

MIKE HENRY SUBDIVISION

PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: APRIL 2017

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 streets as shown hereon and name said tract MIKE HENRY SUBDIVISION:

We hereby dedicate to Weber County, Utah, or its designee for the purpose of 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) and/or road(s) as public utility corridors as may be authorized by Weber County, Utah.

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 to Weber County and as may be authorized by the Weber County, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Individual Acknowledgement

MICHAEL T HENRY
STATE OF UTAH)
COUNTY OF WEBER) SS
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
My Commission Expires:

BOUNDARY DESCRIPTION

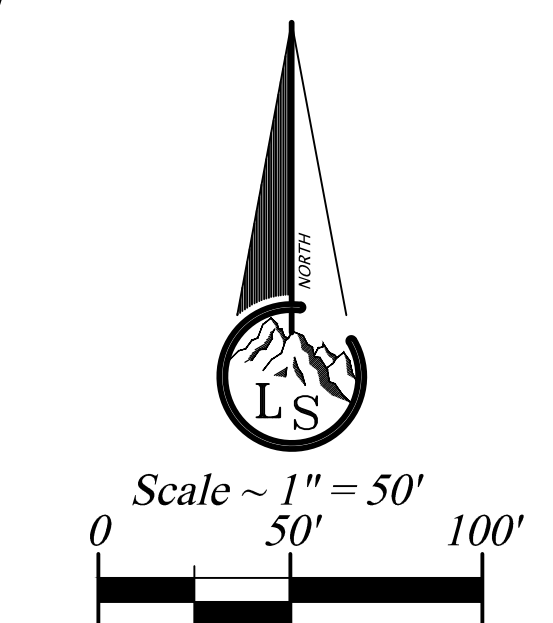
Beginning at the East Quarter Corner of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°09'34" West 761.00 feet along the Quarter Section Line to a corner fence post; thence South 25°07'26" West 25.28 feet along a fence line to a corner post; thence North 89°01'32" West 14.53 feet along a fence line; thence North 0°47'26" East 94.01 feet; thence North 82°08'18" West 367.31 feet along a fence line and beyond to the center line of a county road known as 2900 West Street; thence North 30°03'43" East 13.24 feet along the center line of a county road known as 2900 West Street to the end point of a line defined in a boundary line agreement between Dale and Gloria Lindsey and Ruth Winward Trust recorded September 4, 2015 as E#2754633 in the records of Weber County; thence South 87°30'00" East 393.57 feet along the line defined in the said boundary agreement, (to and along a fence line to a fence corner); thence North 1°30'06" East 141.97 feet along the line defined in the said boundary agreement (along a fence line and beyond) to the point of beginning of the said boundary line agreement also being on the South line of the Clint Bybee Subdivision; thence South 86°28'59" East 450.38 feet along the South line of the Clint Bybee Subdivision and beyond (said line also being defined in a separate boundary line agreement recorded as E#1888796 in book 2284 at page 2297); thence South 87°19'45" East 171.85 feet along said line defined in the boundary line agreement recorded as E#1888796 in book 2284 at page 2297 to the Section line; thence South 0°41'06" West 464.50 feet along the Section line to the point of beginning.

Contains 434,924 s.f. or 9.98 acres

NARRATIVE

The purpose of the survey is to create a one lot subdivision on the described tract of land.
Documents used to aid in this survey:
1. Weber County Tax Plat 15-060-1
2. Deeds of record as found in the Weber County Recorder's Office for parcels 15-060-0073, 15-060-0014, 15-060-0158, 15-060-0032, 15-061-0042.
3. Clint Bybee Subdivision (Plat 77-019)
4. Record of Survey #'s 3734 & 5552.
5. Boundary Line Agreement's Entry #'s 1888796 & 2754633.

The basis of bearing of bearing is State Plane Grid Bearing as shown. The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii) Your plat shows you found 2 corners of the Subdivision plus the Section and Quarter corners. How did they influence the rest of the corners you show as set? All of the corners you show as being set had been set before, some multiple times before. Most at the exact same bearings and distances you show with the same basis of bearings. This must have a lot of significant for this survey.



- Legend
- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET 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(c)(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.

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)
Line types not shown on legend but shown on plat. Also easement lines that look like they should be adjacent parcel lines. Please add Subdivision boundary and lot line or label them on he plat. (Lot line should be lighter weight than boundary line.) Also OHP line shown in legend or labeled on plat.

Subdivision boundary lines shall be slightly heavier than street lines, and the street lines shall be slightly heavier than lot lines. WCO 106-1-8(c)(1)d

ROS 5366 & 5552 show this distance as 36.96'

Also these two ROS show these boundary lines are on fence lines. If you found the same please show the fence lines.

ROS 5366 & 5552 show this distance as 356.61'

The mathematical relationship between all monuments found or set WCO 106-1-8(c)(1)d. All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g) Please show at all places. (Lot corners and angle points.) The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1j). A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2) All surveyed property corners or endpoints of property lines not already marked on the ground shall be marked pursuant to the Weber County Survey property corner detail sheet prior to the time of filing. WCO 45-3-5(a)

The location of percolation test holes on each lot. WCO 106-1-5(a)(10) Coordinates, ties to corners, or lot lines.

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

Please show major utility easement (Power Line.)

Please show location and other dimensions that make it rtracable by others on the ground. For example, distances along section and/or lot lines to section and/or other lot corners plus bearing and distance along a centerline or easement lines of the easement.

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, or surveyor as inscribed on the monument. WCO 45-3-3(b)

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a). Which one of the documents influenced which lines? Was there any witness testimony you relied on? How about fence lines? The ROS show fence lines at boundary line agreement areas and other places on the North side of the Subdivision.

Thanks Tyler for another visit to this C1/4 of Sec. 22 6N 3W. Do you know how far above ground this brass cap is now? On a visit to this corner in 2008 it was buried in a flower bed about 5 or 6 inches under ground. If you could please show how far above ground the cap is now and the diameter of the cap your corner description would meet county code. Also was the 4"x 4" post with the nail and washer still in the ground next to the cap? It would be good to know the distance and approximate direction between the two.

What are these lines?

Perhaps this note could be moved so the measured distance is easier to read.

What are these lines?

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____.

WEBER COUNTY SURVEYOR
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 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____.

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.



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____.



DEVELOPER: MIKE HENRY
Address: 2602 WEST 3100 NORTH, FARR WEST, UTAH 84404-9390

Revisions
DRAWN BY: ATB
CHECKED BY: TDK
DATE:
FILE: 3712

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: _____