TALBOT SUBDIVISION – 1st AMENDMENT

PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH

Date: Oct 2014

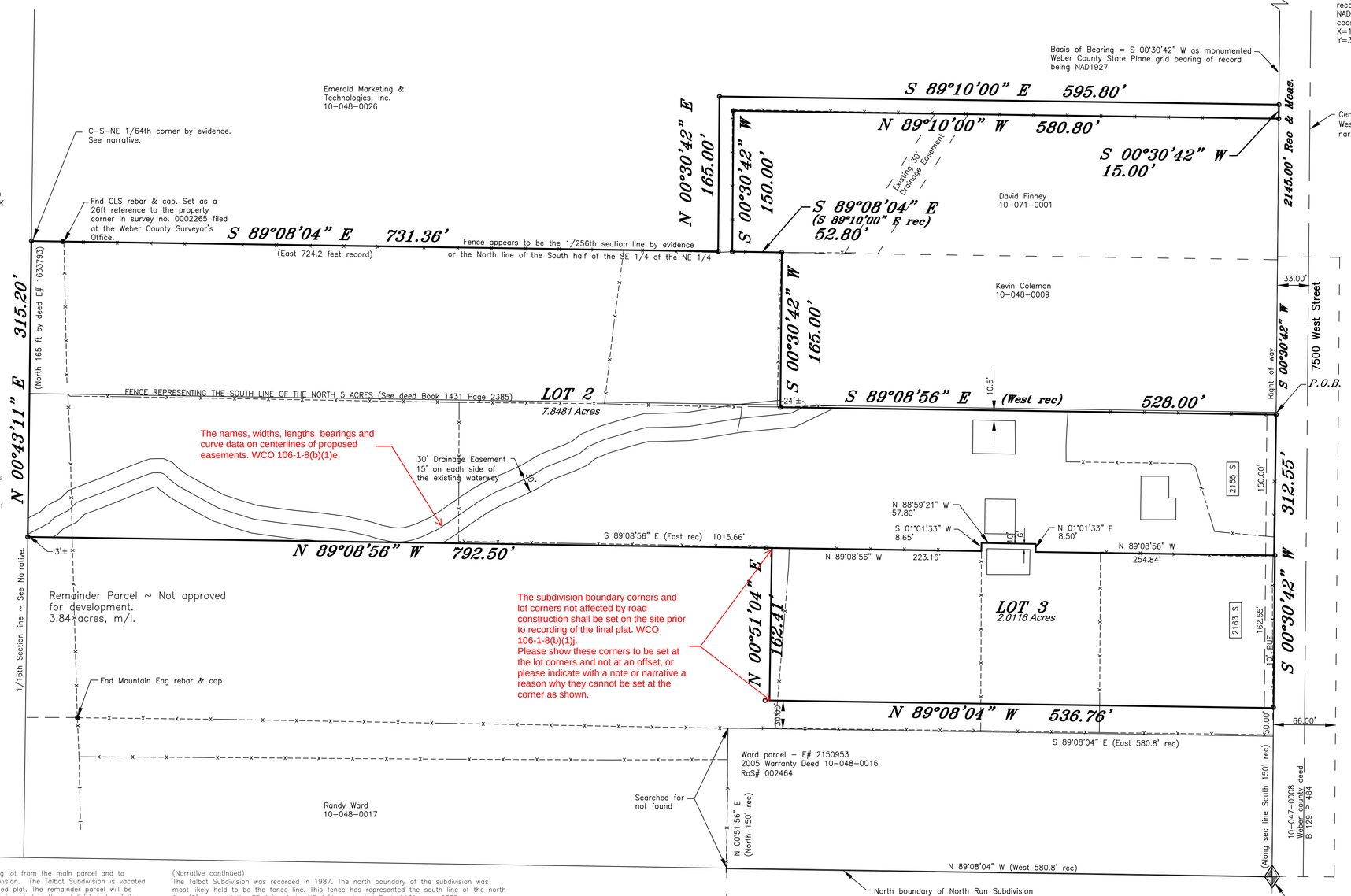
Scale ~ 1" = 60'

Legend

- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

Vicinity Map

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(b)(5)]
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

