

# LARKIN PLACE SUBDIVISION

## A PART OF THE NORTH 1/2 OF SEC. 19, T. 6 N., R. 2 W., S.L.B. & M.

### WEBER COUNTY, UTAH

#### FEBRUARY 2011

NE COR SEC 19, T6N, R2W,  
S.L.B.&M.  
FND WEBER CO. BRASS CAP  
1977 FAIR COND.  
2006 GRV

#### SURVEYOR'S CERTIFICATE

I DOUG L GRAHAM, HOLDING LICENSE NUMBER 172757 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 LARKIN PLACE 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\_\_

#### 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 LARKIN PLACE 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 DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS 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 ERRECTED WITHIN SUCH EASEMENTS.

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

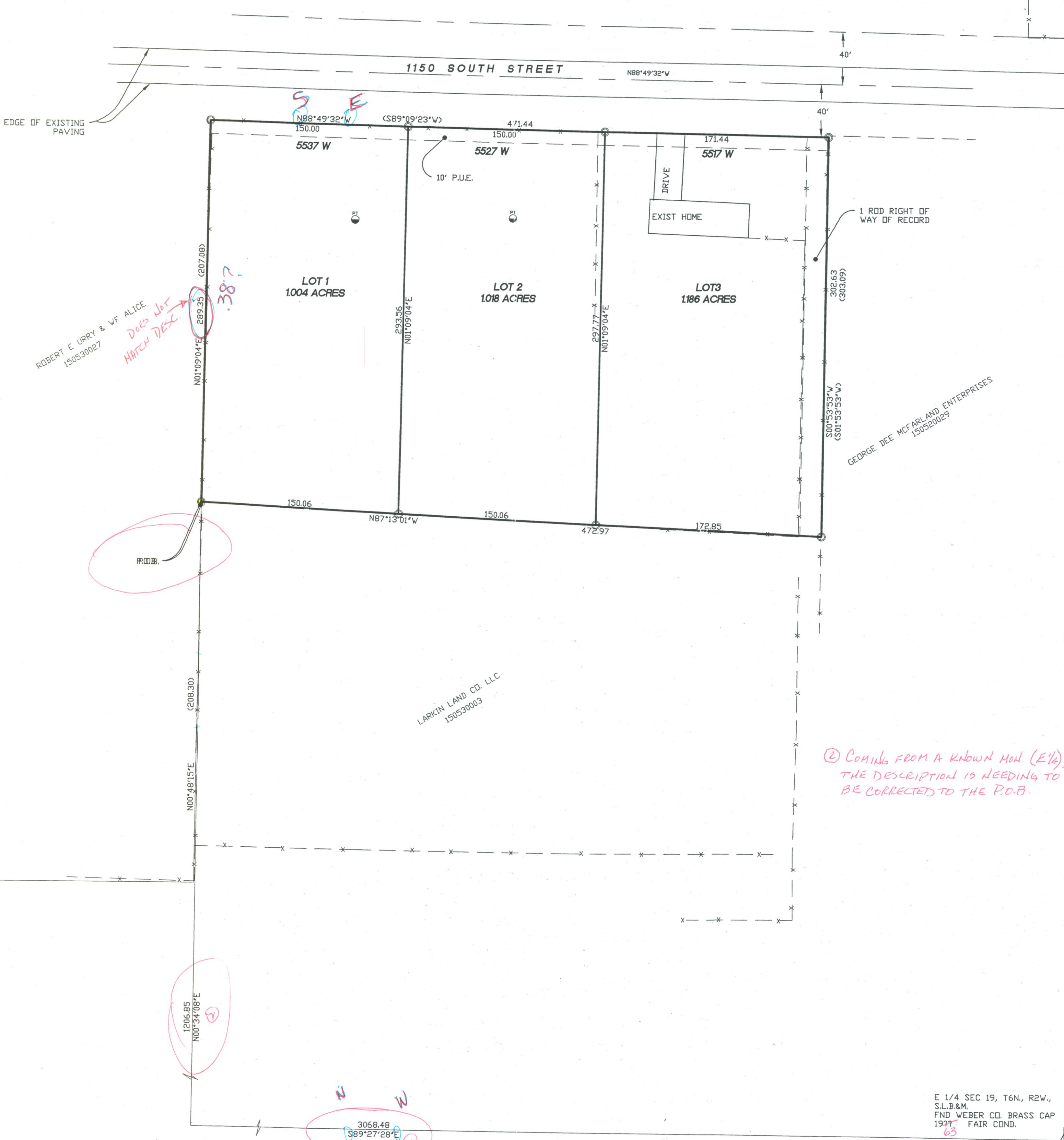
#### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ PERSONALLY APPEARED AS ABOVE DESCRIBED, \_\_\_\_\_ 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

