Southwest Quarter Section 32, Township 6 North, Range 2 West?

Weber County, Utah A Part of the Southwest Quarter of Section 36. Township 7 North, Range 3 West, Salt Lake Base & Meridian August 2018

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

- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE

F THIS SUBDIVISION ALL OWNERS WILL ACCEPT ESPONSIBILITY FOR ANY STORM WATER RUNOFF ROM THE ROADS ADJACENT TO THESE ROPERTIES UNTIL CURBS AND GUTTERS ARE

2- THE VERTICAL DATUM IS NAVD 88.

The subdivision boundary overlaps on the north by about 10 feet, and the narrative explains how the north line was determined ery well. However, The Rancho Del Algo Sub No 3 plat shows the fence being 5 feet north of the subdivision's south boundary at 18 17 the west end and the fence looks like it's old 13 13 enough to have been in place in 1993. You've probably weighed that information and more in your boundary determination Street but if you could add a line in the narrative to explain how that was resolved, I think it 3000 would help out South Rancho Del Lago Subd. No. 3 Rancho Del Lago Subd. No. 4 The existing location, widths, and other 25 dimensions of all existing or platted 22 21 show irrigation easement from adjacent plat 323 50" -290.50° S 89"15"37" F 1812.09 A house number indicating the street addre for each lot within the subdivision shall be assigned by the county surveyor. WCO Owner's Dedication Certificate shall Northwest Lot 1 43,576 S.F. 1.000 Acres m to WCO 106-7-1 and contain the fo P.O.B. 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)(1)j. 290.50'\_ Remainder Parcel 323 50 Carl Hanson itys 89'15'37" 198.00 For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), 3 | Examina Point Inv P.O.B. Remainder Parcel South Line of the North Half of the Southwest Quarter particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with 6- LOT 1 WILL BE SERVED BY TAYLOR WESL - CONSTRUCTION ACTIVITY PERMITS WILL BE EQUIRED FOR ANY CONSTRUCTION THAT: DISTURBS MORE THAN 5000 SQUARE FEET OF AND SURFACE ARCE, OR Show location on plat activities of future residents of this subdivision." WCO 106-1-8(c)(5). NARRATIVE AND SURFACE AREA, OR, ... CONSIST OF THE EXCAVATION AND/OR FILL OF ORE THAN 200 CUBIC VARDS OF MATERIAL, OR REQUIRES A BUILDING PERMIT FOR WHICH XCAVATION OR FILL IS A PART OF THE ONSTRUCTION, AND LESS THAN OWE ACRE IF ART OF A COMMON PLAN OF DEVELOPMENT. NAKKA IVE.

The purpose of this survey was to establish as set the property corners of the one lot Subdivision as shown and described hereon. This survey was ordered by Kerry Egbert. The control used to establish the south property line which is the south into the form that of the south kerry experts with half of the southwest quarter of section 32, T. 6 N., R. 2 W., SLB&M was the HM Survey done in 2006, ROS No. 3669. The west boundary is the west line of the southwest quarter. The east boundary line is the west boundary line of the Rancho Del Lago Subdivision Phase 3 and 4. Sold subdivision was adjusted from that plotted to fit the existing found rebar and fence lines alons old south boundary. Also used was the existing flower County Surveyor Maymentation surrounding Section 32, Township 6 North, Range 2 West, SLB.&M. The axis of bearing is the west line of sold Section which beers North 01'00'31" East, Dhan North, State Plane, Calculating a word missing? Searing Point Inv. Southwest Corner of Section 32,— 7. 6 N., R. 2 W., SLB&M Found Weber County 3" Brass Cap Monument set in Ring & Cover. Dated 2004. Good Cond. Legend



Developer: Kerry Egbert 3133 S 4700 W

1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272 Celebrating over 60 Years of Business

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 Commissioner of Weber County Utah Signed this\_\_\_\_, Day of\_\_

Chairman, Weber County Commission Title: WEBER COUNTY ENGINEER

I Hereby Certify that the Required Public Improvement Standards and Drawinas for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of theses Improvements. Signed this \_\_\_\_\_, Day of\_\_\_\_

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\_\_\_

Weber County Attorney

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. 

WEBER COUNTY PLANNING COMMISSION APPROVAL

Existing 5.0' Contact Existing 1.0' Contact Fence Line

Storm Drain Existing Water Line Existing Proposed Water Lateral

Power Line Existing

Edge of Asphalt Paving

I Hereby Certify that the Soils, Percolation Rates, and This is to Certify that this Subdivision Plat was Duly Site Conditions for this Subdivision have been Investigated by this Office and are Approved for On-Site Wastewater Disposal Systems. Signed this

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act: and 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 with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby Subdivided said tract into one (1) lot, known hereafter as Glen Shannon Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County Concerning Zoning Requirements regarding lat measurements have been complied with.

Signed this \_\_\_\_\_ day of 167819 K. Greg Hansen P.L.S. Utah Land Surveyor Licence No. 167819 K. Greg Hansen

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

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BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER LOCATED 1510.78 FEET NORTH 01"00"31" EAST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 32;

RUNNING THENCE ALONG SAID WEST LINE NORTH 01'00'31" EAST 150.00 FEET TO THE SOUTH BOUNDARY LINE OF RANCHO DEL LAGO SUBDIVISION NO. 4; THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 89'15'37" EAST (SOUTH 89'25'42" EAST BY RECORD) 323.50 FEET; THENCE SOUTH 01'00'31" WEST 150.00 FEET; THENCE NORTH 89'15'37" WEST 323.50 FEET TO THE POINT OF BEGINNING. CONTAINING 40,526 SOUARE FEET OR 1.114 ACRES.

REMAINDER PARCEL BOUNDARY DESCRIPTION A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER BEING A POINT LOCATED 1324.02 FEET NORTH 01'00'31" EAST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 32:

BUNNING THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH PT0031\* EAST 186.76 FEET, THENCE SOUTH 891537\* EAST 323.50 FEET, THENCE NORTH 07031\* EAST 150.00 FEET TO THE SOUTH BOUNDARY LINE OF PANCHO DEL LAGO SUBDINSION NO. 4: THENCE ALONG SAID SOUTH BOUNDARY LINE AND THEN THE SOUTH BOUNDARY LINE OF RANCHO DEL LAGO SUBDINSION NO. 3 SOUTH 891537\* EAST (SOUTH 89'25'42" EAST BY RECORD) 1812.09 FEET TO THE NORTHWEST CORNER OF THE ALLEN STAUFFER PROPERTY, FILED AS ENTRY NO. 1146755 IN THE OFFICE OF OF THE ALLEN STAUFFER PROPERTY, FILED AS ENTRY NO. 1146755 IN THE OFFICE OF THE WEBER COUNTY RECORDER: THENCE SOUTH ON'3' 25" WEST 170.00 FEET TO THE SOUTHWEST CORNER OF SAID STAUFFER PROPERTY BEING A POINT ON THE NORTH BOUNDARY LINE OF THE BEARING POINT INVESTMENTS LIC PROPERTY, FILED AS ENTRY NO. 2331509 IN THE OFFICE OF THE WEBER COUNTY RECORDER: THENCE ALONG SAID BEARING POINT INVESTMENTS LIC PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 891573" WEST 110.00 FEET; AND (2) SOUTH OO'S 4'25" WEST 161.60 FEET (160.0 FEET BY RECORD) TO THE NORTH BOUNDARY LINE OF THE BEARING POINT INVESTMENTS LIC PROPERTY, FILED AS ENTRY NO. 2381510 IN THE OFFICE OF THE WEBER COUNTY RECORDER: THENCE ALONG SAID NORTH BOUNDARY LINE NORTH BORDERS AND A SETTING THE SECOND OF THE WEBER COUNTY RECORDER: THENCE ALONG SAID NORTH BOUNDARY LINE NORTH BEAUTY. 89°24'30" WEST 2028.14 FEET TO THE POINT OF BEGINNING. LESS COUNTY ROAD ALONG WEST BOUNDARY FOR A TOTAL OF 14.73 ACRES.

## OWNER'S DEDICATION AND CERTIFICATION

Dewayne L. Hansen, Manager/Member of Bearing Point Investments, LLC.

CORPORATE !	ACKNOWLEDGMENT
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County of Weber Please add the underlined text below:

Water Meter

Water Valve

Sewer Manhol

Street Monument

Power Pole Set 24"x5/8" Rebar with Caj

. Day of

Weber-Morgan Health Department

"Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for he installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals 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

2018.

INTY	RECORDE
71411	KECOKDE

FEE PAIL

yne L. Hansen, public in and for to me that he is

me that he urposes therein

ED FOR RECORD AND WEBER-MORGAN easements

RECORDS, PAGE	OF OFFICIAL
FOR	. RECORDE
7.5.1	
COUNTY I	RECORDER
COUNTY I	RECORDER

Weber County Engineer

Weber County Surveyor

Approved by the Weber County Planning Commission. Signed this\_\_\_\_\_\_ Day of\_\_\_\_\_

Chairman, Weber County Planning Commission