This survey is being conducted to subdivide a building lot from the main parcel and to correct a deed division that split Lot 1, Talbot Subdivision. The Talbot Subdivision is vacated by statute found in UCA 17–27a–609 by this amended plat. The remainder parcel will be consolidated by separate deed. The basis of bearing is noted in the subdivision description above.
In researching the records a deed for the road was found which conveyed the road to the county by document Book 129 Page 484 in 1937 and conveyed a 66 foot wide parcel of which the west boundary was coincident with the section line. This placed all of the road in section 26. Because the property is coincident with the section line, it is therefore unnecessary to include any dedication for road width in this plat.
The south boundary of this subdivision is intended to be 30 feet north of the north boundary of a parcel of property deeded to William Ward II, recorded as E# 2150953. The Ward parcel was divided by Warranty deed E# 1676240 b2046 p174 in 1999 using cardinal directions for the boundary. It appears that this property was surveyed by Hansen & Associates in year 2000 to set the corners of this parcel. However, the narrative appears to not be updated from a template and it is not known how the east-west lines of the survey were established by that survey, the south boundary of which should be the quarter section line.
In 2002 Fowles deeded to Talbot property beginning at the E ¼ of the section and calling for rebar and caps (see document entry no. 1907330). In 2003 Mountain Engineering did the North Run Subdivision and found rebar. The plat labels them as HAI and CLS points and honored them.
This is a fractional section with the meander of the Great Salt Lake which severed the western portion, therefore, the south and west quarter corners have not been set by the government. There is no evidence of the east-west 1/4 section line and the Hansen survey does not show the East 1/4 corner nor does it indicate the south boundary of the Ward property was being laid out on the 1/4 section line. The Mountain Eng survey does not show the lines as being the 1/4 section line either.
There is a fence line that appears to be the east-west 1/16th section line just north of these properties (not shown hereon) which may have been used to establish the bearing of the "1/4 section line". Since Hansen set the boundary for the Ward property and Mountain Eng accepted these points, and there is no other evidence of the 1/4 section line, I am holding the points as surveyed to maintain harmony in the neighborhood. To do otherwise would disturb occupation that has existed since at least 2000 when the HAI survey was done. The bearing used by North Run Subdivision and the HAI Survey are being held for the south boundary of this subdivision.

(Narrative continued)
The Talbot Subdivision was recorded in 1987. The north boundary of the subdivision was most likely held to be the fence line. This fence has represented the south line of the north five (5) acres of the SE 1/4 of the NE 1/4 as deeded Book 1431 page 2385.
and fences were constructed around the property. It was found that, even though the subdivision plat indicates that the subdivision was designed to be parallel and perpendicular to the section line, the fencing does not indicate that the lines were set precisely as indicated by the plat. The fences have been held as representing the original staking of the subdivision.
The Finney Subdivision indicates that the existing fence line for the 1/256th section line was used for the south boundary of the subdivision plat. The fence and the found location of a CLS rebar and cap, in this survey, shows the bearing to be slightly different over the full length of the fence than noted in the subdivision plat. Therefore, the fence has been held as the evidence of the Finney plat.
The section line has been held as the east boundary.
The west boundary line of this subdivision is the 1/16th section line. This line is evidenced in the north half of the northeast quarter of the section by fencing and has been held and extended southerly to establish the west boundary. An examination of evidences relating to a break down of this fractional section was made and comparisons to existing fences were made. There does not appear to be a fence along the west boundary of this section to aid in an evaluation, thus the reason for holding the existing fence evidence.
Documents used in the survey:
1. Weber County Tax record for B129 p 484 deeding 7500 West Street.
2. Weber County Ownership Plat book 10 page 48.
3. Weber County Abstract for parcel 10–048–0012.
4. Weber County Ownership record for 10–048–0012 noting a Claims by E#2711391 in the name of Emeral Marketing & Technologies Inc.
5. Weber County Abstract for parcel 10–048–0016.
6. Weber County Ownership record for 10–048–0016 noting a Claims by E#2711391 in the name of Emeral Marketing & Technologies Inc.
7. Weber County Ownership Plat book 10 page 64.
8. Deeds: E#825516, E#886487, E#889928, E#889929, E#889930, E#1127569, E#1160349, E#1192565, E#1676240, E#1676251, E#1907330, E#2150953, E#2657973, E#2711391.
9. Talbot Subdivision, Plat book 28 page 88.
10. North Run Subdivision, Plat book 57 page 43.
11. ROS#002464, Warren Burbank property by Hansen & Associates.
12. BLM Township plat for Township 6 North, Range 3 West, dated 1855.

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 TALBOT SUBDIVISION – 1st AMENDMENT, 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 and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals 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.

