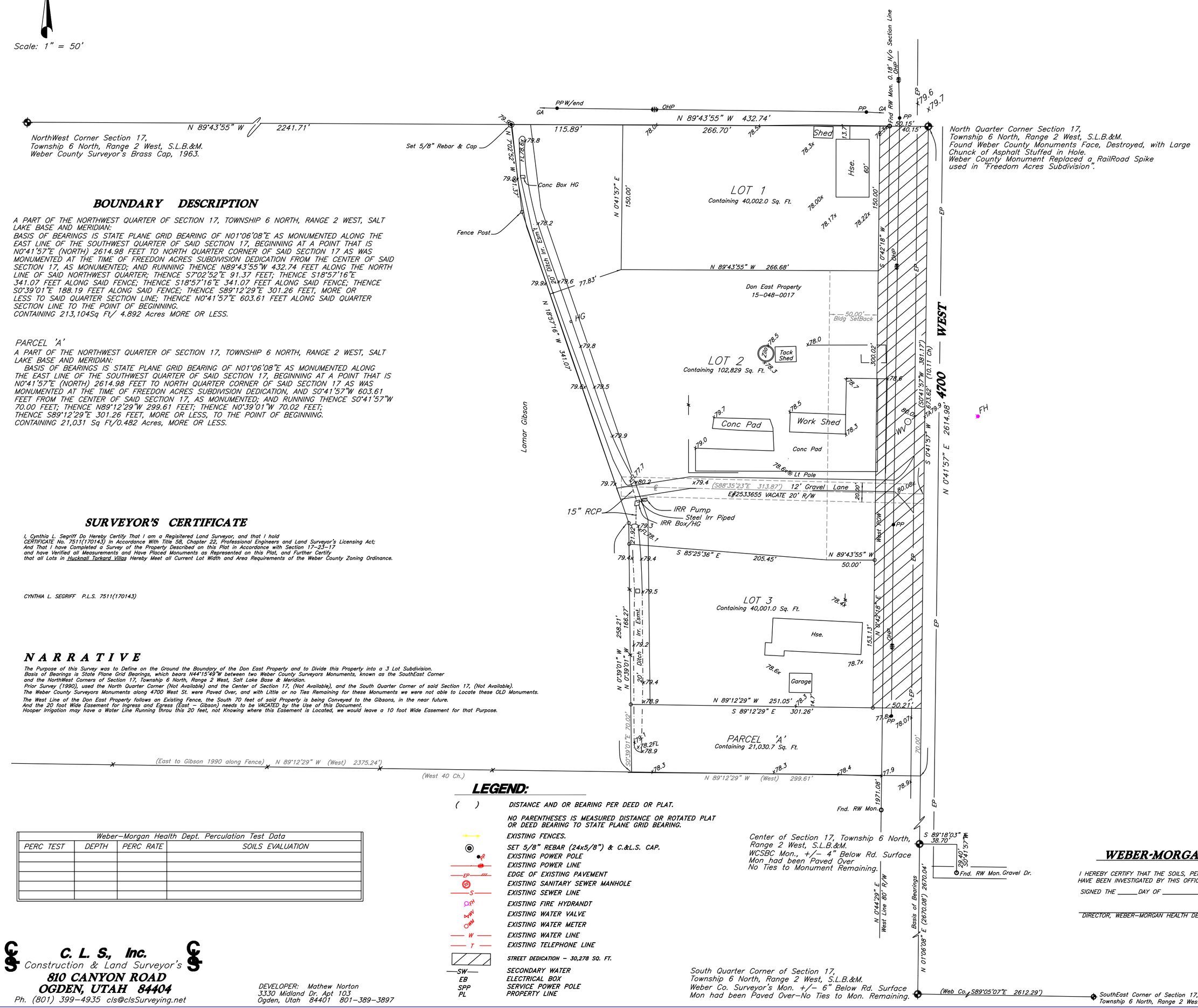
Hucknall Torkard Villas

PART OF NW QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B&M..

WEBER COUNTY, UTAH

24 Aug, 2017

Scale: 1" = 50'



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:
BASIS OF BEARINGS IS STATE PLANE GRID BEARING OF N01°06'08"E AS MONUMENTED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, BEGINNING AT A POINT THAT IS N0°41'57"E (NORTH) 2614.98 FEET TO NORTH QUARTER CORNER OF SAID SECTION 17 AS WAS MONUMENTED AT THE TIME OF FREEDON ACRES SUBDIVISION DEDICATION FROM THE CENTER OF SAID SECTION 17, AS MONUMENTED; AND RUNNING THENCE N89°43'55"W 432.74 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE S7°02'52"E 91.37 FEET; THENCE S18°57'16"E 341.07 FEET ALONG SAID FENCE; THENCE S18°57'16"E 341.07 FEET ALONG SAID FENCE; THENCE S0°39'01"E 188.19 FEET ALONG SAID FENCE; THENCE S89°12'29"E 301.26 FEET, MORE OR LESS TO SAID QUARTER SECTION LINE; THENCE N0°41'57"E 603.61 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 213,104Sq Ft/ 4.892 Acres MORE OR LESS.

