Yellow Rose Garden Subdivision

PART OF THE NW 1/4 OF SECTION 02, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

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

NORTH

Scale ~ 1" = 60'

0 60' 120'

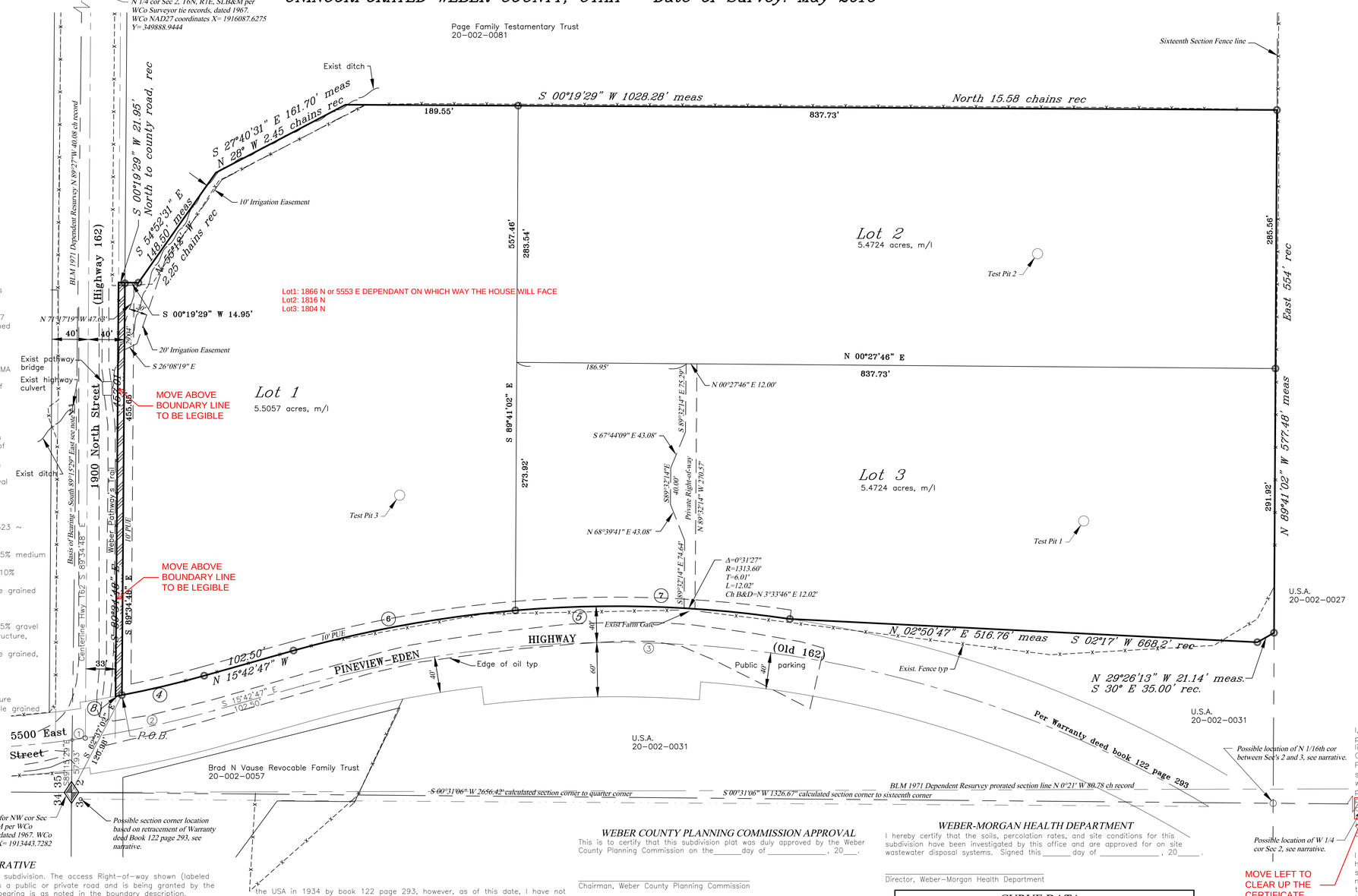
Legend

- EXISTING FENCE
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ACCESS EASEMENT
- PUBLIC ROAD DEDICATION

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. Upper Valley Coordinate system is NAD1927 U.S.ft expanded to ground using a combined factor of 1.00029237772456. The initial coordinates are based on the published values of the Weber County Surveyor's Office.
3. This property appears to be located in FEMA Flood Zone X.
4. 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.
5. The owner of each lot will be required to provide a Storm Water Pollution Prevention Plan in accordance with the requirement of UPDES Permit No. UTRH00000 (Common Plan of Development). Also note that such will be required at the time that building plans are presented for review and approval by the count and shall meet Best Management Practices related to storm water runoff.

