EVERGREEN PARK SUBDIVISION NO. 1, 3RD AMENDMENT

AMENDING LOT 271

PART OF SECTION 30 TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: MAY 2016

RECORD DESCRIPTION

Part of Lots 270, 271 and 272, EVERGREEN PARK SUBDIVISION NO. 1, Weber County Utah, described as follows:
Beginning at a point South 19°10'32" West 43 feet more or less, from the Northwest corner of Lot 271: running thence South 19°10'332" West 220.68 feet; thence South 84°22'38" East 800 feet, more or less to the road, thence North 2°11'19" East 325 feet, thence North 89°16'06" West 463 feet, thence South 2°11'19" West 72 feet, thence North 89°16'06" West 256.41 feet, more or less to the Westerly line of said Lot 271 and the point of beginning.

BOUNDARY DESCRIPTION

Beginning at a point 30.00 feet North 2°11'19" East from the Northeast corner of the original Lot 271 EVERGREEN PARK SUBDIVISION NO. 1, said point being the Northeast corner of property described in Quit Claim Deed Entry #1118125 in Book 1596, Page 446 as found in the Weber County Recorders Office, said point also being South 98°57'00" West 2533.87 feet, South 2587.29 feet, South 19°10'32" West 246.39 feet, South 89°16'06" East 719.41 feet and North 2°11'19" East 30.00 feet from the Northeast corner of Section 30; running thence North 89°16'06" West along said Deed 463.00 feet to the Northwest corner of said Deed, thence South 2°11'19" West along said Deed and deed line extended 72.00 feet, thence North 89°16'06" West 269.34 feet, thence South 19°10'32" West 219.41 feet, thence South 86°02'47" East 796.59 feet to the West line of Evergreen Park Drive, thence North 2°11'19" East along said Drive 325.00 feet to the point of beginning.

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

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

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__.

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___.

Chairman, Weber County Commission

Attest:
Title: Weber County Clerk

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 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

NARRATIVE

The purpose of the survey is to amend Lot 271 of EVERGREEN PARK SUBDIVISION NO.1. The current recorded description for this parcel does not match prior deed descriptions. Therefore the description for this amended plat is written to correct these errors and to match the descriptions from prior deeds as described in this narrative. The South line was established by Entry #1297851 in which the North half of Lot 270 was deeded from Lot 270 to Lot 271. The North Line was established by the Deeds in Entry #'s 1118126 and 1118125.

Documents used or reviewed in this survey are, but not limited to, the following:
Ownership records and Electronic Abstracts for the following Parcel no.'s; 23–031–0001, 23–031–0002, 23–027–0043.
Deeds of record by Entry #; 2724201 (current deed description), 1297851 (North half of Lot 270), 1118126 & 1118125 (exchanges between Lots 271 & 272).
Ownership Plats of Weber /county Recorder by Book–Page; 23–027, 23–031.
Recorded Subdivision Plat of Evergreen Park Subdivision No.1.
Record of Survey by F. Lyle Page dated 1995, survey 1260 in the Weber County Surveyors Office.

The basis of bearing of bearing is State Plane Grid Bearing 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 as shown hereon and name said tract EVERGREEN PARK SUBDIVISION NO. 1, 3RD AMENDMENT:
We hereby recognize and accept the original dedication of Evergreen Park Drive as a public thoroughfare and other Private Right(s)–of–way and easements as dedicated, granted, and/or reserved by the Owner's Dedication as recorded Plat Book 13 page 51 of Evergreen Park Subdivision No. 1 as recorded on Feb. 13, 1964. Said dedication and reservation recognizes and incorporates herein the Public and Private Right(s)–of–way and easement reservation along with the maintenance requirements as originally signed and acknowledged as part of the Evergreen Park Subdivision No.1 recorded as Plat Book 13 Page 51 of the records of Weber County Recorder, the Owner's Dedication of said plat being incorporated and made a part hereof.
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, the herein signers, grantor(s), hereby grant a well protection easement(s) to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantee, the terms of this easement are to comply with the regulatory laws, requirements, ordinances, and policies administered by the Weber/Morgan Health Department for the protection of drinking water related to culinary water wells in the State of Utah, and to provide a separation from a culinary water well from concentrated sources of pollution. The sources of pollution are described as but not limited to septic tanks, septic drain fields, garbage dumps, livestock corrals, feed lots, hazardous waste storage, or other sources of pollutants deemed inappropriate under the regulatory authority of the Weber/Morgan Health Department. The easement as granted is a perpetual easement and shall run with the land and is binding on any and all successors and assigns. The easement is as shown and noted hereon as **New Well Protection Easement(s)** having a 100 foot radius. The center of which shall be the physical location of the well as constructed. Also, the Existing Well Protection Easement as shown hereon is hereby granted to said Weber/Morgan Health Department in accordance with the same terms and conditions as herein granted for New Well Protection Easement(s) excepting, however, that at such time that the Existing Well should be abandoned and taken out of service the easement granted for such Existing Well shall be relinquished once said Health Department approves the use of a new well for Lot 708. The relinquishment shall take effect at said time without further written document(s). This relinquishment is acknowledged and agreed to as evidenced by the signature as executed hereon of the Weber/Morgan Health Department approving authority.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _______ , 20___.

STEPHEN COFFEY

DIANA COFFEY

STATE OF UTAH)
: SS
COUNTY OF WEBER)
On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Residing in:

My Commission Expires:

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: Stephen Coffey
Address: 791 E. 600 S.
Kaysville UT, 84037

1

A part of Section 30, Township 7 North, Range 3 East, Salt Lake Base and Meridian.

Subdivision

Revisions

DRAWN BY: TDK
CHECKED BY: EDR
DATE: 5-12-2016
FILE: 3623V2

Weber County Recorder

Entry no. ______________
Fee paid ______________
Filed for record and recorded _____day of _______________ 2016.
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

Y:\3623 Coffey Resid- Evergreen amd plat\dwg\3623v4.dwg, 9/28/2016 12:12:21 PM, 1:1