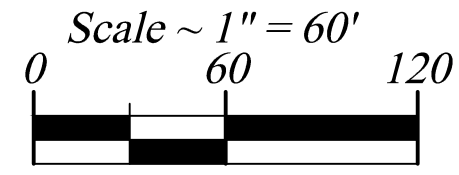
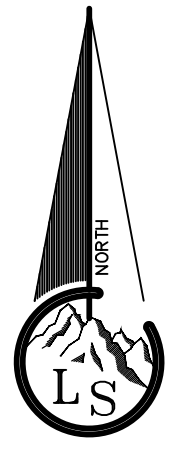


BLANCH ACRES SUBDIVISION

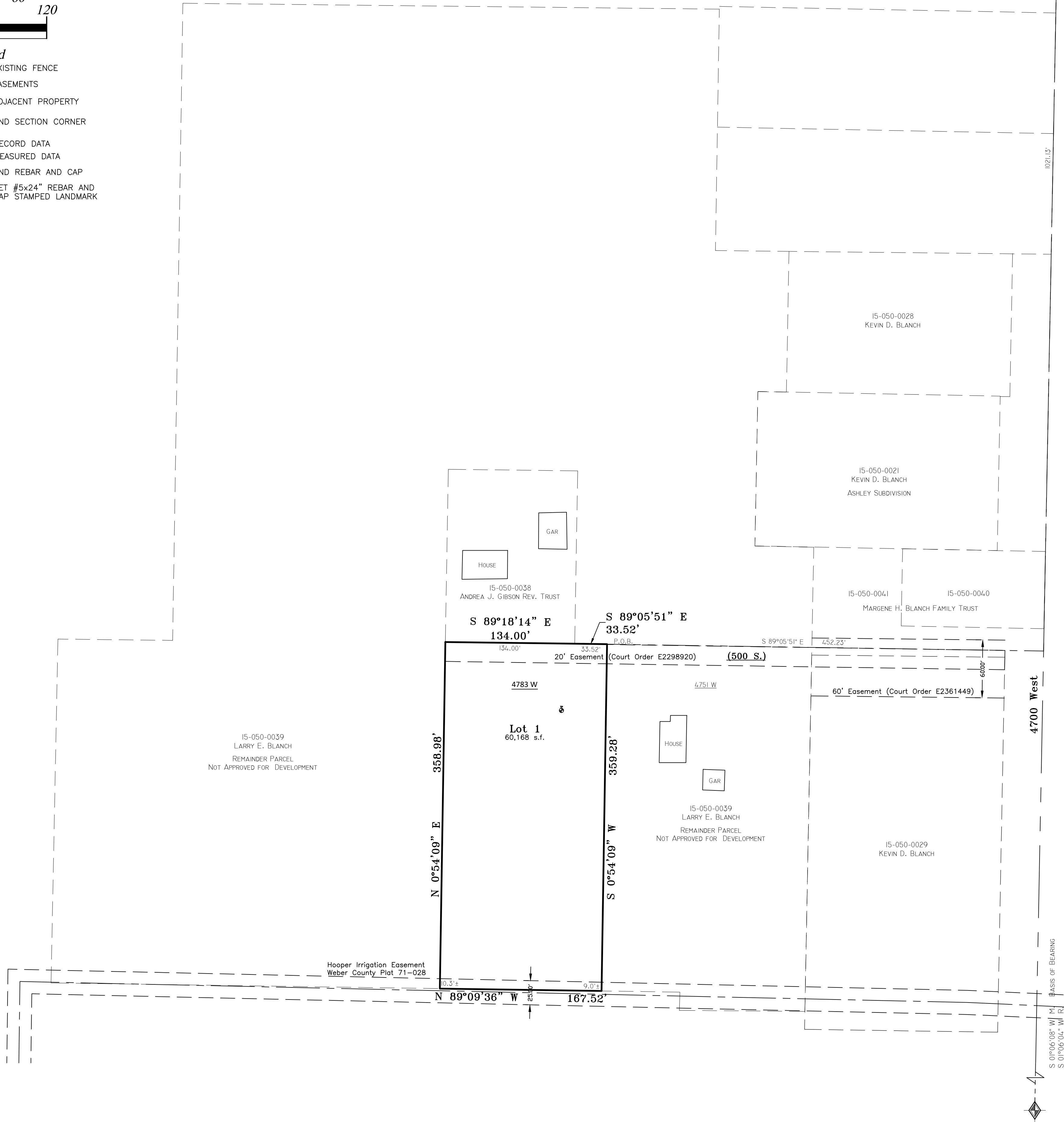
PART OF THE SW 1/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - JULY 2023