Boyd Talbot Bobbette Talbot

Acknowledgement Individual

STATE OF UTAH)
: SS
COUNTY OF WEBER)
On this _____ day of _____, 20___, personally appeared before me, the undersigned notary public, the signers of the above dedication, who acknowledged to me that they executed the foregoing dedication freely and voluntarily and for the purposes and considerations therein expressed. My commission expires: _____
Residing At: _____

Notary Public

BOUNDARY DESCRIPTION

A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 27, Township 6 North, Range 3 West, Salt Lake Base and Meridian being a Part of a larger tract of land as deeded by special warranty deed Entry No. 2657973, all of a tract of land deeded by warranty deed Entry No. 1633793, and all of the Talbot Subdivision as found in Plat Book 28 page 88 of the records of the Weber County Recorder, said Talbot Subdivision being vacated by operation of law UCA 17–27a–609). The basis of bearing is South 00°30'42" West from the monumented Northeast corner to the monumented East quarter corner both of said Section 27 as shown in the records of the Weber County Surveyor bearing reference sheet being noted as "Utah State Plane NAD1927 grid bearings", said parcel of land being described as follows;
BEGINNING at the Northeast Corner of said Talbot Subdivision, said point being located 2145.00 feet South 00°30'42" West (South by plat) along the monumented section line, said point also being on the west right–of–way line of 7500 West Street, FROM the monumented Northeast Corner of said Section 27;
RUNNING thence South 00°30'42" West 312.55 feet along said section line and said right–of–way line, to a point being 30.00 feet North 00°30'42" East from the northeast corner of property deeded and described in warranty deed recorded as Entry No 2150953 recorded Dec. 27, 2005 of the deed records of Weber County, Utah, which has been surveyed and monumented by Record of Survey No. 002464 of the Weber County Surveyor's records and accepted by the North Run Subdivision recorded as Plat book 57 page 43 of the plat records of Weber County;
THENCE North 89°08'04" West 536.76 feet, said line being parallel to and 30.00 feet perpendicularly distant northerly from the north boundary of said property deeded by warranty deed recorded as Entry No 2150953; THENCE North 00°51'04" East 162.41 feet, to the south boundary of said Talbot Subdivision; THENCE North 89°08'56" West (East by plat) 792.50 feet along said subdivision boundary and boundary extended, to the sixteenth (1/16th) section line; THENCE North 00°43'11" East 315.20 feet, along said sixteenth (1/16th) section line to the Center–South–Northeast one–sixtyfourth (C–S–NE 1/64th) corner by evidence;
THENCE South 89°08'04" East 731.36 feet, along the one–sixtyfourth (1/64th) section line as evidenced by an existing fence to a point being located 580.80 feet North 89°08'04" West of the monumented section line; THENCE North 00°30'42" East 165.00 feet; THENCE South 89°10'00" East 595.80 feet, to the monumented section line; THENCE South 00°30'42" West 15.00 feet, to the northeast corner of Finney Subdivision as recorded in Book 45 page 48 of the plat records of Weber County Recorder; THENCE North 89°10'00" West 580.80 feet, along the north boundary line of said Finney Subdivision to the northwest corner thereof; THENCE South 00°30'42" West 150.00 feet, along the west boundary line of said Finney Subdivision to the southwest corner thereof; THENCE South 89°08'04" East 52.80 feet, along the south boundary line of said Finney Subdivision; THENCE leaving said Finney Subdivision, South 00°30'42" West 165.00 feet, to the north boundary line of said Talbot Subdivision; THENCE South 89°08'56" East 528.00 feet, along said Talbot Subdivision to the point of beginning. Containing 9.8604 Acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate 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 Zoning Ordinance of the county.

PROFESSIONAL LAND SURVEYOR ERNEST D. ROWLEY No.171781 STATE OF UTAH

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__

Add a signature line for County Surveyor. WCO 106-8-1(2)

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 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 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-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 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

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: Boyd Talbot & Bobbette Talbot
Address: 2179 S 7500 W, Ogden, UT 84404

NE 1/4 of Section 27,
Township 6 North, Range 3 West, Salt Lake Base and Meridian.

Revisions		
5/26/2015 Changes required by County	DRAWN BY:	EDR
	CHECKED BY:	TK
6/4/2015 Changes required by County	DATE:	2/6/2015
6/17/2015 Changes required by County	FILE:	3452

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded
_____day of _____ 2015.
at _____
in book _____ of official records,
on page_____
County Recorder: Leann H Kilts
By Deputy: _____

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

3452 Talbot Subdivision 2/6/2015/3452 Sub Plat