A PART OF THE NORTH ONE HALF OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT NORTH 89.49 FEET, EAST 2547.25 FEET AND NORTH 00°48'15" EAST 288.30 FEET FROM THE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 01°09'04" EAST 289.38 FEET TO THE SOUTH SIDE OF 1150 SOUTH STREET; THENCE SOUTH 88°49'32" EAST 471.44 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°53'53" WEST 302.63 FEET; THENCE NORTH 87°13'01" WEST 472.97 FEET TO THE POINT OF BEGINNING.  
CONTAINS 3.208 ACRES.



#### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE (3) LOT SUBDIVISION.

THE CURRENT DESCRIPTION OF THE PROPERTY CONTAINS SEVERAL OF WHAT APPEAR TO BE BLUNDERS IN THE DESCRIPTION, WHICH WHEN REINTERPRETED FOR WHAT I BELIEVE WAS THE INTENDED BEARINGS AND DISTANCES, MATCH THE EXISTING CONDITIONS VERY CLOSELY, BUT CREATES A SIGNIFICANT OVERLAP OF THE PARCELS, BUT THE TIE IS FROM THE CENTER OF THIS SECTION, WHICH LIKE MOST SECTIONS THAT ARE BISECTED BY THE RIVER HAS MAJOR ISSUES BETWEEN THE CORNER LOCATIONS ON THE EAST SIDE OF RIVER VERSUS THE WEST SIDE CALLS TO A ALONG THE QUARTER SECTION LINE DO NOT AGREE WITH THE CURRENT CONFIGURATION OF THE SECTION AND THE EXISTING OCCUPATIONS WERE HEAVILY RELIED UPON TO DETERMINE THE BOUNDARY OF THE SUBDIVISION, NO RIGHT OF WAY MARKERS WERE NOTED ON THE UTAH DEPARTMENT OF TRANSPORTATION PLANS AND NONE WERE FOUND IN THE FIELD, THOSE PLANS DID NOT CONTAIN SUFFICIENT INFORMATION TO RECONSTRUCT THE CENTERLINE AND EXISTING IMPROVEMENTS WERE USED TO SET THE LOCATION OF THE 80 FOOT RIGHT OF WAY.

#### NOTE:

BEARINGS AND OR DISTANCES SHOWN IN PARENTHESES ARE DEED CALLS THAT DIFFER FROM THE SURVEYED LINES.

SCALE: 1" = 50'

○ = 5/8" x 24" REBAR WITH CAP STAMPED 172757

#### PERC TABLE

| PERC TEST HOLE | DEPTH, IN. | PERC RATE, MPH | SOILS EVALUATION #1234, WEBER-MORGAN HEALTH DEPARTMENT |
|----------------|------------|----------------|--|
| NO. 1          | 12"        | 0.8"           | 0-38" SILTY CLAY LOAM, FINE GRANULAR STRUCTURE         |
| NO. 2          | 12"        | 0.8"           | 0-38" SILTY CLAY LOAM, FINE GRANULAR STRUCTURE         |

○ = TEST PIT LOCATIONS

#### 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-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\_\_

#### 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\_\_

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 SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

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

SIGNATURE \_\_\_\_\_

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

#### DEVELOPER:

RODNEY HERRICK-BRETT LARKIN  
924 S. 3500 W.  
OGDEN, UT 84404  
Ph: 801-726-6741



LANDMARK SURVEYING, INC.  
A COMPLETE LAND SURVEYING SERVICE  
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401  
PHONE 801-731-4075 FAX 801-731-8506

#### WEBER COUNTY RECORDER

CLIENT: BRETT LARKIN

LOCATION: PART OF THE NORTH 1/2 OF SEC. 19  
T.6N., R.2W., S.L.B.&M.

SURVEYED: FEB 2012

REVISIONS: 08-22-12

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: 12-26-11

FILE: 3193SUB

ENTRY # \_\_\_\_\_ FEE \_\_\_\_\_

FILED FOR RECORD & RECORDED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

PAGE \_\_\_\_\_

WEBER COUNTY RECORDER

BY \_\_\_\_\_ DEPUTY

*No DEED PLAT FOR ROAD IS NECESSARY*

*STATE PLAT REQUIRED PERMITS PER W.C.O.*

*Coming from a known hole (E1/4), THE DESCRIPTION IS NEEDING TO BE CORRECTED TO THE P.O.B.*

*1992 M.W. 30" DEEP IN THE FIELD*