Legend

- EXISTING FENCE
- EASEMENTS
- ADJACENT PROPERTY
- FND SECTION CORNER
- RECORD DATA
- MEASURED DATA
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

2670.11' M.
2670.13' R.



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 _____ Title: Weber County Clerk
Attest:
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 _____

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 _____

| PERC TABLE | | |
|------------|-----------|--|
| HOLE # | DEPTH, in | SOILS EVALUATION WEBER COUNTY HEALTH DEPARTMENT |
| 1 (#15288) | 0-11" | Loam, granular structure |
| | 11-28" | Silty loam (near clay loam), massive structure |
| | 28-52" | Silty loam, massive structure (common red mottles) |
| | 52-81" | Loam, massive structure, common red and gray mottles |
| | 81-84" | Loamy sand, single grain |

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 BLANCH ACRES SUBDIVISION; (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.

We hereby reserve unto ourselves, our heirs, our grantee(s), designee(s), successor(s), or assign(s), 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 and have connecting access by the undersigned owner(s), designee(s), successor(s), or assign(s) on, over and across all those portions or parts of said tract of land designated on said plat as Private Right(s)-of-Way as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heir(s), grantee(s), designee(s), successor(s), or assign(s), to be maintained by said land owners.

Individual Acknowledgement

LARRY E. BLANCH _____
STATE OF UTAH)
 : SS
COUNTY OF WEBER)

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, having commission number _____ witness my hand and official seal.

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

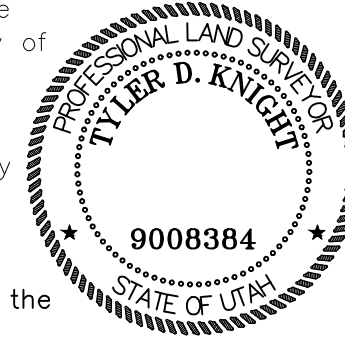
BOUNDARY DESCRIPTION
A tract of land located in the Southwest Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, described as follows: Beginning at a point which is 1021.13 feet South 01°06'08" West and 452.23 feet North 89°05'51" West from the Northeast corner of said Southwest Quarter; turning thence South 00°54'09" West 359.28 feet more or less to the North line of that property described in Warranty Deed Entry No. 3252383 of Weber County Records; thence along said North line North 89°09'36" West 167.52 feet; thence North 00°54'09" West 358.98 feet; thence South 89°18'14" East 134.00 feet; thence South 89°05'51" East 33.52 feet to the point of beginning.

NARRATIVE
The purpose of this survey is to create a one (1) lots subdivision as shown.

- Documents used to aide in this survey:
- Weber County Tax Plat 15-050 (current and prior years).
 - Deeds of record as found in the Weber County Records Office for subject and adjacent parcels.
 - Plats of Record: #30-084 Ashley's Subdivision.
 - Record of Survey's: #.

Record descriptions were rotated and adjusted to fit existing evidences.
Basis of bearing is state plane grid from monument as shown.

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.



| | | | |
|---|---------------------|---|--|
| Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com | | 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075 | Weber County Recorder Entry no. _____ |
| DEVELOPER: Address: _____ | 1 of _____ | | Filed for record and recorded _____ day of _____, 20__ at _____ in book _____ of official records, on page _____ |
| xx 1/4 of Section xx, Township x North, Range x Xxst, Salt Lake Base and Meridian. | Subdivision _____ | | County Recorder: Leann H Kilts |
| Revisions _____ | DRAWN BY: ... _____ | CHECKED BY: ... _____ | By Deputy: _____ Fee paid _____ |
| DATE: _____ | PROJ. NUMBER _____ | | |

Project Name: 4266-L.R. Data, Svc. Date: August 21, 2023, 11:41 AM, Sheet: #1/1