UT, 84404

SW 1/4 of Section 16,
Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions		
	DRAWN BY:	TDK
	CHECKED BY:	TDK
	DATE:	1/30/2024
	FILE:	3860

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 Occupational 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 to be Recorded or Filed, nor implemented or used as a Final Product.

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded
_____day of _____20___.
at _____
in book _____ of official records,
on page_____
County Recorder: Leann H Kilts
By Deputy: _____