PARCEL 'A'
A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:
BASIS OF BEARINGS IS STATE PLANE GRID BEARING OF N01°06'08"E AS MONUMENTED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, BEGINNING AT A POINT THAT IS N0°41'57"E (NORTH) 2614.98 FEET TO NORTH QUARTER CORNER OF SAID SECTION 17 AS WAS MONUMENTED AT THE TIME OF FREEDON ACRES SUBDIVISION DEDICATION; AND S0°41'57"W 603.61 FEET FROM THE CENTER OF SAID SECTION 17, AS MONUMENTED; AND RUNNING THENCE S0°41'57"W 70.00 FEET; THENCE N89°12'29"W 299.61 FEET; THENCE N0°39'01"W 70.02 FEET; THENCE S89°12'29"E 301.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 21,031 Sq Ft/0.482 Acres, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Cynthia L. Segriff Do Hereby Certify That I am a Registered Land Surveyor, and that I hold CERTIFICATE No. 7511(170143) In Accordance With Title 58, Chapter 22, Professional Engineers and Land Surveyor's Licensing Act; And That I have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements and Have Placed Monuments as Represented on this Plat, and Further Certify, that all Lots in Hucknall Torkard Villas Hereby Meet all Current Lot Width and Area Requirements of the Weber County Zoning Ordinance.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)

NARRATIVE

The Purpose of this Survey was to Define on the Ground the Boundary of the Don East Property and to Divide this Property into a 3 Lot Subdivision.
Basis of Bearings is State Plane Grid Bearings, which bears N44°15'49"W between two Weber County Surveyors Monuments, known as the SouthEast Corner and the NorthWest Corners of Section 17, Township 6 North, Range 2 West, Salt Lake Base & Meridian.
Prior Survey (1990), used the North Quarter Corner (Not Available) and the Center of Section 17, (Not Available), and the South Quarter Corner of said Section 17, (Not Available).
The Weber County Surveyors Monuments along 4700 West St. were Paved Over, and with Little or no Ties Remaining for these Monuments we were not able to Locate these OLD Monuments.
The West Line of the Don East Property follows an Existing Fence, the South 70 feet of said Property is being Conveyed to the Gibsons, in the near future.
And the 20 foot Wide Easement for Ingress and Egress (East - Gibson) needs to be VACATED by the Use of this Document.
Hooper Irrigation may have a Water Line Running throu this 20 feet, not Knowing where this Easement is Located, we would leave a 10 foot Wide Easement for that Purpose.

Weber-Morgan Health Dept. Perculation Test Data			
PERC TEST	DEPTH	PERC RATE	SOILS EVALUATION

LEGEND:

- ( ) — DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- SET 5/8" REBAR (24x5/8") & C.&L.S. CAP.
- EXISTING POWER POLE
- EXISTING POWER LINE
- EXISTING EDGE OF EXISTING PAVEMENT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANDT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- STREET DEDICATION - 30,278 SQ. FT.
- SW — SECONDARY WATER
- EB — ELECTRICAL BOX
- SPP — SERVICE POWER POLE
- PL — PROPERTY LINE

C.L.S., Inc.
Construction & Land Surveyor's
810 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 cls@clsSurveying.net

DEVELOPER: Mathew Norton
3330 Midland Dr. Apt 103
Ogden, Utah 84401 801-389-3897

OWNERS 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 ON THE PLAT AND NAME SAID TRACT Hucknall Torkard Villas AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF_____ ,20

ACKNOWLEDGEMENT

STATE OF UTAH }
:SS:
COUNTY OF WEBER }

ON THIS _____ DAY OF _____,20

PERSONALLY APPEARED _____ , AND _____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____RESIDING AT

MY COMMISSION EXPIRES: _____

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 AFFECT.

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 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, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____,20

_____ _____
TITLE

_____ _____
CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

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 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

_____
COUNTY SURVEYOR

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 THE _____DAY OF _____, 20

_____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

NOTE:

AGRICULTURE IS THE PERFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

COUNTY RECORDER

ENTRY No._____ FEE PAID_____
FILED FOR RECORD AND RECORDED:
_____ 20____, AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR:

COUNTY RECORDER:

BY: