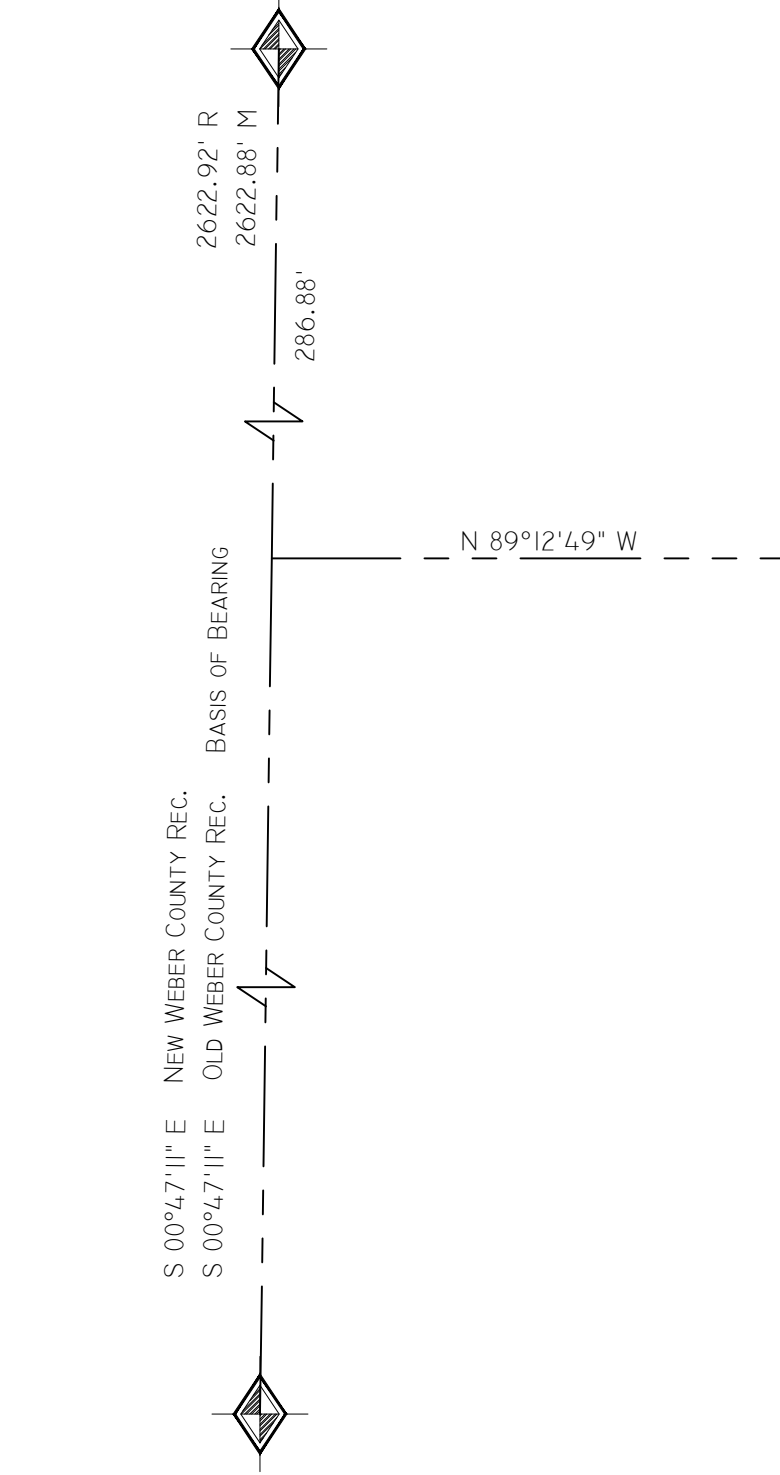
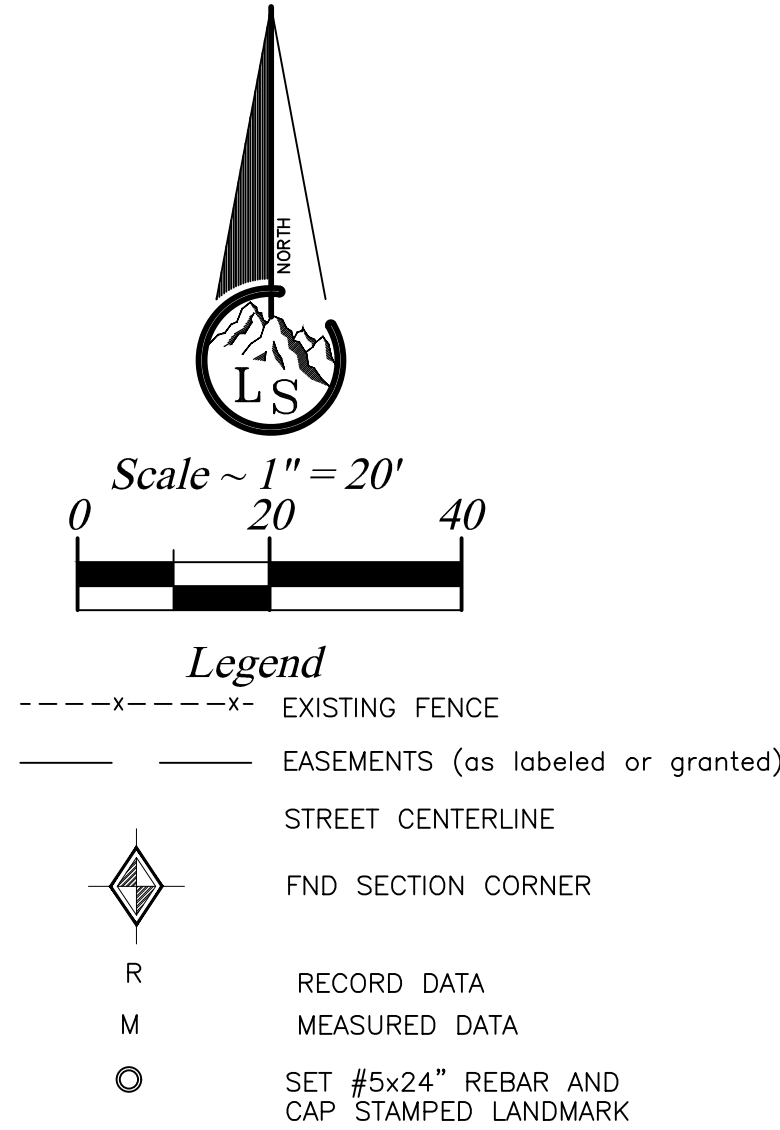


