

HEATHERGLEN SUBDIVISION PHASE 3

An Amendment to Heatherglen Subdivision and Heatherglen Subdivision Phase 2
 PART OF THE NW 1/4 OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 UNINCORPORATED WEBER COUNTY, UTAH - JUNE 2019

N 1/4 COR SEC 22
 T7N, R2W, S12E
 NOT FOUND
 LOCATED FROM REF MON.

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 name said tract Heatherglen Subdivision Phase 3:

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated herein 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.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____, 20__.

ARTHUR PLUIM
 LINDA M. PLUIM

STATE OF UTAH)
 COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
 WITNESS my hand and official stamp the date in this certificate first above written:

As a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature: _____ My Commission Expires: _____

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ___ day of _____, 20__.

ELK CREEK INVESTMENTS, LLC, a Utah Limited Liability Company

ARTHUR PLUIM - OWNER
 STATE OF UTAH)

COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
 WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____ Residing in: _____

My Commission Expires: _____

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4000 NORTH STREET, SAID POINT IS NORTH 89°35'34" WEST 877.91 FEET ALONG THE SECTION LINE AND SOUTH 0° 24'26" WEST 102.74 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 01°29'14" WEST 387.70 FEET; THENCE NORTH 88°04'04" WEST 304.51 FEET; THENCE NORTH 01°29'14" EAST 382.00 TO SOUTH RIGHT OF WAY LINE OF SAID STREET; THENCE SOUTH 89° 08'28" EAST 304.52 FEET ALONG SOUTH RIGHT OF WAY LINE OF SAID STREET TO THE POINT OF BEGINNING.
 CONTAINS 2.69 ACRES

NARRATIVE

This purpose of this survey is to adjust the Lot line between Lot 1 of Heatherglen Subdivision and Lot 2 of Heatherglen Subdivision Phase 2.

- Documents used to aide in this survey:
- Weber County Tax Plat 19-307 and 19-010-1.
 - Deeds of record as found in the Weber County Recorders Office for parcels 19-010-0020, 19-010-0031, 19-010-0063, 19-307-0001, 19-307-0002, 19-307-0003, 19-307-0004.
 - Plats of Record: #49-006 Heatherglen Subdivision, #73-070 Heatherglen Subdivision Phase 2.

Lot lines and 4000 North Street was established by using both Subdivision plats.

