

ELLA O FOWLES SUBDIVISION

PART OF THE NW 1/4 OF SECTION 14 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

Unincorporated WEBER COUNTY, UTAH - Survey Dates: 2014-2015

NARRATIVE

- 1. The Basis of Bearing is as noted in the Boundary Description hereon...
2. The southwest boundary of Lot 1 is being modified in this subdivision in accordance with an agreement between the respective owners to match the existing fence line...
3. The description errors as originally conveyed were caused by a mis-description of the Point of Beginning of each parcel in the magnitude of about 100 feet being put...
4. The North Quarter Corner has been in place since 1935 according to Weber County Surveyor tie sheet records...
5. The Historic Easement Fences shown at the top right of the sheet...
6. This plan is holding the general alignment of an existing fence as the north boundary...
7. The West boundary is being held on an existing fence line that the Eagles and the owner of Lot 1 have agreed to hold as their boundary...
8. The southerly boundary is identified as it was conveyed in original deeds which identify the intended boundary to be the thread of the river and the courses shown are only intended to document approximate angle points in the river for the purpose of calculating an approximate area for the new lots...
9. In checking the deeds for the properties on the south side of the river it is found that those parcels also identify the center of the river as their property boundary...
10. Additionally, the Weber County Surveyor's office is requiring that the river bank be shown and described by metes and bounds courses along with the 100 foot river protection zone line...
11. In regard to the river bank location and 100 foot protection zone location the certificate of survey issued hereon by the certifying surveyor, nor will Landmark Surveying, Inc., include, accept or acknowledge any liabilities associated with the inclusion of said data...
12. This plan is creating a Private Right of Way dedication which is granted as detailed in the owners dedication...
13. This project is located in the F-5 Zone of unincorporated Weber County and from information provided by the county planning office these parcels have been provided a "grandfathered" status as Legal Non-conforming lots...
14.1. Record of survey plat number 3210.
14.2. County Tie Sheet records for the North Quarter and Northwest corners as well as the Bearing Sheet for the township were utilized.

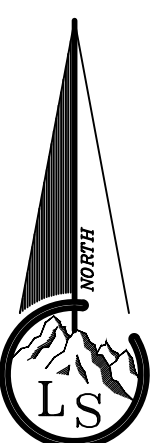
Existing fence line and subdivision boundary.

Existing fence line and subdivision boundary.

Existing fence line and subdivision boundary.

Existing fence line and subdivision boundary.

Existing fence line and subdivision boundary.



Scale ~ 1" = 60'

Legend

- EXISTING FENCE
EASEMENTS
STREET CENTERLINE
FND SECTION CORNER
SET #5x24" REBAR AND CAP STAMPED LANDMARK
ROAD/STREET DEDICATION

21-018-0015 Alden Rollo, Plaintiff Federal Order of Eagles, Ogden Aerie No. 2472, Defendant 1968 Book 905 pg 632

Approximate location of a 5 foot wide Telephone easement.
Existing fence line and subdivision boundary.
Approximate center line of the South Fork of the Ogden River. The property boundary is the thread of the river and the bearings and distances shown are for plotting and graphical purposes to show an approximate area for each lot only.

Basis of bearing = N 89°54'14" W 2697.70' (2696.93' grid)

N 1/4 COR SEC 14, T6N, R2E, SLB&M, AS PER WCO. SURVEYOR TIE SHEET 19-60 IN GOOD CONDITION DATED 1935. WCO. NAD27 COORDINATES X=1947513.0788 Y=339254.9075

NW COR SEC 14, T6N, R2E, SLB&M, AS PER WCO. SURVEYOR TIE SHEET 19-59 IN GOOD CONDITION DATED 1989. WCO. NAD27 COORDINATES X=1944816.157 Y=339259.429

- NOTE:
1. The property owners are hereby notified that this property is entirely within FEMA flood zone AE and appropriate precautions should be made.
2. Weber County Ordinances contain a provision relating to a 100' Protection Zone for natural water courses (100' WCO. P.Z.). Because this plan is only correcting the record descriptions of parcels that have existed prior to zoning laws of the state and prior to the protection zone requirement this ordinance restriction is being waived...
3. The subdivision is subject to an easement across or through the land for electrical transmission and incidental purposes, as granted to Utah Power & Light Company by Instrument recorded March 15, 1938 as Entry No. 34247 in Book "X" at Page 596 of Official Records. This easement is not shown on this plan because the described location does not coincide with any visible electric transmission lines.
4. The subdivision is subject to an easement over across or through the land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded February 22, 1971 as Entry No. 546579 in Book 960 at Page 590 of Official Records.
5. This subdivision may be subject rights associated with or granted as part of or in response to an Agreement dated August 20, 1974 by and between the State of Utah, acting through the Board of Water Resources and the Co-Op Farm Irrigation Company, a corporation regarding construction of a water conservation project recorded September 01, 1976 as Entry No. 674517 in book 1140 at Page 728 of Official Records.
6. This subdivision may be subject to and Easement to use Distribution Systems, dated August 20, 1974 with the Co-Op Farm Irrigation Company, a corporation, as Grantor in favor of the State of Utah, acting through the Board of Water Resources, Grantee, as easement to use the existing water distribution system of canals, ditches, pipelines and all appurtenant works and facilities of the Co-Op Farm Irrigation Company a portion of the subject property.
7. An easement over, across or through the land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded June 03, 1983 as Entry No. 881860 in Book 1426 at Page 153 of Official Records...
8. It has been noted in some documents that the legal description contained in that certain Quit Claim Deed executed by Dean F. Morris and Jane S. Morris, in favor of Deon F. and James S. Morris Family Limited Partnership, II, a Utah limited partnership, recorded January 02, 1990 as Entry No. 1098257 in Book 1573 at page 2683 of Official Records...
9. An easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description...
10. An agreement and easement to use Distribution system dated July 06, 1988 by and between the State of Utah, acting through the Board of Water Resources and the Huntsville Waterworks Corporation...
11. This plan is not being produced in accordance with any ALTA/NSPS Land Title standards or requirements nor should this plan be construed to represent such.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and Private Right-of-Way as shown hereon and name said tract ELLA O FOWLES SUBDIVISION: 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 as Private Right-of-way (Ella Way) to be used in common with all others within said subdivision... We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated as Private Right-of-way (Ella Way) shown hereon as public or private 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 or private utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state which ever is applicable and as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Corporate Acknowledgement

