DRYSDALE SUBDIVISION PHASE 2

PART OF THE SE 1/4 OF SECTION 20 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: NOVEMBER 2017

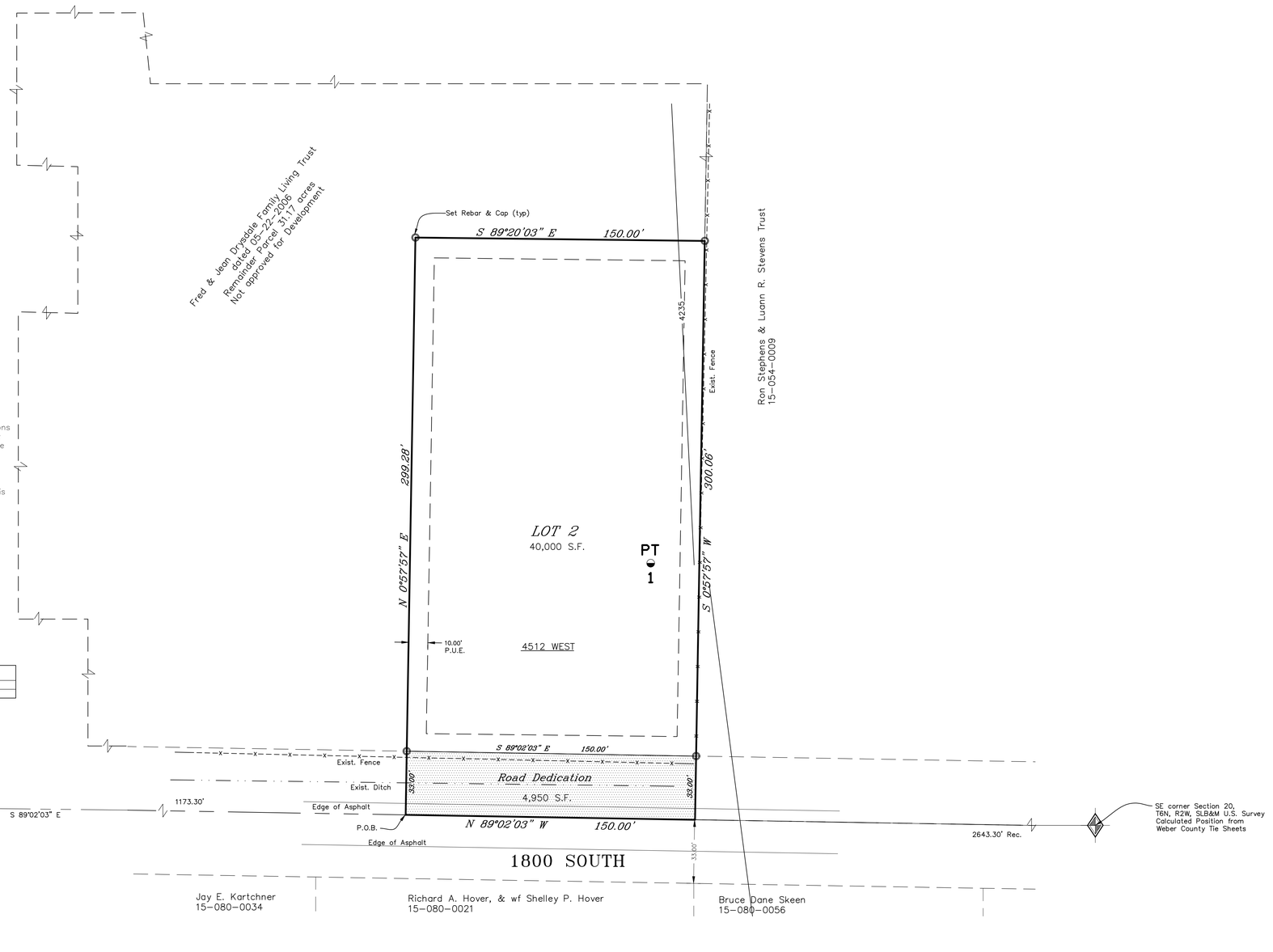
NORTH

Scale ~ 1" = 30'

0 30 60

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- 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 untill curb and gutter is installed.

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	SOILS EVALUATION #14578, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	45"	0-15" SANDY LOAM, GRANULAR STRUCTURE
		15-45" LOAMY FINE SAND, SINGLE GRAIN STRUCTURE

Since the monuments are in the middle of the road, for the surveyor's safety the monument was only uncovered enough to see the center mark to take a measurement of the location. The County Surveyor's Office should follow their duties described in UCA 17-23-1 and uncover and maintain these monuments for the safety of the Surveyors. Per Tie Sheets found in the County Surveyor's office these monuments are 3" Brass Caps and were set in 1963.

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 DRYSDALE SUBDIVISION PHASE 2.

We hereby dedicate to the governing entity 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) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

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 the governing entity and as may be authorized by the governing entity, 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.

Trust Acknowledgement

IN WITNESS WHEREOF, said Fred and Jean Drysdale Family Living Trust dated 05-22-2006 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____ , 20___.

Fred Drysdale Jean Drysdale

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, residing at [addresses], who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian:
Beginning at a point which is 1173.30 feet South 89°02'03" East along the Section line from the South Quarter corner of said Section 20; and running thence North 0°57'57" East 299.28 feet; thence South 89°02'03" East parallel to the South line of said Quarter Section 150.00 feet to the West line of that parcel described in Warranty Deed Entry #19109959 of Weber County Records, and as described in Record of Survey No. 5669 as found in the Weber County Surveyor's office; thence along said West line South 0°57'57" West 300.06 feet to the South line of said Quarter Section; thence North 89°02'03" West 150.00 feet to the point of beginning.

NARRATIVE

This purpose of this survey is to create a 1 lot subdivision from a larger parcel.

Documents used to aide in this survey:

1. Weber County Tax Plat 15-054-1 (currant and prior years).
2. County Bearing Sheet for Township 6 North, Range 2 West.
3. Deeds of record as found in the Weber County Recorders Office for parcels 15-054-0008, 15-054-0009, 15-054-0069, 15-054-0086
4. Subdivision Plats found in the Weber County Recorder's Office: #66-096 Drysdale Subdivision.
5. Record of Survey's found in the Weber County Surveyor's Office: #2741, #3880, #5669.

Deed bearings and dimensions have been rotated to current Section Line data.

Basis of bearing is state plane grid from monuments as shown.

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 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 Surveyor

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

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. 9008380-2201 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

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: FRED & JEAN DRYSDALE
Address: 1650 S. 4700 W. Ogden Utah, 84401

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A part of the SW 1/4 of Section 20,
Township 6 North, Range 2 West, SLB&M

Subdivision

Revisions	
	DRAWN BY: TB
	CHECKED BY: TK
	DATE: 11/14/17
	FILE: 3775v1

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.

File Name

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