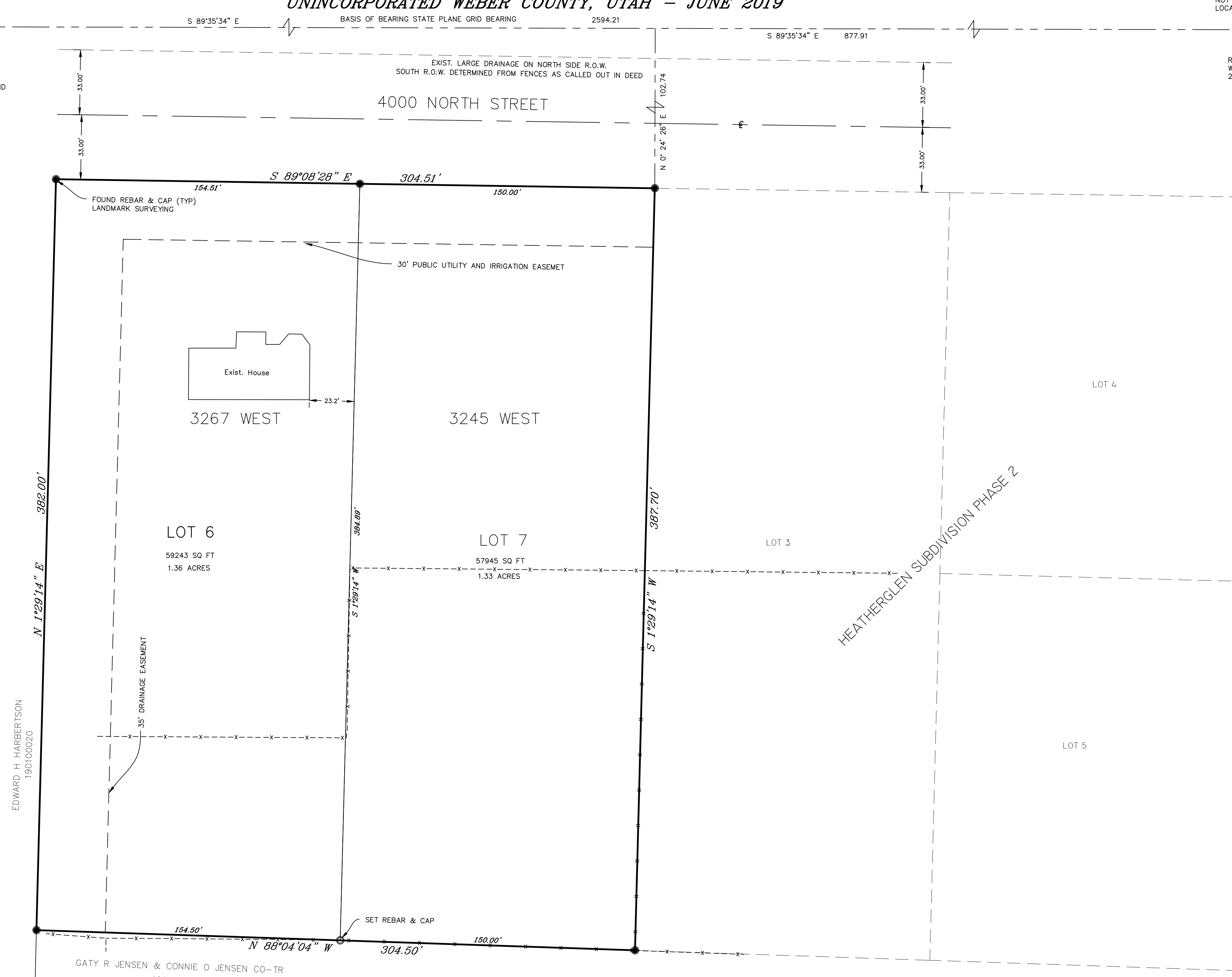
Basis of bearing is state plane grid from found Weber County Monument as shown.

Scale ~ 1" = 30'

Legend
 - - - - - EXISTING FENCE
 - - - - - EASEMENTS
 - - - - - STREET CENTERLINE
 - - - - - ADJACENT PROPERTY LINES
 ◆ FND SECTION CORNER
 ▲ FND REFERENCE MONUMENT
 ○ FND CURB NAIL
 ● FND REBAR AND CAP
 ○ SET #5x24" REBAR AND CAP STAMPED LANDMARK

FND SECTION CORNER
 NW COR SEC 22
 T7N, R2W, S12E
 WEBER CO. 2" BRASS CAP
 1963 FAIR COND. 8" BELOW GRND

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)]



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__.

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__.

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__.

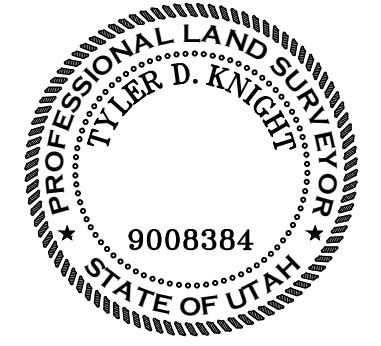
WEBER COUNTY COMMISSION ACCEPTANCE
 This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ___ day of _____, 20__.

Chairman, Weber County Commission
 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. 9008384-2201 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.



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		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: _____	
DEVELOPER: Arthur Pluim Address: 3267 W. 4000 N Ogden UT, 84404		Amended Plat NW 1/4 of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian.	
Revisions _____ _____ _____	DRAWN BY: EJB CHECKED BY: TDK DATE: _____ FILE: 3807		