

CLINT BYBEE SUBDIVISION

A PART OF THE NE 1/4 OF SEC. 22 T.6N., R.2W., S.L.B.&M.
WEBER COUNTY, UTAH
FEBRUARY 2015

SURVEYOR'S CERTIFICATE

I ERNEST K. ROWLEY, HOLDING LICENSE NUMBER 171791-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF CLINT BYBEE SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE, AND OF A SURVEY MADE ON THE GROUND AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS _____ DAY OF _____ 20__

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT CLINT BYBEE SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20__

CLINTON H. BYBEE _____
JADAN K. BYBEE _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY.

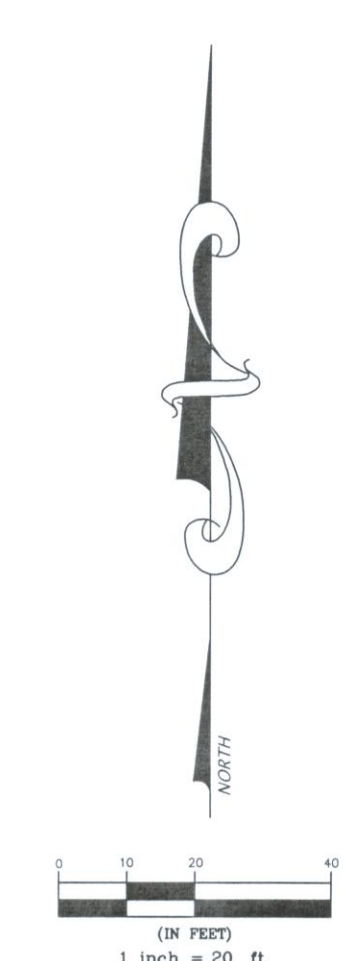
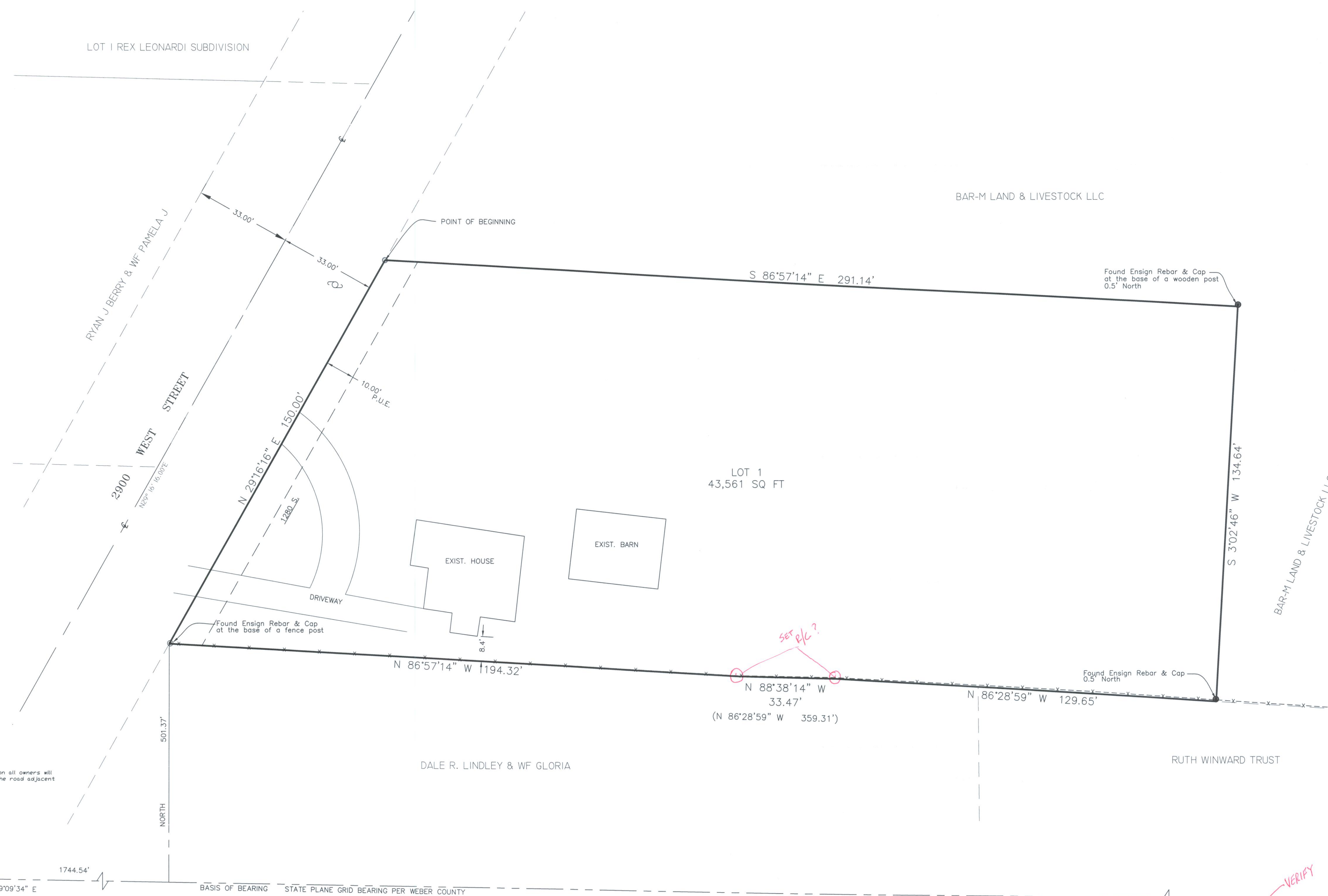
BEGINNING AT A POINT AS DESCRIBED IN WARRANTY DEED ENTRY #2375445 RECORDED 14TH NOVEMBER 2008, SAID POINT BEING ON THE EASTERLY LINE OF 2900 WEST STREET, SAID POINT BEING LOCATED SOUTH 89°09'34" EAST ALONG THE SECTION LINE 1744.54 FEET AND NORTH 501.37 FEET AND NORTH 291°16'16" EAST 150.00 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, SAID SECTION CORNER BEING LOCATED SOUTH 89°09'34" EAST 2641.37 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION AND RUNNING THENCE ALONG THE FOLLOWING TWO COURSES AS DESCRIBED IN SAID WARRANTY DEED ENTRY #2375445: (1) SOUTH 86°57'14" EAST 291.14 FEET, (2) SOUTH 3°02'46" WEST 134.64 FEET TO AN EXISTING FENCE LINE AND THE LINE DEFINED BY THAT BOUNDARY LINE AGREEMENT IN BOOK 2284 AT PAGE 2297, THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: (1) NORTH 86°28'59" WEST 129.65 FEET, (2) NORTH 88°38'14" WEST 33.47 FEET AND (3) NORTH 86°57'14" WEST 194.32 FEET TO THE EAST LINE OF 2900 WEST STREET, THENCE NORTH 291°16'16" EAST 150.00 FEET AS DESCRIBED IN WARRANTY DEED ENTRY #2375445, MORE OR LESS, TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE AN APPROVED WEBER COUNTY SUBDIVISION FROM AN EXISTING DEEDED PARCEL.

THE BOUNDARY OF THIS PARCEL WAS CREATED PER WARRANTY DEED ENTRY #2375445 RECORDED NOVEMBER 14TH, 2008 IN THE WEBER COUNTY RECORDERS OFFICE AND THE NORTH, EAST, AND WEST LINES WERE HELD ACCORDING TO SAID DEED. THE SOUTH LINE OF THIS PARCEL WAS ESTABLISHED BY HOLDING TO THE BOUNDARY LINE AGREEMENT ENTRY NO. 1888796 AT BOOK 2284, PAGE 2297 IN THE WEBER COUNTY RECORDERS OFFICE. THE ORIGINAL DEED OF THE SUBJECT PARCEL DID NOT REFER TO THIS AGREEMENT HAVING ONLY ONE LINE SEGMENT FROM THE SOUTHEAST CORNER TO THE EASTERLY RIGHT OF WAY LINE OF 2900 WEST STREET, (SHOWN IN PARENTHESES), CENTERLINE OF 2900 WEST STREET ESTABLISHED BY REX LEONARDI SUBDIVISION AND BOUNDARY SURVEY BY ENSIGN ENGINEERING, SURVEY #3734 AS FOUND IN THE WEBER COUNTY SURVEYORS OFFICE. ENSIGN REBAR AND CAPS WERE FOUND AND DISTANCES ARE SHOWN FROM FOUND CAPS TO THE CORNERS OF THE DEED DESCRIPTION.

BASIS OF BEARING IS AS SHOWN BETWEEN THE CENTER AND THE EAST 1/4 CORNER MONUMENTS AND IS STATE PLANE GRID BEARING AS PUBLISHED BY WEBER COUNTY SURVEYOR.



○ SET 5/8"Ø x 24" REBAR WITH CAP STAMPED 167594
● FOUND REBAR & CAP

NOTE:
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.

CENTER OF SEC 22 T6N, R2W, SLB&M FOUND WEBER COUNTY NAIL & WASHER IN 4"x4" POST S 89°09'34" E 1744.54'
BASIS OF BEARING STATE PLANE GRID BEARING PER WEBER COUNTY

AGRICULTURAL NOTE
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____ 20__

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__

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__

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 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 _____ 20__

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__

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. RA-3, WEST HAVEN, UTAH 84401
PHONE: 801-731-4075
www.landmarksurveyingutah.com

CLIENT: CLINT BYBEE
LOCATION: NE 1/4 SEC 22 T.6N, R.2W., S.L.B.&M.
SURVEYED: JUNE 2014

REVISIONS: _____
DRAWN BY: TK
CHECKED BY: DKB
DATE: 6-11-14
FILE: 3428VI

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 20__
AT _____ IN BOOK _____ OF _____
PAGE _____

WEBER COUNTY RECORDER
BY _____
DEPUTY

DEVELOPER:
Clint Bybee
1280 S. 2900 W.
Ogden UT, 84401