WASTEWATER SITE AND SOILS EVALUATION #14323 ~ Yellow Rose Garden Lots 1-3:

1. Exploration Pit #1:
   0-10" Sandy loam, granular structure, 5% medium gravel
   10-38" Sandy loam, granular structure, 10% fine-medium gravel
   38-84" Gravelly coarse loam sand, single grained structure, 60% fine-large gravel
2. Exploration Pit #2:
   0-16" Sandy loam, granular structure, 5% gravel
   16-27" Gravelly sandy loam, granular structure, 60% gravel
   27-83" Gravelly coarse loam sand, single grained, 70% gravel
3. Exploration Pit #3:
   0-14" Sandy loam, granular structure
   14-46" Fine sandy loam, granular structure
   46-87" Gravelly coarse loamy sand, single grained structure, 60% gravel



NARRATIVE

The purpose of the survey is to create a 3 lot subdivision. The access Right-of-way shown (labeled Private Right-of-way) is not being dedicated as a public or private road and is being granted by the county as an Access Exception. The basis of bearing is as noted in the boundary description.
The boundaries of this subdivision are controlled by a few documents and lines of historical occupation. The North boundary is identified as being 40 feet south of the centerline of Highway 162 which centerline has been identified from the Valley Elementary School Subdivision plat (recorded Plat book 70 page 72 and a filed survey number of 4306) to the east of this property. The 40 foot offset is required by County Engineering.
The South boundary of the property has been determined to be a long standing fence that stretches from the quarter section line on the east to the location that it makes a bend to the northwest near the southwest corner of this parcel. I have worked on several parcels previously that bear out the location of the fence as being collateral evidence of the Sixteenth section line, which this property was intended to use as the south boundary. The distance along a calculated section line running southerly from the Northwest corner to the intersection of this fence extended is 1326.67'. The original 1871 GLO plat for this section showed the line to be 80 chains, in 1971 the BLM did a dependent retracement of the section and prorated the Southwest corner of the section placing a length of 80.78 chains on this mile. The also show that the distance on the west line of Lot 4 (which this property resides in) is 20.195 chains (1332.87') and is quite close to the location of the fence line.
The East boundary of this property has been identified by a record of survey done by Great Basin Engineering (County Surveyor file number 2734) for the parcel to the east currently owned by Page Family Testamentary Trust. In which GBE shows that the property boundary was held to be the long standing fence that runs from the southeast corner of this subdivision to the north. The also did not hole the existing fence line that is on the southwesterly side of an existing ditch. In this subdivision I have also held this fence as the property line and I have used the record distance of my property of 1028.28' from the Sixteenth section fence line running north before terminating that line of the property. This will extend my boundary a little north of what GBE has used but it is my opinion that in this situation holding the record for the 4 calls along the east boundary, rotated to State Plane, is the proper identification of the line of ownership. GBE has also utilized the Sixteenth fence line as the south boundary of their property.
The West boundary of the subdivision boundary to identify. Deeds in the chain of title have, by and large, lost the reference to the location of the Pineview-Eden Highway, which used to be known as a State Highway no. 162 but has now been mostly abandoned. There is still public use to access the lake along this section of road that fronts on this property. This road was deeded to the USA in 1934 by book 122 page 293, however, as of this date, I have not been able to locate any document that vacated the public use rights that had been acquired on this piece of old highway. The deed to the USA was granted for purposes of constructing "the relocation of the Pine View-Eden Highway". It appears from the records that this location was used as the public highway accessing Eden after the dam was constructed in the 1930's and was used up to the 1950's when the dam was raised and the highway was again relocated to it's present place. Again, the public continues to use the part of this old highway from the intersection of 5500 East & 1900 North, southerly to where there is a now parking lot.
The deed, book 122 page 293 gives specific information on the configuration of the highway alignment and has been used to identify a "best fit" location utilizing existing fences north of said intersection and those available to the south of the same. The deed has a tie from the Northwest corner of the section and the location that the deed would place the corner as noted hereon and does not coincide with the BLM replacement for this corner.
The location of the Private Right-of-way access to these lots are being placed based on the assumption that the old Pineview-Eden Highway is still a public road.
Documents used in this survey:

1. Record of survey plat numbers 2734, 3596, 4282, 4304, 4306, 4672.
2. BLM records of the federal surveys dated 1871 and 1971 for T6N, R1E.
3. County ownership and Abstract records for Parcel 20-002-0027, 20-002-0032, 20-002-0057, 20-002-0081, 20-003-0001, 20-003-0004, 22-047-0010, 22-051-0054.
4. Recorder Ownership plats (book-page): 20-2, 20-3.
5. Specific deeds of record (Book-page): 122-293, 555-236, 593-91, 819-595; (Entry No) 878390, 2720245, 2720246.
6. Subdivision plats (Plat book-page): 70-58, 70-72.

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 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

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

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	00°44'04"	1146.30'	7.35'	14.69'	S 08°04'57" E 14.69'
2	07°15'48"	1146.30'	72.76'	145.32'	S 12°04'53" E 145.22'
3	46°38'26.5"	1273.60'	549.04'	1036.75'	S 07°37'00" W 1008.36'
4	04°50'04"	1106.30'	46.70'	93.35'	N 13°17'45" W 93.32'
5	24°07'38"	1313.60'	280.74'	553.16'	N 03°38'24" W 549.08'
6	10°52'20"	1313.60'	125.01'	249.26'	N 10°16'03" W 248.89'
7	13°15'18"	1313.60'	152.63'	303.89'	N 01°47'46" E 303.22'
8	00°22'10"	1106.30'	3.57'	7.13'	N 10°41'37" W 7.13'

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots, public streets and **Private Rights-of-Way** as shown hereon and name said tract YELLOW ROSE GARDEN SUBDIVISION:
We hereby dedicate to public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.
We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as **Private Right-of-Way** as access to the individual lot(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by the owners, their grantees, successors, or assigns of each lot.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as Private Right-of-way, 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.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____ , 20____.

Yellow Rose Garden, LLC, a Utah Limited Liability Company

By: By:

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, said tract being the same property as deeded by Quit Claim Deed recorded as Entry Number 2720246 on February 2, 2015 and being further described by survey hereafter; said surveyed description having a basis of bearing of South 89°15'29" East between the monumented Northwest Corner (said corner having Weber County Surveyor NAD27 State Plane coordinates of X= 1913443.7282 Y=349923.1771) and the monumented North Quarter Corner (said corner having Weber County Surveyor NAD27 State Plane coordinates of X=1916087.6275 Y=349888.9444) of said Section 2, said tract being described as follows;

BEGINNING at a point located on the east right of way of Pineview-Eden Highway (being the old state highway 162 as deeded in Warranty Deed Book 122 page 293 as surveyed) South 62°37'02" East 120.98 feet, FROM said monumented Northwest corner of Section 2;

RUNNING thence along the arc of a curve to the Right 7.13 feet, having a radius of 1106.3 feet and a chord bearing and distance of North 10°41'37" W 7.13 feet along said Pineview-Eden Highway right of way to the south right of way of Highway 162 as evidenced by State Highway Drawings WPSO 193-A for year 1936; Thence South 89°34'48" East 457.01 feet along said south right of way of State Highway 162 said right of way being 33.00 feet perpendicularly distant southerly from the centerline of said highway;
Thence South 00°19'29" West 21.95 feet (North to county road by said deed); Thence South 54°52'31" East 148.50 feet along an existing ditch (N 55°12' W 2.25 chains by said deed); Thence South 27°40'31" East 161.70 feet along said ditch (N 28° W 2.45 chains by said deed); Thence South 00°19'29" West 1028.28 feet along an existing long standing fence to an existing long standing east-west fence line representing the Sixteenth Section line (North 15.58 chains by said deed); Thence North 89°41'02" West 577.48 feet along said sixteenth fence line and fence extended (East 554 feet by said deed); Thence North 29°26'13" West 21.14 feet (S 30° E 35.00 feet by said deed); Thence North 02°50'47" East 516.76 feet to the retraced location of said Pineview-Eden Highway (S 02°17' W by said deed); Thence along the arc of a non-tangent curve to the Left 553.16 feet, having a radius of 1313.60 feet and a chord bearing and distance of North 03°38'24" West 549.08 feet, along said Pineview-Eden Highway right of way line to a point of tangency; Thence North 15°42'47" West 102.50 feet along said Pineview-Eden Highway right of way to a point curvature; Thence along the arc of a tangent curve to the Right 93.35 feet, having a radius of 1106.30 feet and a chord bearing and distance of North 13°17'45" West 93.32 feet along said Pineview-Eden Highway right of way line to the point of beginning.

Containing 16.4505 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 license 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__.

Signature

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: Clay Christensen, Greg Geertsen
Address: 1857 North 5500 East, Eden, UT 84310

NW 1/4 of Section 02,
Township 6 North, Range 1 East, Salt Lake Base and Meridian.

Revisions		
	DRAWN BY:	EDR
	CHECKED BY:	...
	DATE:	May 16, 2016
	FILE:	3566

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: _____

3566 Greg Geertsen.dwg

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