



# TDP SUBDIVISION

**A PART OF THE N.E. 1/4 OF SEC. 34, T.7N., R. 1 E., S.L.B. & M.**  
WEBER COUNTY, UTAH

## SURVEYOR'S CERTIFICATE

I DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF TDP SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

P.L.S. # 167594 \_\_\_\_\_ SIGNATURE \_\_\_\_\_

## 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 TDP SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS HEREDIN AS PUBLIC UTILITY, IRRIGATION DITCHES, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
LANCE G. ROYLANCE  
\_\_\_\_\_  
LESLIE F. ROYLANCE

## ACKNOWLEDGMENT

STATE OF UTAH )ss  
COUNTY OF WEBER )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

## BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT BEING NORTH 89°50'05" WEST 869.00 FEET ALONG THE SECTION LINE AND SOUTH 0°18'50" WEST 435.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 34, SAID POINT BEING ON THE WEST LINE OF EDEN ACRE SUBDIVISION AND RUNNING THENCE SOUTH 0°18'50" WEST 559.90 FEET ALONG SAID WEST LINE OF EDEN ACRE SUBDIVISION; THENCE WEST 208.00 FEET, THENCE SOUTH 0°18'50" WEST 208.88 FEET, THENCE NORTH 89°50'05" WEST 89.80 FEET; THENCE SOUTH 0°18'50" WEST 145.00 FEET; THENCE NORTH 89°40'31" WEST 168.56 FEET TO THE EAST LINE OF BROWNS SUBDIVISION; THENCE NORTH 0°45'23" EAST 949.38 FEET ALONG THE EAST LINE OF BROWNS SUBDIVISION TO THE SOUTH LINE OF LANCE ROYLANCE SUBDIVISION; THENCE SOUTH 89°49'56" EAST 834.88 FEET; THENCE 110.3 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT (L.C.=381.09121°E. 92.76 FEET); THENCE 12.63 FEET ALONG THE ARC OF A 25 FOOT RADIUS CURVE TO THE RIGHT (L.C.=N.75°50'11"E. 12.50 FEET); THENCE SOUTH 89°41'10" EAST 30.55 FEET TO THE POINT OF BEGINNING. CONTAINS 12.006 ACRES.

### VICINITY MAP

NOTE: THIS AREA HISTORICALLY RECEIVES SHEET FLOW WATER FROM STORM WATER. PROPERTY OWNER WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF.

PERC TABLE	
PERC TEST HOLE	DEPTH, IN. PERC RATE, MPI
NO. 1	42" 40"
SOILS EVALUATION #13828, WEBER-MORGAN HEALTH DEPARTMENT	
0-16" LOAM, GRANULAR STRUCTURE	
16-34" SANDY LOAM, MASSIVE STRUCTURE	
34-49" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL	
NO. 2	42" 40"
0-21" LOAM, GRANULAR STRUCTURE	
21-89" SANDY LOAM, MASSIVE STRUCTURE	

### 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

### AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

### 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: \_\_\_\_\_

### 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 THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
SIGNATURE

### 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-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION 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.

- (hand) Occupational Boundary Evidence; Why are boundary lines on the East & West sides between the existing fence line different - is this creating an encroachment of Browns?
- (hand) Show all structures at or within 30' of boundary or lot lines
- (hand) Boundary lines to be the boldest on the plat; lot lines less but more than dotted lines.

*ALL THE DETAIL IS NECESSARY - IT CAN BE REFERENCED AS AN ADJURER.*

REMAINDER PARCEL NOT APPROVED FOR DEVELOPMENT  
217,912 sq.ft.  
5.003 acres  
*VERIFY AREA (PLAT)*

LOT 1  
130,811 sq.ft.  
3.003 acres  
*VERIFY AREA (PLAT)*

- (2) I noticed a difference in the fence location between this plat parcel & the dedication plat & ROS plat for Browns Subd. Please verify the difference
- (6) VERIFY THE FARTHEST SOUTHERLY BOUNDARY. IT MAY BE POSSIBLE THAT LINE IS IN DISPUTE. PLEASE VERIFY THE BROKEN LINE WILL NEED TO BE TAKEN OUT OF THIS SECTION AND THE TOTAL AREA SHOWN - SEE PLANNING ABOUT AREA -

*SHOW THE IRR. DITCH DOES IT AFFECT THE EAST BOUNDARY LINE?*

SCALE: 1" = 60'

5/8" x 24" BEARING WITH CAP STAMPED 167594 (DEED RECORD)

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 1 LOT SUBDIVISION ON LAND OWNED BY LANCE ROYLANCE. THE CUL-DE-SAC AND LOT ONE EXISTS AND IS HAVING 1 LOT ADDED. BROWNS SUBDIVISION IS ON THE WEST SIDE AND EDEN ACRE SUBD. IS ON THE EAST. THE CURRENT FENCES ON THE SOUTH HAVE BEEN IN THE FAMILY AND IS NOW OWNED BY ROYLANCE. BEARINGS HAVE BEEN ROTATED TO MATCH THE STATE PLANE GRID BEARINGS.

 <b>LANDMARK SURVEYING, INC.</b> A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 V. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-6506		<b>WEBER COUNTY RECORDER</b> ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ PAGE _____ _____ WEBER COUNTY RECORDER BY _____ DEPUTY	
REVISIONS:	DRAWN BY: DB		
	CHECKED BY:		
	DATE: 6-5-12		
	FILE: 3032		