STATE OF UTAH)
COUNTY OF WEBER)
IN WITNESS WHEREOF, Ogden Aerie No. 2472, Fraternal Order of Eagles on this day of _____, 20____, before me personally appeared the above named signers, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that they voluntarily executed the same in her corporate capacity indicated hereon.

Lisa Witman, Its Worthy President Virginia McKay, Its Worthy Secretary

Aron Scrip, Its Treasurer

Witness my hand and official seal.

Notary Public Residing in:

My Commission Expires:

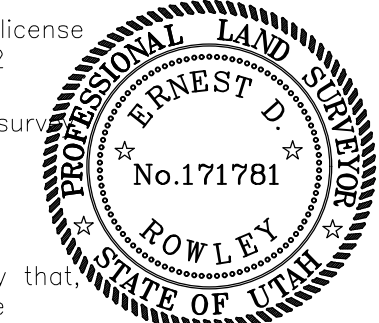
BOUNDARY DESCRIPTION

A subdivision being a part of the Northwest Quarter of Section 14, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Weber County, Utah. This subdivision having NAD1927 basis of bearing of North 89°54'14" West between the monumented North Quarter Corner (NAD1927 coordinates of X=1947513.0788 Y=339254.9075) and the Northwest Corner (NAD1927 coordinates of X=1944816.157 Y=339259.429) of said Section 14 as published by the Weber County Surveyor's Office said subdivision being more particularly described as follows:
BEGINNING at a point in the existing east right of way fence of an easement having been first granted by Ella O Fowles to Albert G Hunt, by warranty deed Book 444 page 299, on April 29, 1954 recorded August 17, 1954; said point being located by survey 25.00 feet North 89°54'14" West and 240.83 feet South 00°15'24" East;
FROM said monumented North Quarter Corner of Section 14;
RUNNING thence South 00°34'07" West 320.00 feet along said fence line and fence line extended;
Thence South 77°10'16" West 117.59 feet;
Thence South 79°41'42" West 131.15 feet;
Thence South 66°48'03" East 110.36 feet;
Thence South 30°50'00" East 46.68 feet, more or less, to the center line of the South Fork of the Ogden River;
Thence in a Southwesterly direction along the center of the South Fork of the Ogden River being approximately described by survey with the following Nine (9) courses as it exists April 6, 2015, 1) South 55°33'36" West 70.76 feet, 2) South 40°22'23" West 116.02 feet, 3) South 22°06'19" West 154.36 feet, 4) South 41°14'43" West 84.75 feet, 5) South 62°33'11" West 110.66 feet, 6) South 49°42'44" West 43.70 feet, 7) South 36°48'17" West 61.10 feet, 8) South 47°02'11" West 70.10 feet, 9) South 60°57'53" West 72.88 feet;
Thence leaving said river North 30°49'55" West 32.94 feet; Thence North 10°11'08" West 207.45 feet along an old existing fence line and extension of said fence to an old existing fence corner;
Thence the following Eight(8) courses along and/or near an existing fence line, 1) North 58°17'20" East 261.02 feet, 2) North 63°48'57" East 162.76 feet, 3) Thence North 47°40'30" East 73.09 feet, 4) Thence North 48°31'42" East 186.22 feet, 5) Thence North 66°48'03" East 116.03 feet, 6) Thence North 79°41'42" East 131.15 feet, 7) Thence North 77°10'16" East 93.21 feet; 8) Thence North 52°49'29" East 10.02 feet;
Thence North 00°34'07" East 299.95 feet parallel to and 20 feet perpendicularly distant westerly of the east boundary of the subdivision being an existing fence line. Thence South 89°25'53" East 20.00 feet to the point of beginning.
Containing 2.1778 acres, more or less.

Subject to any and all easements or encumbrances of record or which may be valid in equity and law.

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. This plan 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.



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 plan for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. The approval of this plan by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plan from the responsibilities and/or liabilities associated therewith. Signed this _____ day of _____, 20____.

Signature

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 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 hereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20____.

Chairman, Weber County Commission Title: Weber County Clerk

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyingUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Ronald Hanson - First American Title Insurance Company
Address: Ronald Hanson, 529 Emerald Way, Laguna Beach, CA 92651-1256
First American Title Insurance Company, 9000 E Pima Center Pkwy, Scottsdale, AZ 85258

NW 1/4 of Section 14, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

Table with 2 columns: Revisions, DRAWN BY: EDR, CHECKED BY: ..., DATE: October 20, 2017, FILE: 3414

Weber County Recorder
Entry no. _____
Fee paid _____

Filed for record and recorded _____ day of _____, 2017.

at _____ in book _____ of official records, on page _____

County Recorder: Leann H Kilts
By Deputy: _____