COLYN FLINDERS SUBD-PHASE 2  
PART OF THE NW 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: JUNE 2024



NOTES:

- 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)]
- The following is required to be included on this plat by Weber County Engineering: "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."

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'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 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

NARRATIVE

This survey was requested by Colyn Flinders to create a one lot subdivision. Documents used to aide in this survey:

- Weber County Tax Plat 15-060.
- Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
- Plats of Record: #58-035 Box F Ranch Subdivision, #73-031 Colyn Flinders Subdivision.
- Record of Survey's: #3007, #3320, #4639.

Property was established by previous subdivision property and right of way lines. Record descriptions were rotated and adjusted to fit existing evidences.

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

LOT 1  
40,000 S.F.

COLYN P FLINDERS  
15-060-0144

COLYN FLINDERS SUB.  
15-522-0001

COLYN P FLINDERS  
15-060-0144

COLYN P FLINDERS  
15-060-0143

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 and streets as shown or noted hereon and name said tract Colyn Flinders Subdivision Phase 2: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage 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 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.

Trust Acknowledgement

IN WITNESS WHEREOF, said THE FAMILY TRUST OF COLYN P. FLINDERS AND BARBARA B. FLINDERS, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

COLYN P. FLINDERS  
STATE OF UTAH )  
COUNTY OF WEBER )  
BARBARA B. FLINDERS  
STATE OF UTAH )  
COUNTY OF WEBER )  
On the date first above written personally appeared before me the above named trustee(s) as signers, 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.  
As a Notary Public commissioned in Utah, having commission number \_\_\_\_\_, WITNESS my hand and official stamp the date in this certificate first above written:

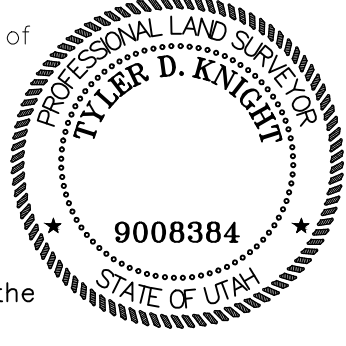
Notary Signature: My Commission Expires:  
(print name below signature):

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian: Beginnings at a point in the South line of a Private Road 286.76 feet South 00°47'11" East and 558.06 feet South 89°12'49" East; running thence along said South line the following three (3) courses: (1) North 44°10'22" East 74.69 feet (2) Northerly along the arc of a 150.00 foot radius curve to the left a distance of 62.45 feet (Central Angle is 22°51'14" and Long Chord bears North 32°14'54" East 62.00 feet) and (3) North 20°19'18" East 20.50 feet; thence South 89°12'03" East 154.09 feet; thence South 13°08'04" West 266.25 feet to the North line of Colyn Flinders Subdivision; thence along said subdivision the following two (2) courses: (1) North 89°19'36" West 46.21 feet and (2) North 45°49'29" West 194.67 feet to the point of beginning.  
Contains 40,000 s.f.

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. 9008384-2201 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 may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, 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 as indicated by their approval hereon.



<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
<b>DEVELOPER: COLYN FLINDERS</b> Address: 1040 S. 3500 W. Ogden UT 84404		1	
NW 1/4 of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		Subdivision	
Revisions		DRAWN BY: TK CHECKED BY: TK DATE: 5/17/2024 PROJ: 4431	
County Recorder: Leann H Kilts		By Deputy: _____ Fee paid _____	

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 R158-22-601 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.